



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

±84 Acres on Hwy 2A

Development Land for Sale | NE-8-21-29-4 Foothills County



PROPERTY HIGHLIGHTS

- » Located approximately 2 km north of Okotoks and 8 km south of Calgary
- » High-visibility location with strong traffic exposure and excellent regional access
- » DC-14 zoning allowing a broad mix of commercial, agricultural, and equestrian uses
- » Paved approach and on-site turnaround already in place for convenient site access
- » Situated in an active commercial corridor with established neighbouring businesses, on the corner of Highway 2A & 306th Avenue East

FOR SALE

\$5,475,000

DEVELOPMENT LAND

For more information,
please contact:



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Aaron Gunn

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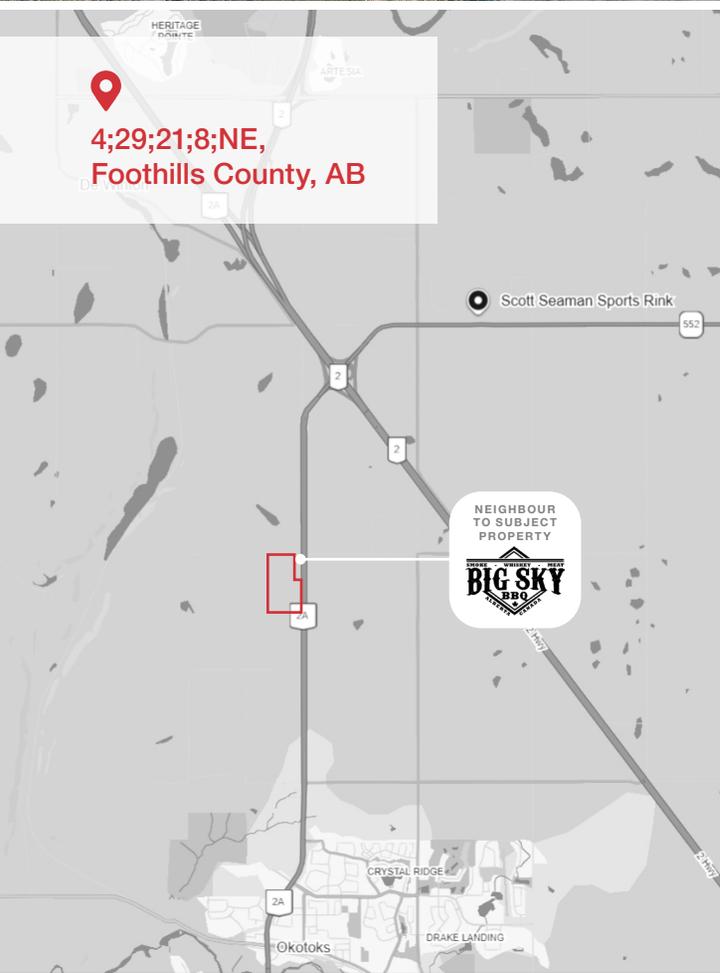
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ABOUT THE PROPERTY

LEGAL ADDRESS	4;29;21;8;NE
LINC	0031 023 716
MUNICIPALITY	Foothills County
TOTAL AREA	±83.91 Acres
ZONING	DC14 (Direct Control District #14)
TAXES	\$309.49 (2025)
ASKING PRICE	\$5,475,000
POSSESSION	90-120 days

KEY TAKEAWAYS FOR BUYERS

- » Future potential to expand on current commercial subdivision
- » Flexibility to propose uses/site layouts that align with County objectives
- » Corner of Highway 2A & 306th Ave is looked at for possible traffic lights

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A flexible zoning framework tailored to the lands

DIRECT CONTROL #14 ZONING

DC14 zoning supports a range of permitted and discretionary uses, including:

Permitted Uses

- Agricultural General
- Accessory Buildings
- Dwellings Single Family
- Dugout, Private
- Solar Power System, Private

Discretionary Uses

- Administration Office
- Commercial – Agricultural Use
- Equestrian Uses
- Outdoor Assembly Area
- Meeting / Banquet Area
- Pathways – Equestrian / People
- Retail Kiosk
- Secondary Suite, Detached
- Secondary Suite, Principal
- Signage
- Staging Kitchen
- Washrooms
- Western Equine Centre
- Solar Power System, Private

LAND USE MAP LEGEND

— County Roads	CR- Country Residential	RC- Residential Community District
— Highways	CRA- Country Residential Sub A	SD- Service District
▨ In Transition	DC - Direct Control	
□ NA - Not Applicable	ER- Environmental Reserve	
▨ A- Agricultural	OS- Open Space	
▨ AA- Agricultural Sub A	INR- Natural Resource Extraction	
▨ BP- Bussiness Park	MR- Municipal Reserve	
▨ CMC- Community Commercial	REC- Recreation	
▨ HC- Highway Commercial	PUL- Public Utility	

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Data Sources Include Municipal Records and AltaLIS.
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