

±2.2 Acres Land For Sale



10310 EAMON ROAD NW, CALGARY, ALBERTA

DEVELOPMENT OPPORTUNITY

Land Parcel Size



2.2 Acres

Address



10310 Eamon Road NW

Legal Description



Meridian 5
Range 3
Township 25
Section 17

Asking Price



\$ 4.75 M

Land Use Designation



M-H2f4.0h36



For Sale

DEVELOPMENT OPPORTUNITY | 10310 EAMON ROAD NW, CALGARY, AB

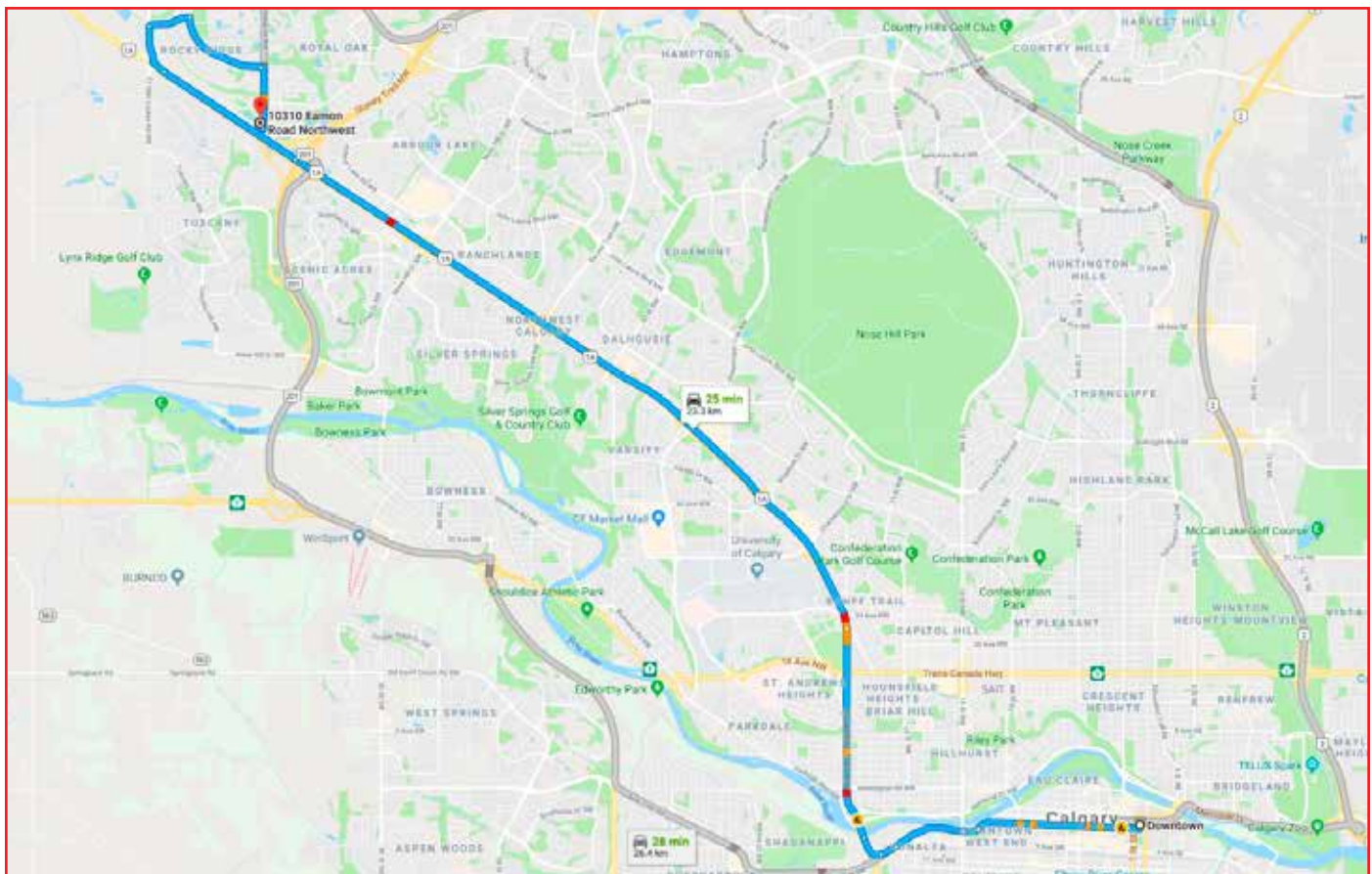
Property Overview

JLL is pleased to present an excellent opportunity to acquire a Transit Oriented Development (TOD) site situated in the Northwest community of Rocky Ridge (the “Property”). Land-use approval is in-place to permit medium density residential development and the Property is advantageously situated immediately adjacent to the Tuscany LRT station.

The Property’s Land-Use designation allows for a maximum of approximately 450 residential units. However, with no minimum density specifics within the Bylaw a lower-density wood frame development is also possible. The orientation of the Property will enable future residents to have exceptional unobstructed views of the Rocky Mountains with direct access to the LRT platform.

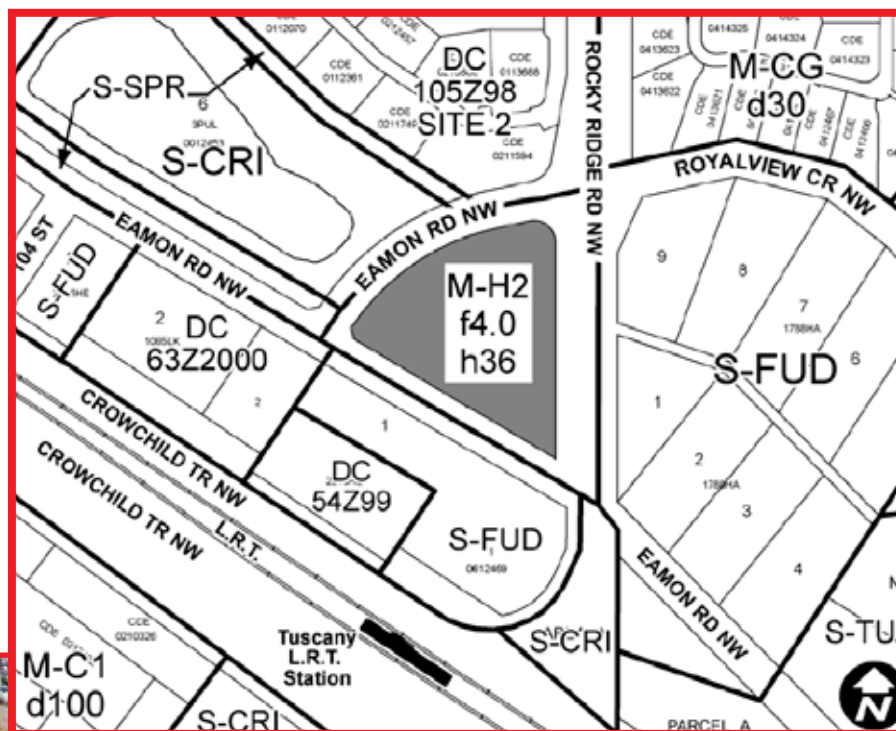
PROPERTY DETAILS

| | |
|----------------------|--|
| ADDRESS | 10310 Eamon Road NW |
| LEGAL DESCRIPTION | Meridian 5 Range 3 Township 25 Section 17 |
| SITE AREA | 2.20 acres or 95,832 square feet |
| LAND USE DESIGNATION | M-H2f4.0h36 |
| TOPOGRAPHY | Sloping Downward in a Westerly Direction |
| VEWS | Exceptional Views to the West of the Rocky Mountains |
| COMMUNITY | Rocky Ridge |



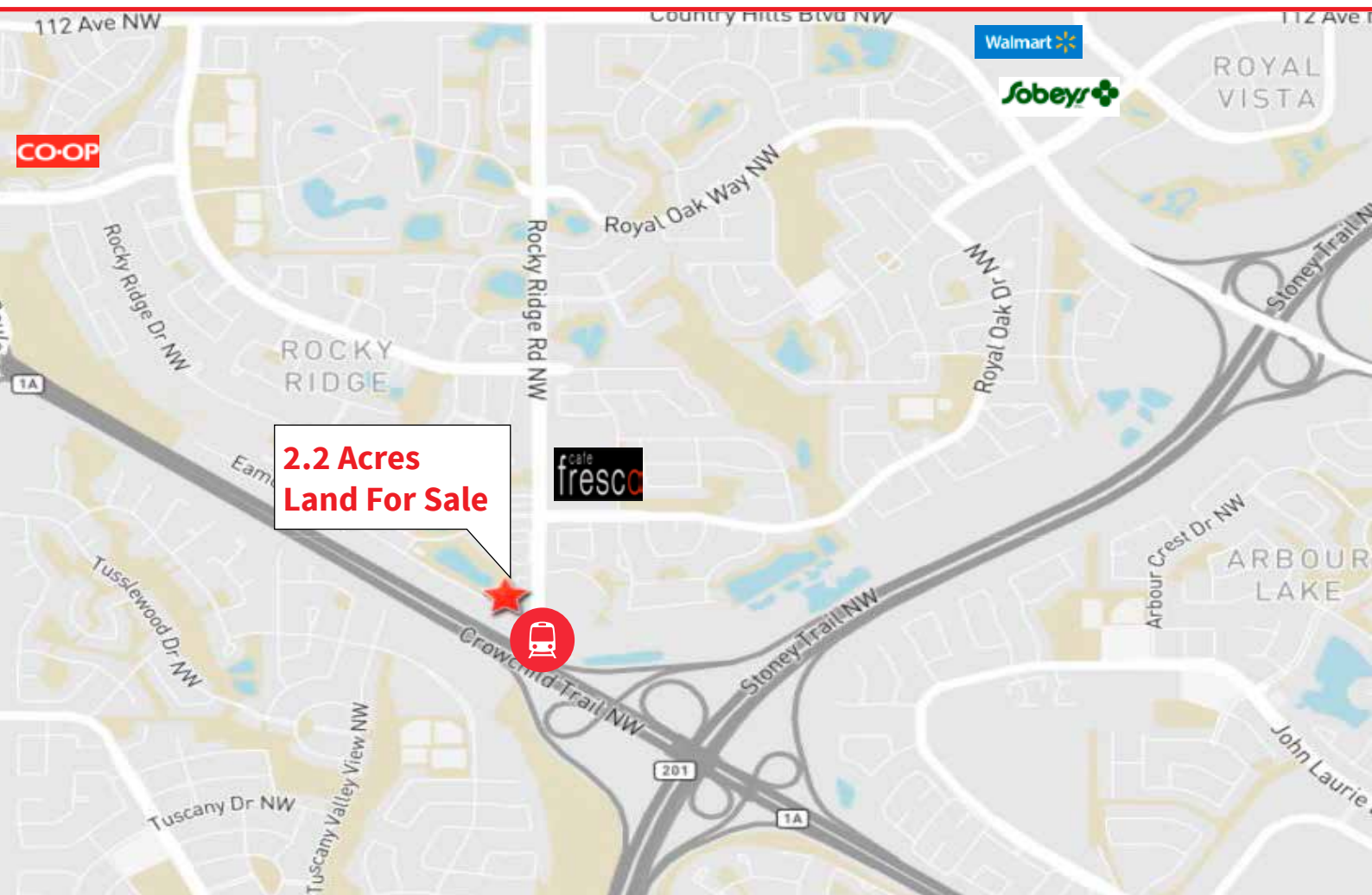
Development Information

| | |
|------------------------|---|
| M-H2 Land Use District | Multi-Residential – High Density Medium Rise District |
| Development Density | - The maximum density is 4 FAR. Therefore, approximately 383,328 square feet can be developed, or (+/-) 450 units - The maximum building height is 36 metres |
| Purpose | M-H2 is a multi-residential designation that is primarily for apartment buildings of varied height (4 to 15 storeys) that may include commercial storefronts |



Location Overview

This location is immediately adjacent to the Tuscany LRT station, providing quick and convenient access to the University of Calgary, SAIT and the downtown core. Further, the location benefits from easy access to numerous retail and amenities in close proximity, namely a retail strip centre to the immediate North, Calgary Co-Op and the busy node of Royal Oak.





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Offering Process

The Property is being offered for sale by way of a conventional marketing process without a List Price and without a fixed date for the submission of expressions of interest to purchase. The Vendor is currently prepared to respond to expressions of interest as they are received.

Guidance regarding the minimum pricing expectations of the Vendor is available from the Listing Agent.

Prospective purchasers should also be aware that we are setting up a virtual data room (Box account) to facilitate access to key property-related documents, planning information and engineering reports. Please contact either of the undersigned to arrange to this website.

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