

FOR SALE

GREEN LINE MIXED-USE SITE



10.25 Acres of Transit-Oriented
Development Land in Southeast Calgary



JLL CAPITAL MARKETS, CALGARY

FOR SALE » GREEN LINE MIXED-USE SITE

INVESTMENT OPPORTUNITY

Green Line Mixed-Use Site (the “Site”) represents an exceptional opportunity to acquire a 100% freehold interest in 10.25 acres (“AC”) of entitled mixed-use development land situated in a strategic, growth-oriented node in Calgary, Alberta.

The Site has an approved land-use designation of MU-1f3.5h50 Mixed Use - General, allowing for a range of much needed housing and street level commercial. The Site will be located 150 meters (‘m’) away from Calgary’s future Green Line LRT station, South Hill, making it an ideal future transit-oriented development (“TOD”).

The Site is currently being used as a mobile home park, which will provide reliable holding income until development occurs.

All inquiries regarding the Site should be directed to:

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(403) 456 - 3247
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SALIENT DETAILS

Municipal Address	2787 86 Avenue SE, Calgary, AB
Legal Address	Plan O112703; Block 1; Lot 1
Total Land Area	10.25 AC or 446,490 SF
Land Use Designation	Mixed Use - General (MU-1f3.5h50) District (7.81 acres) Special Purpose – School, Park, and Community Reserve (S-SPR) District (2.47 acres)
Asking Price	Market

INVESTMENT HIGHLIGHTS

CONNECTIVITY

The Site will be located approximately 150 meters from South Hill Station, a future train station along Calgary’s upcoming Green Line LRT. Once complete, the Green Line LRT will be Calgary’s newest LRT system that will run from northeast to southeast Calgary.

The Site has excellent accessibility to major arterial thoroughfares, such as Glenmore Trail, Deerfoot Trail, and Macleod Trail allowing for effortless travel across Calgary.

DEVELOPMENT POTENTIAL

With a Floor Area Ratio (“FAR”) of 3.5, the opportunity allows for approximately 1,190,000 SF in buildable density. Conceptual planning indicates an attractive built-form to take advantage of the Site.

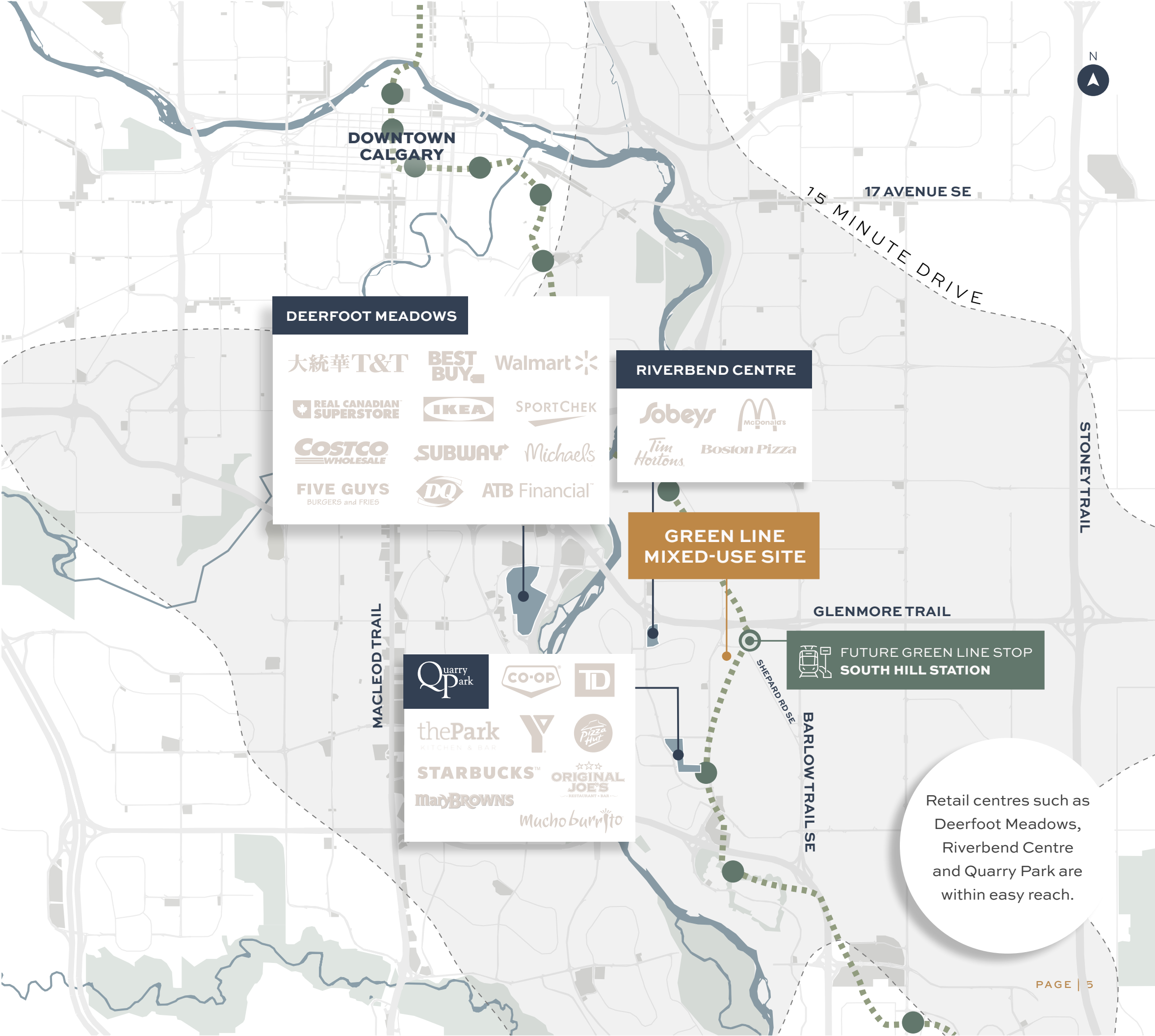
EMPLOYMENT NODES

The Site benefits from having quick and easy access to two of Calgary’s largest employment nodes: South East Industrial Area and Quarry Park.

HOLDING INCOME

The Site is currently being used as a mobile home park, which will provide reliable holding income until development occurs.

Source: Map Drive Time - Google Maps

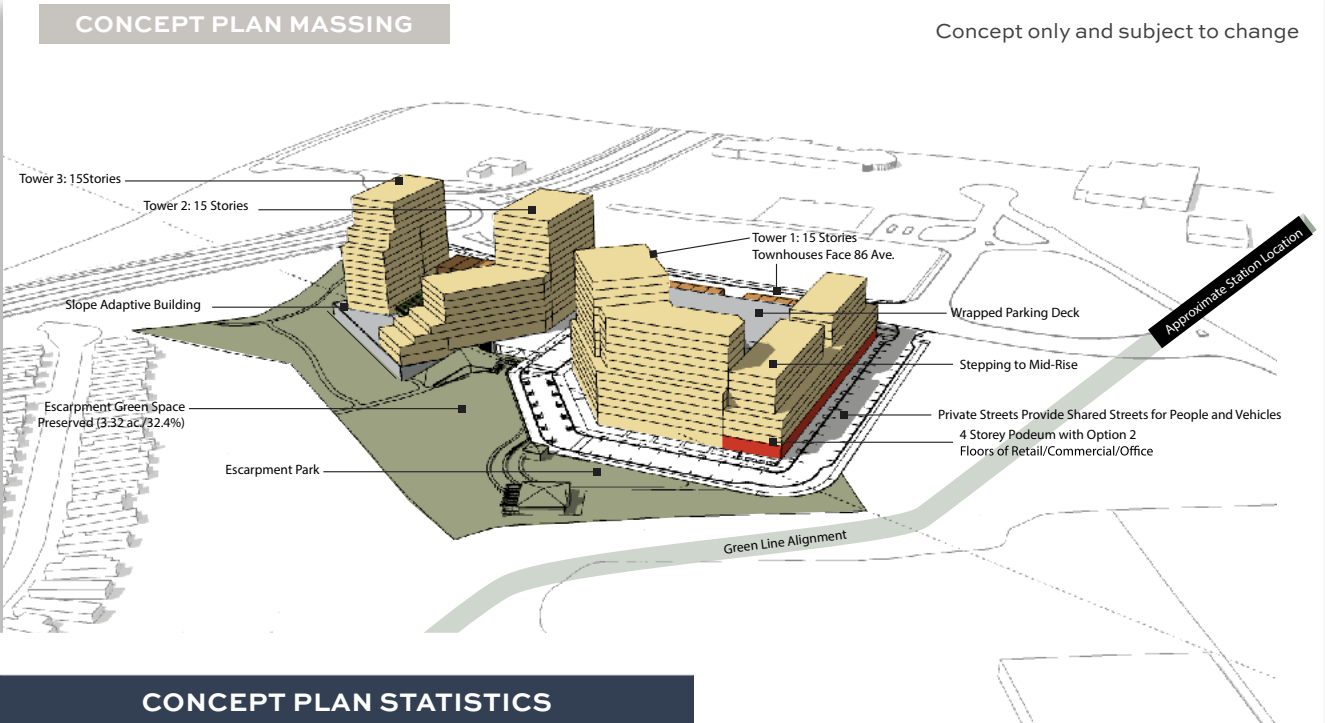
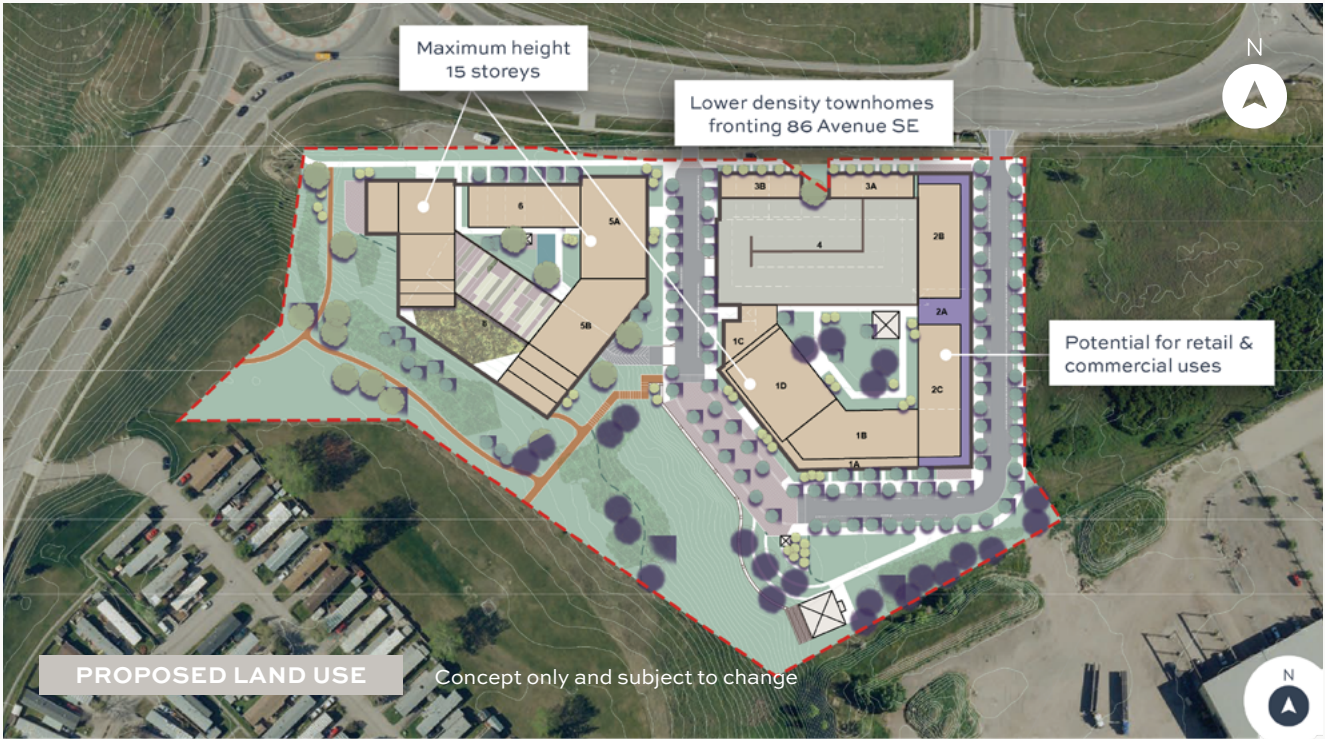
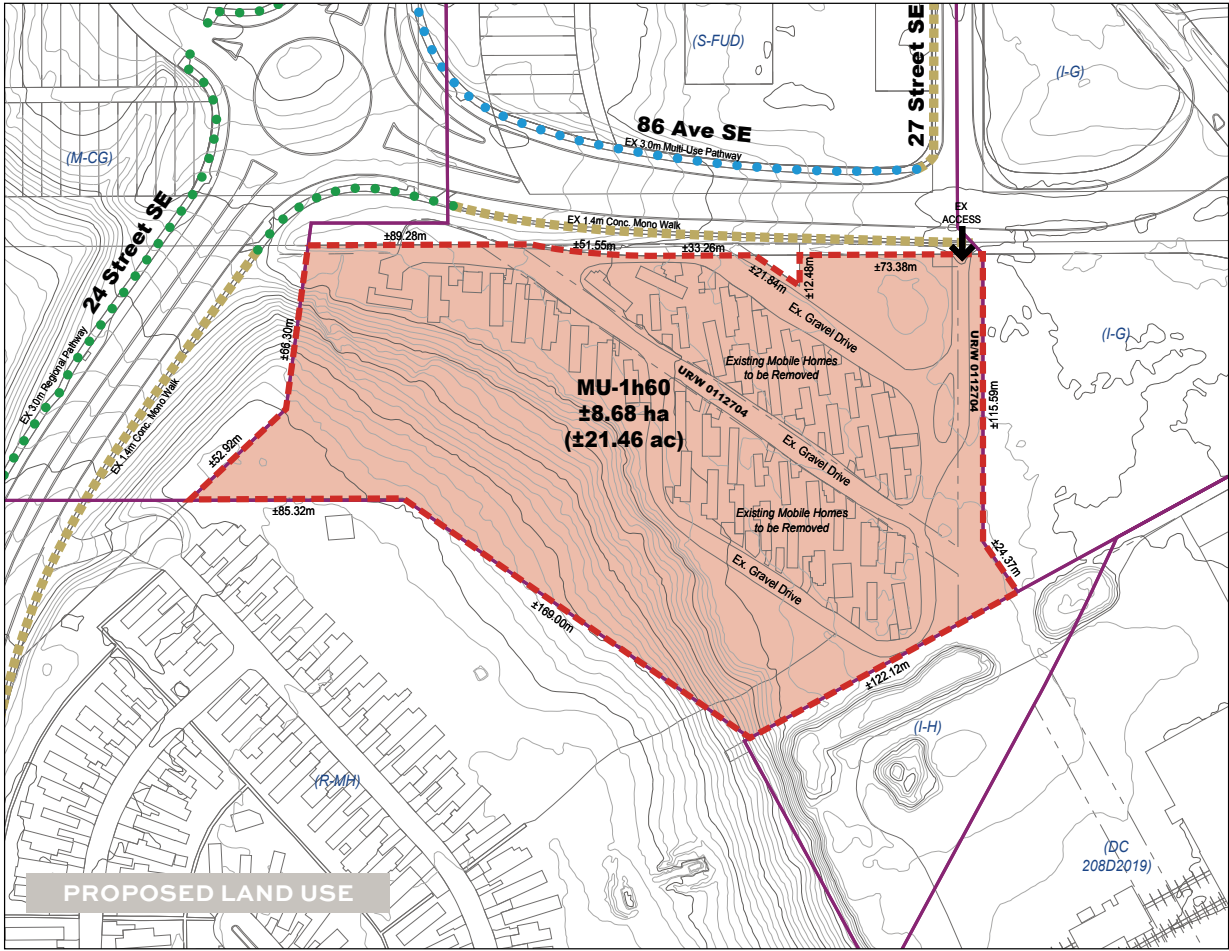


Retail centres such as Deerfoot Meadows, Riverbend Centre and Quarry Park are within easy reach.

CONCEPT PLAN AND PROPOSED LAND USE

The Site has been approved for MU-1 with a FAR of 3.5, allowing for a total approximately 1,190,000 SF in buildable density. There are 2.47 acres, located on the sloped portion of the Site, zoned (S-SPR) District. This will be dedicated future green space to compliment the development.

B&A has conceptualized a plan to rationalize the approved land up to a F.A.R of 2.33 – 2.5 to convey how the Site may develop overtime. With existing development influences, such as the future LRT station, parkways, and high intensity housing, in mind, B&A has rendered a pedestrian-focused design that mixes retail/commercial uses with 812 residential units, comprising of a mix of rowed townhouses and 15-storey towers.



CONCEPT PLAN STATISTICS	
Overall Site Size	10.25 AC
Preserved Green Space	32.4%
Maximum Height	15 Storeys
Ground Floor Commercial	23,500 SF
Second Floor Office	23,500 SF
Total Residential Units	~812 Units
Density	80 upa (195 uph)
Floor Area Ratio	2.33 - 2.5

The Concept Plan Statistics indicate the potential build-out of the site.

DEVELOPMENT CONDITIONS

TOPOGRAPHY

The Site is flat in the northeastern half, with slopes running along the southwestern and west portions of the site. The Site features an escarpment stretching 250m long with portions steeper than 15%.

OGDEN LANDFILL SETBACK

Approximately 15% of the southern portion of the Site is encroached by a setback by the out of commission Ogden landfill. Development within the setback will have to comply with Subdivision and Development Regulation, which prohibits certain uses.

UTILITY RIGHT-OF-WAYS

Existing utility right-of-ways (“ROW”) bisect and run along the north/south boundary of the side in the form of a water main, sanitary main, and overhead powerlines. The proposed development will require the relocation of these ROWs.

SERVICING

WATER

The Site is located within the Ogden Pressure zone which operates at elevations of 1,052 - 1,012m with a pressure reduced datum of 1,082m.

The proposed water servicing for the Site will require a check-valve looped water system and the relocation of an existing 150 millimetre (mm) diameter cast iron watermain be relocated to the east boundary that will connect to the main 250 mm watermain.

SANITARY

A 300mm diameter concrete sanitary main currently bisects the subject Site. The proposed sanitary servicing for the Site will require the current sanitary main be relocated to the east boundary in order to tie in with the existing 300 mm sanitary main under 86 Avenue SE. This will provide adequate capacity for the proposed 812-unit development.

STORMWATER

A two-system approach has been proposed to best manage the drainage at the Site.

- The north site’s stormwater will be discharged into an 600 mm diameter storm trunk located along 86 Avenue SE which outfalls to the Bow River.
- The stormwater servicing for the south site will follow existing overland drainage patterns, which will discharge into a 750 mm diameter storm trunk on 24 Street SE.

SHALLOW UTILITIES

An existing utility right-of-way on the east side of the Site contains overhead power lines that will need to be relocated to accommodate the proposed development and can be used to provide shallow utility servicing to the Site.





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OFFERING PROCESS

Green Line Mixed-Use Site is being offered for sale without a list price. Offers will be considered on a first come, first served basis. Following the execution of the Vendor's form of Confidentiality Agreement ("CA"), the Advisor will provide qualified prospective purchasers with access to detailed information on the Site.

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