

HERITAGE STATION DEVELOPMENT SITE, CALGARY, AB

8306 HORTON ROAD SW

PRICE REDUCED

LIST PRICE: \$19,000,000



**DEVELOPMENT POTENTIAL**

The subject Property is the only Transit Oriented Development (TOD) site available for purchase on the south leg of the LRT. The Property can be developed to a maximum of 5.0 FAR or approximately 1.0M square feet. The site is uniquely positioned to be developed into a large-scale, urban infill, mixed-use development with unparalleled access to transit. As well as the aforementioned residential density, there is ample room to add additional commercial density in a variety of forms. The Property is in immediate proximity to exceptional retail amenities including two major grocers (e.g. Save-On-Foods and CO-OP) in addition to a wide variety of complimentary retail and amenities.

**TRANSIT**

The Property is situated immediately opposite the Heritage LRT Station; which is 7 kilometers south of downtown Calgary. The Heritage LRT Station is a transfer point for 11 bus routes throughout the city.


**DEMOGRAPHICS**

	1KM	3KM
2017 population:	10,698	55,446
Avg. Household Income:	\$86,961	\$126,285
Total Dwellings:	5,307	24,367


**TRAFFIC COUNT**

Exposure to 53,000 vehicles per day via Macleod Trail South and 19,000 vehicles per day via Heritage Drive SW.


PROPERTY SUMMARY	
Address	8306 Horton Road SW, Calgary, Alberta
Legal Description	Plan 2904 HQ, Block 1; Plan 2904 HQ, Block 2; Plan 2904 HQ, Block 5
Site Size	4.6 acres
Maximum Density	5.0 FAR
Maximum Build able Square Feet	1,003,196
Maximum Building Height	46 meters
Current Zoning	Bylaw DC 89Z2006 based on 2P80 Bylaw permitted and discretionary uses of the C-4 General Commercial District
Realty Tax (2019)	\$111,430
Gross Income	\$137,000




**20 MINS to  
Downtown Calgary**




**27 KM to Calgary  
International Airport**




**7 MINS to Southland  
C-Train Station**



**Bus Routes  
throughout the city**



**Wide variety of retail  
in close proximity**



**4 MINS to  
Chinook Centre**

**An Exclusive Transit Oriented Development Site of Scale in Central Southwest Calgary**



**PRICE REDUCED**

**London Towers**  
1,200 residential units  
+80,000 s.f. of retail

**Heritage LRT Station**

**Winners**  
Dollar Tree  
Home Sense

**SUBJECT PROPERTY**

**RBC Royal Bank**

**London Drugs**

**Pet Value**  
**Tim Hortons**

**Tim Hortons**

**save on foods**

**Macleod Trail SW**

**firstcalgary**  
FINANCIAL

**Scotiabank**

**SUBWAY**

**CO-OP**

**LIST PRICE: \$19,000,000**

## OFFERING PROCESS

Jones Lang LaSalle Real Estate Services Inc. (the “Advisor”) has been exclusively retained by the Vendor to seek proposals to acquire the Property. Prospective purchasers should also be aware that a virtual data room (Box account) is setup to facilitate access to key property-related documents, planning information and engineering reports. Please contact either of the undersigned to arrange access to this website. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property.

**All inquiries regarding the Property should be directed to:**



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