



4 Acres of Residential Development Land Symons Valley Development Site

Calgary, Alberta

 **JLL** SEE A BRIGHTER WAY

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale the **Symons Valley Development Site: 4 acres of residential development land** (the “Site”), located at **13513 Symons Valley Road NW, Calgary Alberta**.







The Site has been zoned for M-2d65 – Multi-Residential – Medium Profile with an approved development permit envisioning five townhouse structures totalling a gross floor area of +/-115,300 SF. This is an exceptional opportunity to acquire a development site in one of Calgary’s most sought-after northwestern neighbourhoods where supply is limited. The Site has easy access to major thoroughfares and nearby amenities, such as the Sage Hill Crossing Power Centre. Sage Hill has an abundance of green space, water features, and natural ravines.

The Site is being offered for sale on an unpriced basis. For all inquiries, please reach out to the Advisors.

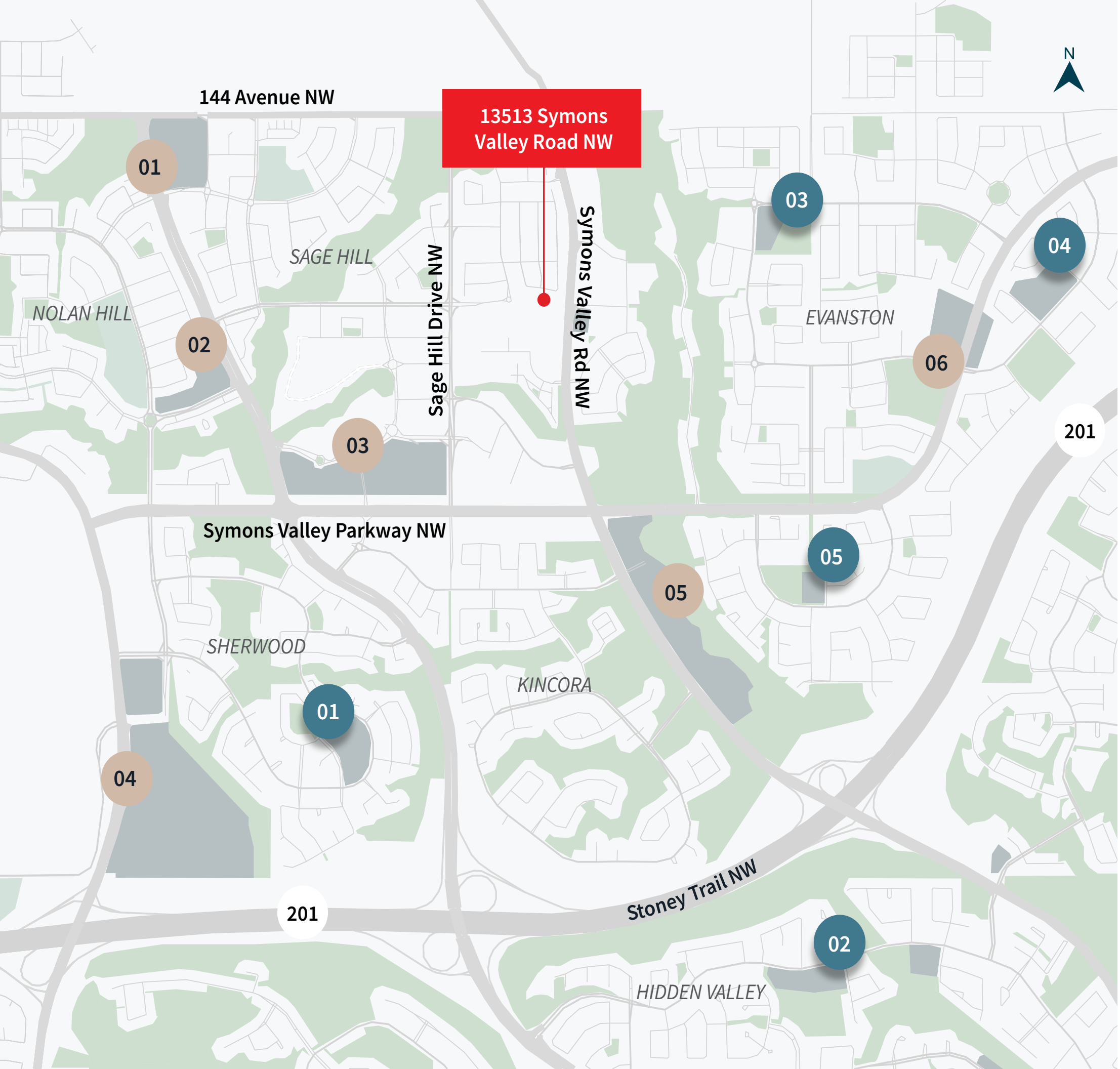
Ryan Murphy
Vice President
(403) 456 - 5582
RyanJ.Murphy@jll.com

Casey Stuart
Executive Vice President
(403) 828 - 8669
Casey.Stuart@jll.com

Salient Details

 MUNICIPAL ADDRESS 13513 Symons Valley Road NW, Calgary, Alberta	 LEGAL DESCRIPTION Plan: 9011853 Block: 6 Lot: 1	 TOTAL LAND AREA 3.98 acres
 POTENTIAL USE Multi-Residential	 COMMUNITY Sage Hill	 LAND USE DESIGNATION M-2d65 Multi-Residential – Medium Profile





Location Highlights

Key Drive Times



26 minutes
**Downtown
Calgary**



15 minutes
**Calgary
International Airport**



17 minutes
**CrossIron Mills
Shopping Centre**

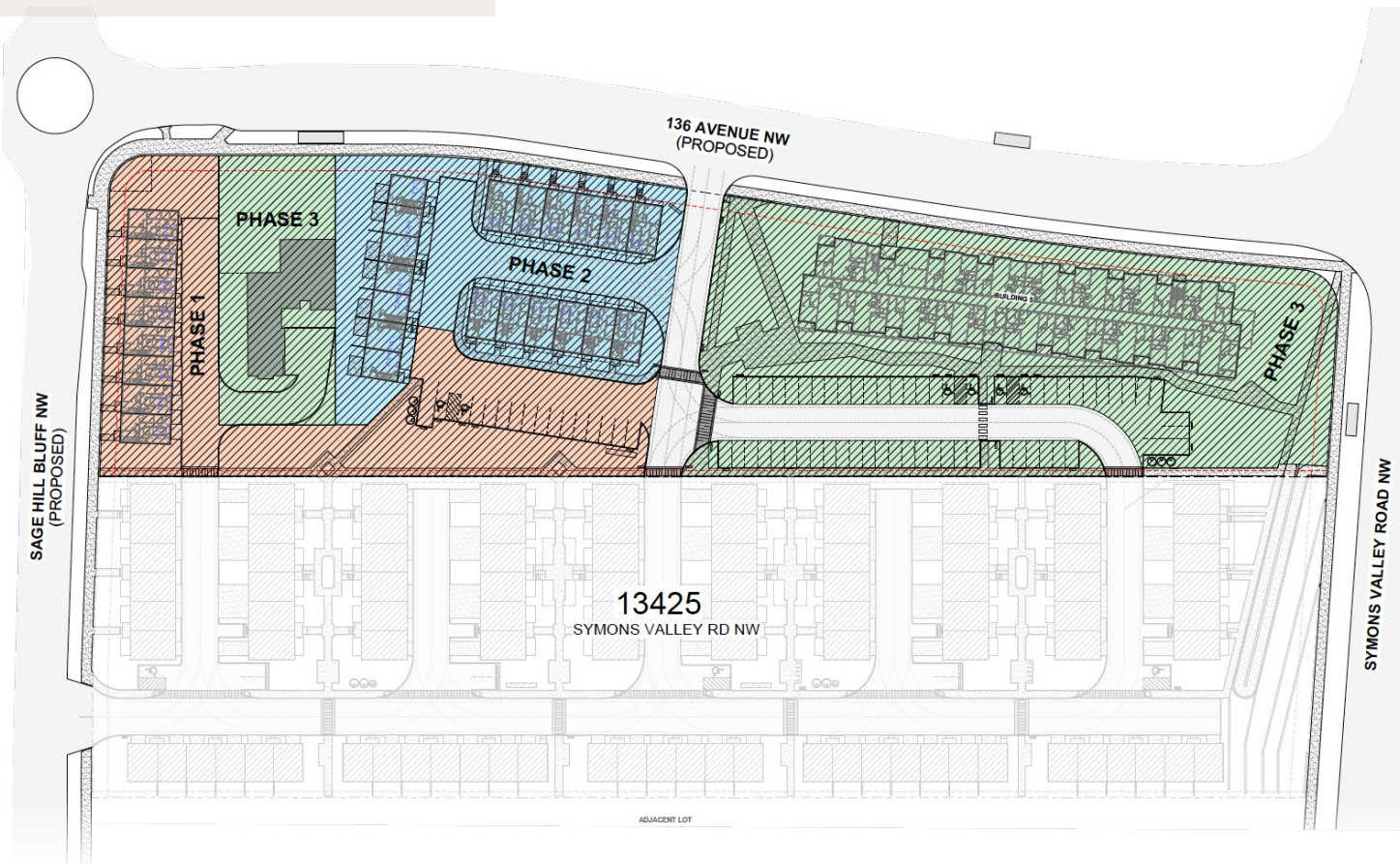
Retail Amenities

- 01 Sage Hill Quarter:** Shoppers Drug Mart, Church's Texas Chicken, Leopold's Tavern, Global Pet Foods, Calgary Co-op Sage Hill
- 02 Gates of Nolan Hill:** Nolan Hill Veterinary Hospital, Sobeys, State and Main, Bank of Montreal, Dairy Queen, PetroCanada, Papa John's Pizza, Royal Bank of Canada
- 03 Sage Hill Crossing:** Walmart Supercentre, T&T Supermarket, Tim Horton's, Barcelo's, Sage Hill Library, McDonald's, RBC, Wine and Beyond, Dollarama
- 04 RioCan Beacon Hill:** Costco, Winners, Home Sense, Canadian Tire, Home Depot, The Brick, Dollarama, TD Canada Trust, Popeyes Chicken, Michaels, West Coast Kids
- 05 Creekside Shopping Centre:** Calgary Co-op, Boston Pizza, Starbucks, Shell, Bro'kin Yolk, TD Canada Trust, Anytime Fitness
- 06 Evanston Towne Centre:** FreshCo, Popeye's Louisiana Kitchen, Royal Bank of Canada, Shoppers Drug Mart, Tim Horton's

Nearby Schools

- 01** Blessed Marie-Rose School
- 02** Hidden Valley School & Valley Creek School
- 03** Our Lady of Grace School & Playground
- 04** St. Josephine Bakhita School
- 05** Kenneth D. Taylor School

Phasing Plan



An existing development permit (SB2024-0060) has been approved by the City of Calgary and can be transferred. Current architectural renderings envision five townhouses being built over three phases, totalling a gross floor area of +/- 115,300 SF. The existing house on the premise has been retained in the renderings and can be used for child care services, accommodating up to 100 children.



Digital Massing Rendering

Offering Process

The Property is being offered on a free and clear basis.

Submission Guidelines:

Interested parties will be invited to submit a Letter of Intent (the "LOI") for the Site to be acquired. The LOI should outline the terms for the purchaser of the Properties contemplated and should include, at a minimum, the information and items described below:

- Purchase Price;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests
- Evidence of the prospective purchaser's financial ability to complete the transaction, including the method of financing the purchase
- Deposit structure
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any LOIs for the Site. The Vendor reserves the right to set a bid date in the future, which will be communicated by the Advisor with fourteen (14) days advance notice.

All inquiries regarding the Site should be directed to:

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JLL Capital Markets

Bankers Hall East, Suite 3900
855 – 2nd Street SW
Calgary, AB T2P 4J8

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