

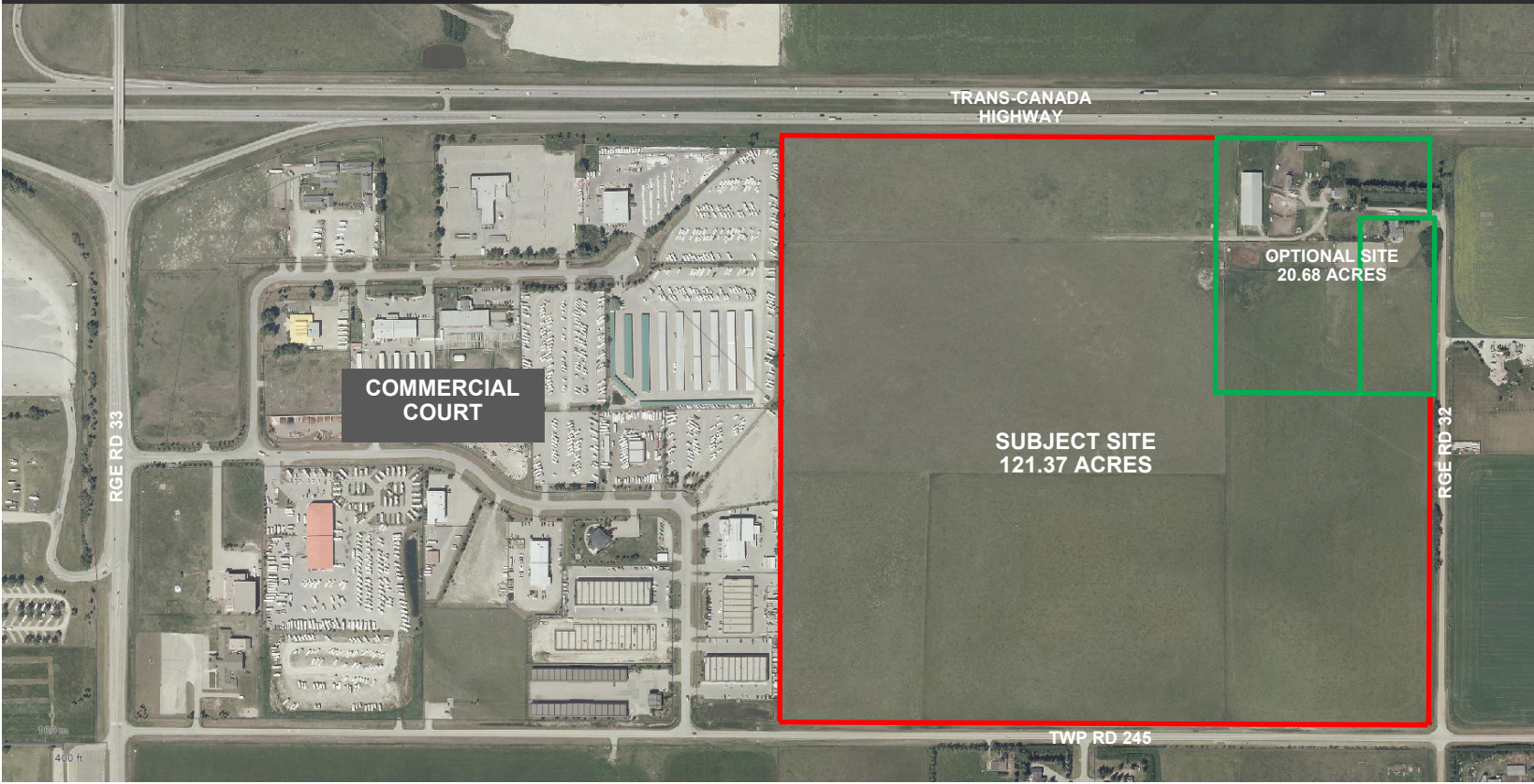
**PRIME SPRINGBANK DEVELOPMENT SITE  
TRANS-CANADA HIGHWAY FRONTAGE - 121 AC**



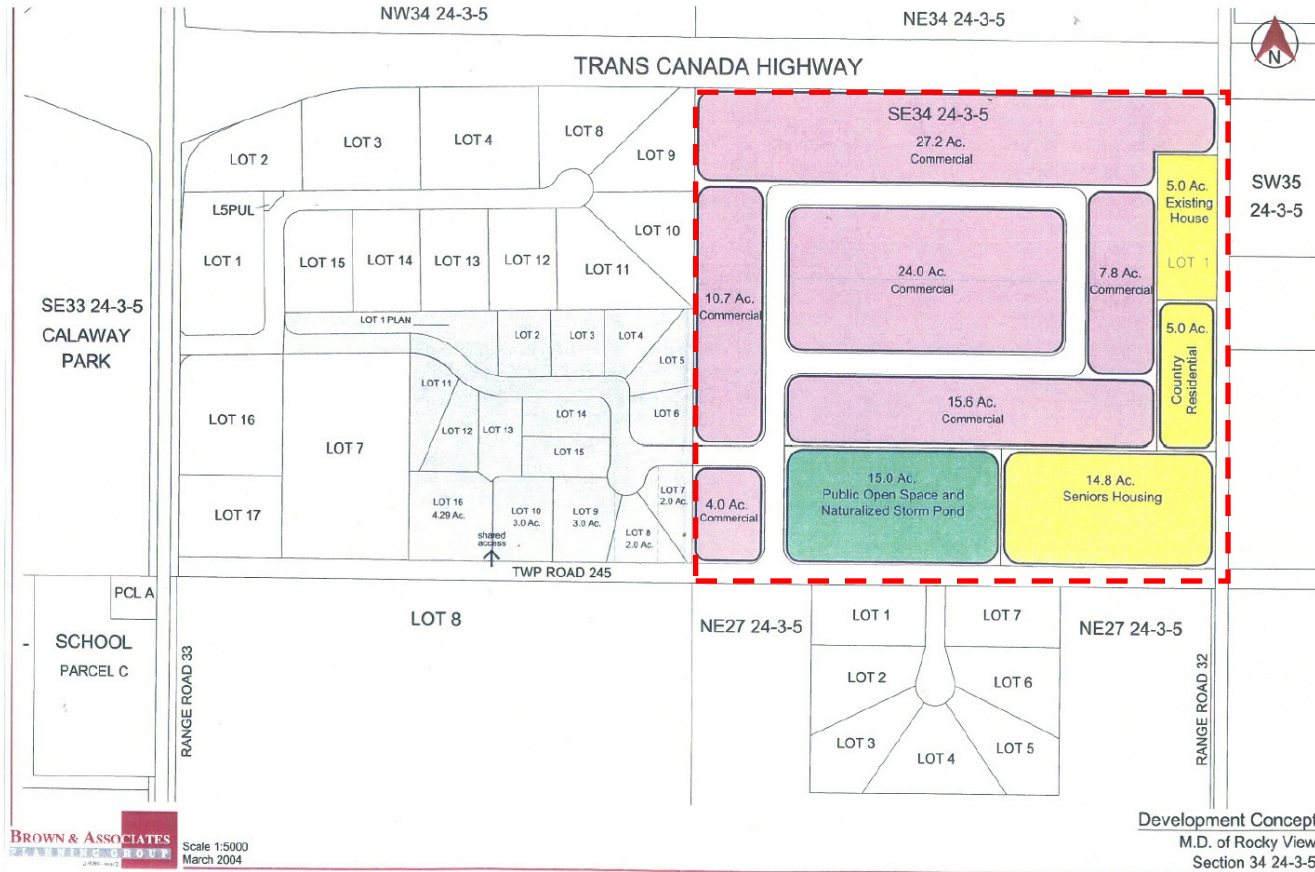
# PRIME SPRINGBANK DEVELOPMENT SITE TRANS-CANADA HIGHWAY FRONTAGE - 121 AC

- DESCRIPTION:** exceptional 121.37 acre development site with unobstructed mountain views, gently sloping from northeast to southwest with many potential land use options including commercial, institutional, residential and seniors facilities
- LOCATION:** strategically located one and a half miles west of the City of Calgary on the south side of the Trans-Canada Highway adjacent to Commercial Court and across the highway from Bingham Crossing and COSTCO
- MUNICIPALITY:** Rocky View County
- LEGAL DESCRIPTION:** SE S34 T24 R3 W5 (121.37 acres) (additional 20.68 acres available... total 142.05 acres)
- SERVICES:** potable water available from Calalta Waterworks, sanitary wastewater service has recently become available, shallow utilities are available from local service providers.
- PHOTO BINDER:** <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:21deedd8-affd-34be-8716-ccaec5f1997e>
- ASKING PRICE:** \$12,800,000 - \$105,462 per acre

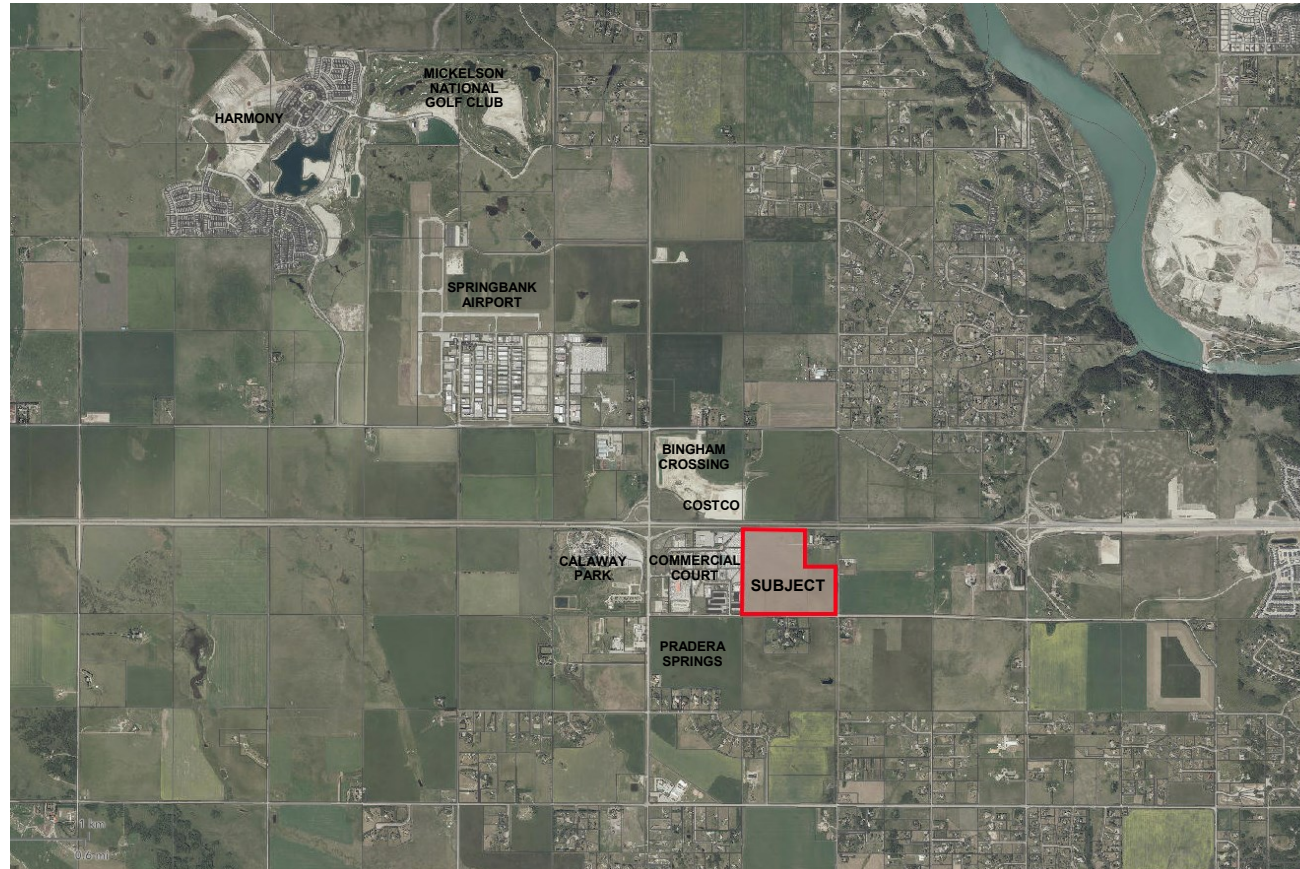
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## AREA CONCEPT PLANS

Pradera Springs Conceptual Plan:

[CS-Pradera-Springs.pdf \(rockyview.ca\)](#)

Harmony Conceptual Scheme:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Harmony.pdf>

Bingham Crossing - Master Site Development Plan:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/MSDP/MSDP-Bingham-Crossing.pdf>

Bingham Crossing - Concept Scheme:

<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CS/Approved/CS-Bingham-Crossing.pdf>

Bingham Crossing - Phase 2

[MSDP-Bingham-Crossing-Phase2.pdf \(rockyview.ca\)](#)

Bingham Crossing - Leasing Brochure

[Bingham Crossing | A Planned Lifestyle Community](#)

Bingham Crossing - Summer 2023 Update

[Summer 2023 Update \(binghamcrossing.com\)](#)

# PRIME SPRINGBANK DEVELOPMENT SITE TRANS-CANADA HIGHWAY FRONTAGE - 121 AC



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**HOUSTON** REALTY

This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn without notice.