

FOR SALE

10.58+/- Acres

FUTURE SENIORS SITE

BINGHAM
CROSSING

➔ N

RANGE ROAD 33

HIGHWAY 1



Colliers

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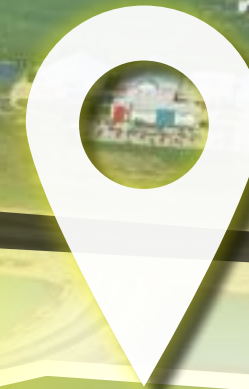
10.58 ACRES

Future
Seniors Site

Strategic
Location

Major
Infrastructure
Upgrades

\$21,000,000
\$1,985,00/acre



RANGE ROAD 33

BINGHAM
CROSSING

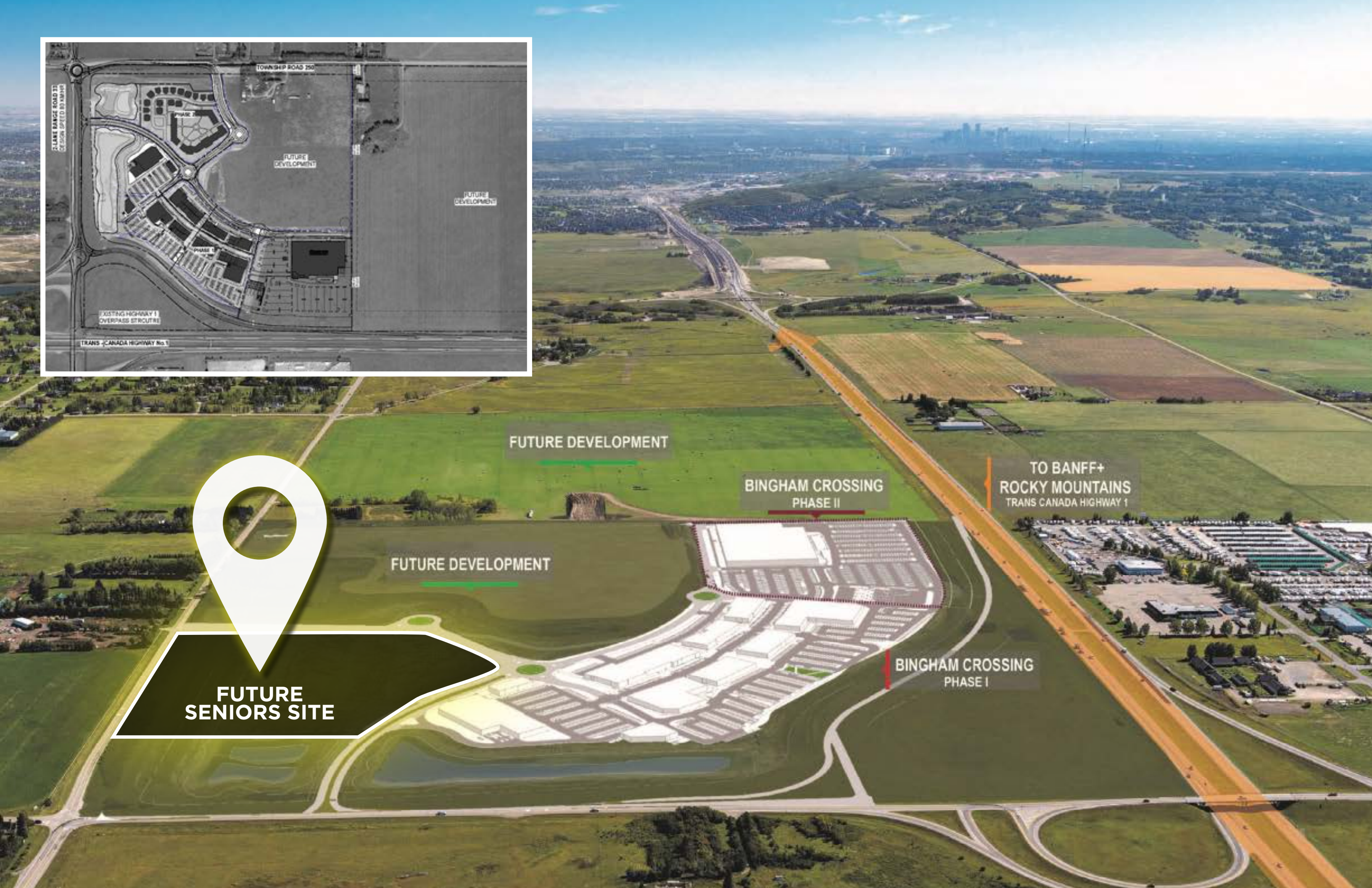
FUTURE SENIORS SITE

FUTURE DEVELOPMENT

HIGHWAY 1

COSTCO
WHOLESALE

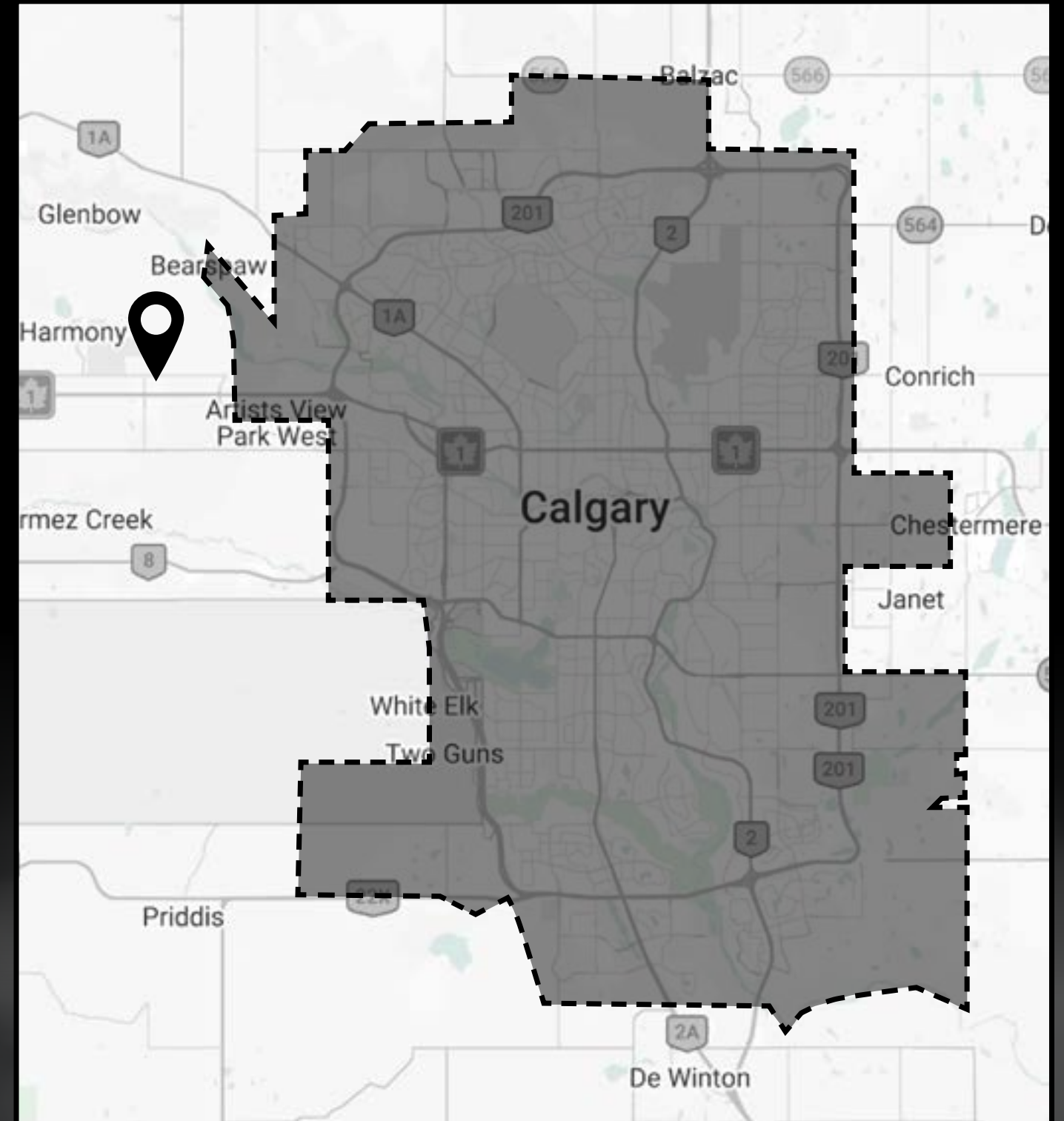
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**FUTURE
SENIORS SITE**

BINGHAM CROSSING

- › **Location:** A strategic gateway site at Highway 1 and Range Road 33, specifically positioned to serve the affluent communities of Springbank, Cochrane, and Bearspaw.
 - › **Infrastructure:** Significant investments are being made in road upgrades and traffic management to ensure high accessibility.
 - › **Market Opportunity:** The project targets a high-growth area with an exceptionally affluent demographic, characterized by high household incomes and significant annual spending.
 - › **Strategic Demographic Focus:** The development is uniquely positioned to capture the rising demand for housing and services tailored to the “Super Senior” and aging “Baby Boomer” populations.
 - › **Experience & Scale:** It is designed as a destination-focused, open-air pedestrian village anchored by a large Costco, blending convenience-based retail with community lifestyle amenities.
 - › **Amenities in the area include:** Everwild Harmony Nordic Spa (Coming Soon), Mickelson National Golf Club, Harmony Lake & Beach Club, Calaway Park, Springbank Links Golf Club and Elbow Springs & Pinebrook.
 - › Vendor will consider offers on a first come first-served basis.
 - › Further information and access to data room via a signed NDA to qualified purchasers.
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HIGHWAY 1



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**B I N G H A M
C R O S S I N G**

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