



West Hawk Lands

**For Sale**

# West Hawk Lands

507 Heritage Boulevard, Cochrane, Alberta






# The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained by 2690633 Alberta Ltd (the “Vendor”) to present an opportunity to acquire a fully serviced 3.59 acre development site located at **507 Heritage Boulevard, Cochrane, Alberta** (the “Site” or “Offering”).

Located in the developing community of West Hawk, the Site is a fully serviced, development-ready land parcel offering developers an opportunity to capitalize on the Cochrane’s rapid expansion. With strategic location backing onto Township Road 262, the Site provides seamless connectivity to both Cowboy Trail and Bow Valley Trail, allowing for easy access eastward into Downtown Cochrane, or westward towards the Rocky Mountains.

The Site is being offered for sale at an asking price of \$4,850,000, on an “as-is, where-is” basis. For all inquiries, please reach out to the Advisors.

## Salient Details


 Asking Price  
**\$4,850,000**

 Municipal & Legal Address  
**507 Heritage Boulevard  
Cochrane, Alberta  
2411850; Block 2; Lot 3**

 Municipality  
**Town of Cochrane**

 Total Land Area  
**3.59 Acres / 156,380 SF**

 Land Use Designation  
**R-MD Residential  
Medium Density**

 Maximum Density Allowed:  
**95 units per hectare**

## Advisory Group

**Ryan Murphy, AACI**  
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# Development Options





# Context Plan

- 1 **Sky Ranch**, Neighbourhood C conceptual scheme and land use approval for Sky Ranch obtained in 2024.
- 2 **West Hawk Stage 1** was constructed in 2024 and included the dedication, servicing and registration of its school site (●).
- 3 **Township Road 262** from Horse Creek Road to Range Road 43 will be upgraded to an urban cross-section in Spring 2025 by the developer of West Hawk.
- 4 **HWY 1A** and **HWY 22** Interchange Improvement.
- 5 **The Horse Creek Sports Park** is a quarter section of land immediately north of Heritage Hills. It is planned to include a new high school (RVS) with community sports and recreational amenities.





# Location Highlights

## Key Drive Times



10 minutes  
**Downtown  
Cochrane**



25 minutes  
**Drive to  
Calgary**



45 minutes  
**Drive to  
Canmore**

- Future K-9 school site within walking distance
- 27 Acres of environmental reserve
- Mountain and Environmental Reserve Views

## Retail Amenities

- 01 Future K-9 School
- 02 Horse Creek Sports Park High School
- 03 Mitford School
- 04 Glenbow Elementary School
- 05 Walmart
- 06 Canadian Tire
- 07 Tim Hortons
- 08 The Canadian Brewhouse (Cochrane)
- 09 Sunset Ridge
- 10 Mountain Ridge Plaza

## Demographics

	3 KM	5 KM
<b>Population</b>	26,208	40,929
<b>Avg Household Income</b>	\$143,135	\$152,290
<b>Number of Households</b>	9,756	14,935

Source: ESRI 2025







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