



For Sale | Land

Southbank Business District

Okotoks, AB

N

4 Lots at Southbank District
Approximately 160 acres gross developable



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Overview



Introductory Pricing From

\$475,000

per acre

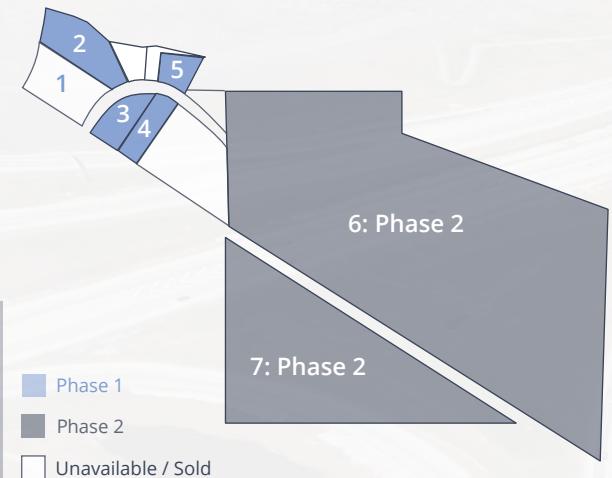
FULLY SERVICED AND
SUBDIVIDED LOTS



Lot	Status	Municipal Address	Legal Description	Acres
1	Sold	25 Southbank Crescent	Plan 1812094; Block 37; Lot 9	4.11 Acres
2	Available	33 Southbank Crescent	Plan 1812092; Block 37; Lot 4	3.95 Acres
3	Available	40 Southbank Crescent	Plan 1812092; Block 38; Lot 1	2.11 Acres
4	Available	44 Southbank Crescent	Plan 1812092; Block 38; Lot 2	1.92 Acres
5	Available	45 Southbank Crescent	Plan 1812092; Block 37; Lot 6	1.46 Acres

Future Development, Phase 2 Available at Market Price:

6	Available	Meridian 4, Range 29, Township 20 (Section 22)	Plan 8911194 (Land South and West of this Plan)	~ 93 Acres
7	Available	Meridian 4, Range 29, Township 20 (Section 22)	Plan 8911194 (Land South and West of this Plan)	~ 54 Acres
147.71 Acres - ROADS (14.39 Acres) = 133.32 Acres				



Property Highlights

- Future-flexible commercial infrastructure including dedicated fibre to your premises for best-in-class connectivity.
- Highly functional street ways with fire flows, curb and gutter, and easy way finding signage.
- Integrated natural spaces including the Southbank pathway system running across the entire east/west length of Southbank Business District and directly connected to Okotoks regional pathway system.
- Architectural and development controls aligned with Okotoks' sustainable growth plan.
- Zoning: Light Industrial

The Development

Southbank Business District is ideally situated within a 250,000+ person trading zone including rapidly growing, young prosperous town of Okotoks; nearby towns and hamlets; and ever-expanding south Calgary.

Okotoks

Located here, you'll be 15 minutes from Calgary with it's 1.3 million population, 132 head offices and core financial, resource, technology, and education concentrations. Recognized for it's entrepreneurial spirit and the ease of running a business within, Okotoks was awarded the #6 spot on the list of Canada's Most Entrepreneurial Cities in 2015 by Canadian Federation of Independent Business.

Demographics (5 km)

16,441

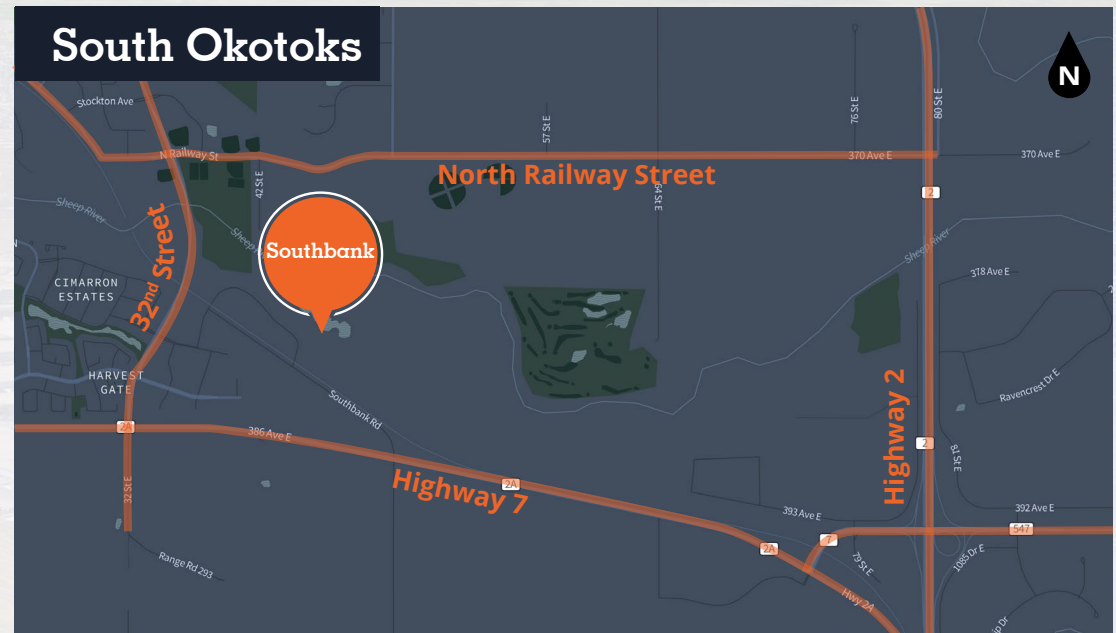
Labour Force

899

Businesses in
the area

29,926

Population





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