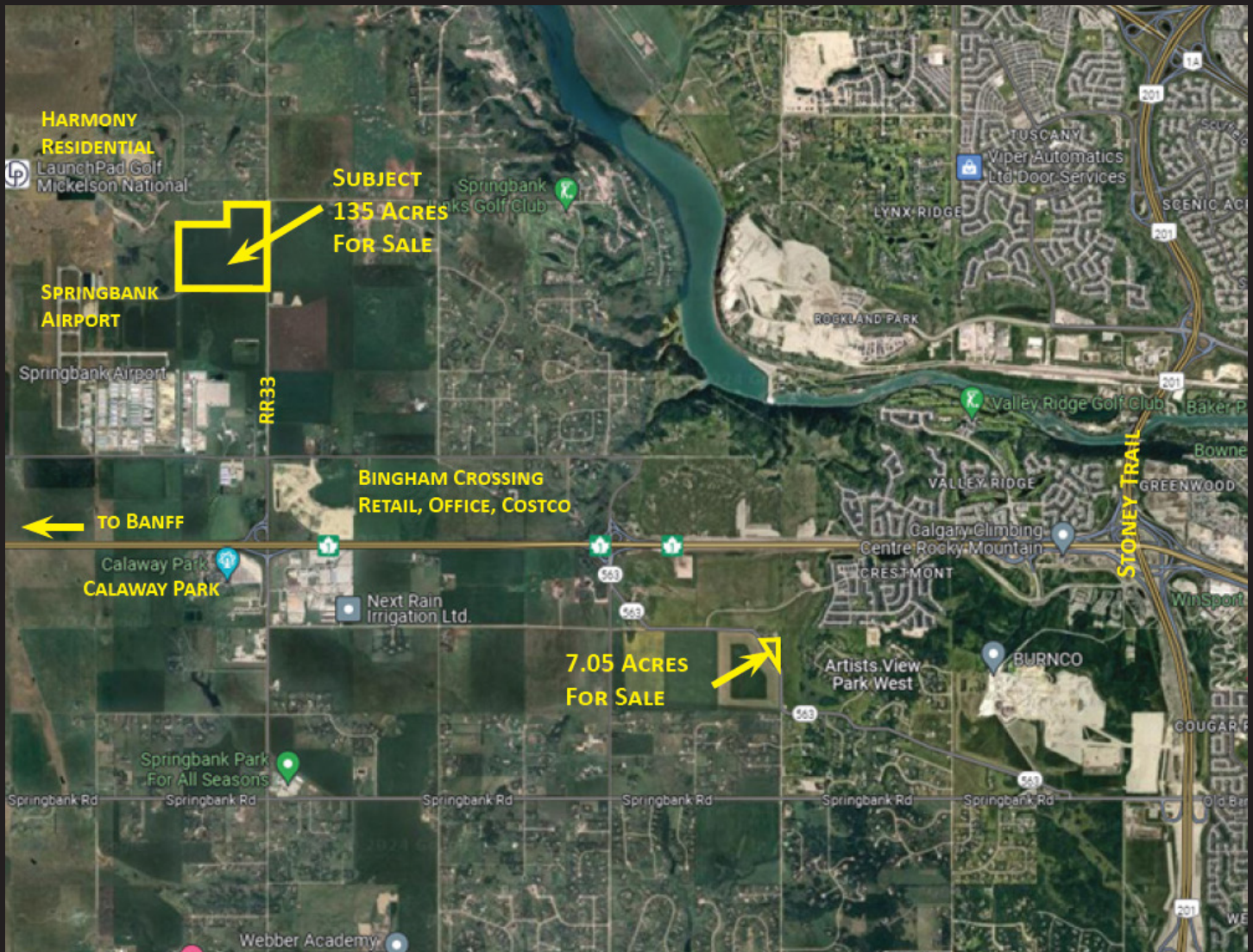


# FOR SALE

## 135 ACRES DEVELOPMENT LAND



## Investment Land Opportunity Range Road 33 Springbank, AB

John Corcoran, Associate  
403-650-7456 | jcork@telus.net

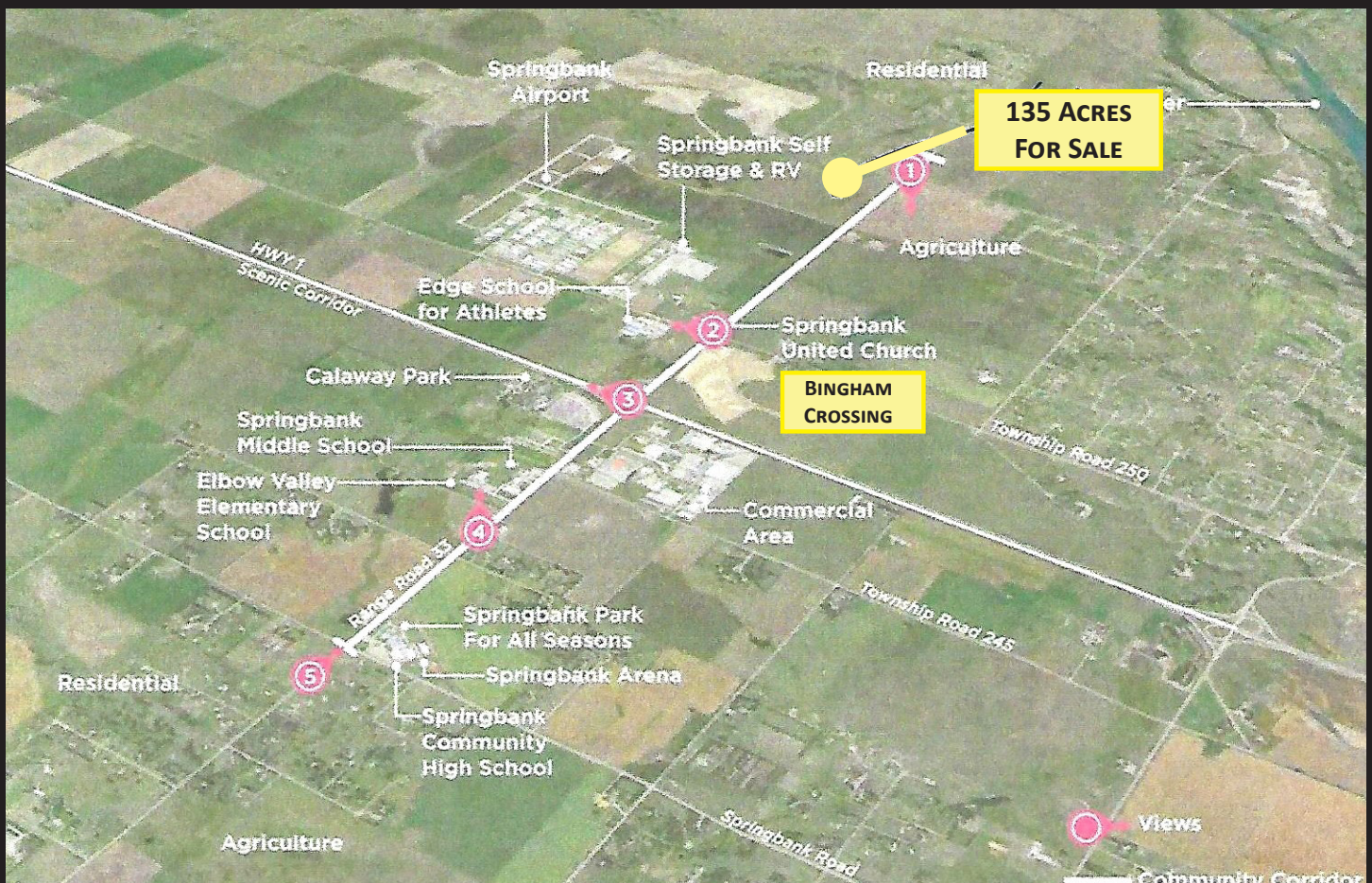
Royal LePage® Community Realty, Brokerage  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$10,125,000 (\$75,000/ACRE)**

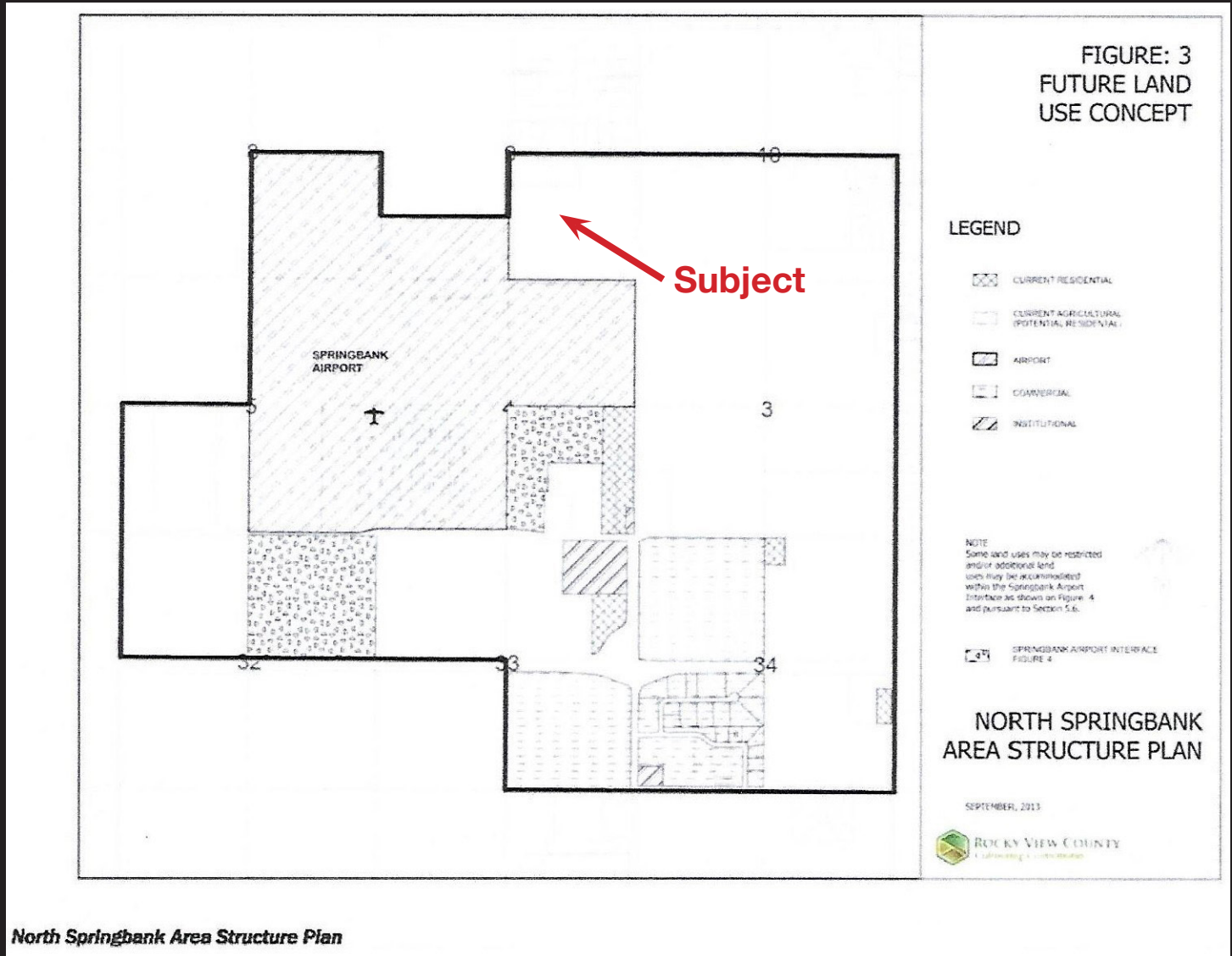
## Property Features

- 135 Acres zoned Agricultural
- Taxes \$33,820 (2024)
- Located one mile north of Bingham Crossing Costco and 127,500 SF of retail currently under construction, a huge boost to the area
- South boundary road leading to Harmony residential and Phil Mickelson designed golf course
- This is an exciting opportunity for a hold or for development



# LAND USE CONCEPT

## Future Land Use Concept



North Springbank Area Structure Plan

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