



INVESTMENT OPPORTUNITY

glenmore

CANAL LANDS

±93.5 ACRES OF COMMERCIAL DEVELOPMENT
LAND LOCATED IN ROCKY VIEW COUNTY, ALBERTA



Downtown Calgary

Stoney Trail & Glenmore Trail

Stoney Trail SE

201

WESTERN HEADWORKS MAIN CANAL

100 Street SE

Glenmore Trail SE

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale an exceptional land opportunity strategically positioned at the intersection of Glenmore Trail and 100 Street in Rocky View County, Alberta (“Glenmore Canal Lands” and/or the “Site”).

This ±93.5 acre Site offers immediate proximity to Calgary's eastern boundary, is situated within a key industrial node, and offers exceptional visibility and access with prominent frontage to Glenmore Trail.

While the current Area Structure Plan (“ASP”) positions the Site for commercial development, developers will also recognize the Site’s significant potential for industrial. The Site is surrounded by thriving industrial parks—and the current industrial market is incredibly strong—creating a compelling case for an ASP amendment to unlock industrial potential and value.

The Site is being offered for sale unpriced, on a first come, first served basis. The Vendor reserves the right to call for a bid-date with 14 days notice. If you wish to obtain more detailed Site information, please contact the Advisors.

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Investment Highlights



Strategic Location

Located immediately east of the City of Calgary in a thriving industrial node—**exceptionally well-positioned for future growth and development.**



Exceptional Access and Connectivity

Situated on Glenmore Trail in the Glenmore Trail East corridor. Glenmore Trail is the second busiest roadway in Alberta. The Site's location provides unparalleled access and connectivity to the major arterials of Stoney Trail SE (Highway 201) and Deerfoot Trail (Highway 2).



Industrial Market Strength

At a vacancy rate of just 3.1% as of Q1 2026—among the tightest industrial markets in North America—Calgary offers investors an established and fast growing market with significant occupier demand.



Tax Advantage

Rocky View County realty taxes are ~50% lower than the City of Calgary, providing a ~\$1.50 per square foot ("PSF") industrial operating cost advantage. Future users and tenants will be drawn to the Site for its economic advantage, while also having immediate connectivity to Calgary.



Prime Frontage

Approximately 800 metres of linear frontage to Glenmore Trail, offering incredible future opportunities for high exposure retail and/or showcase industrial.



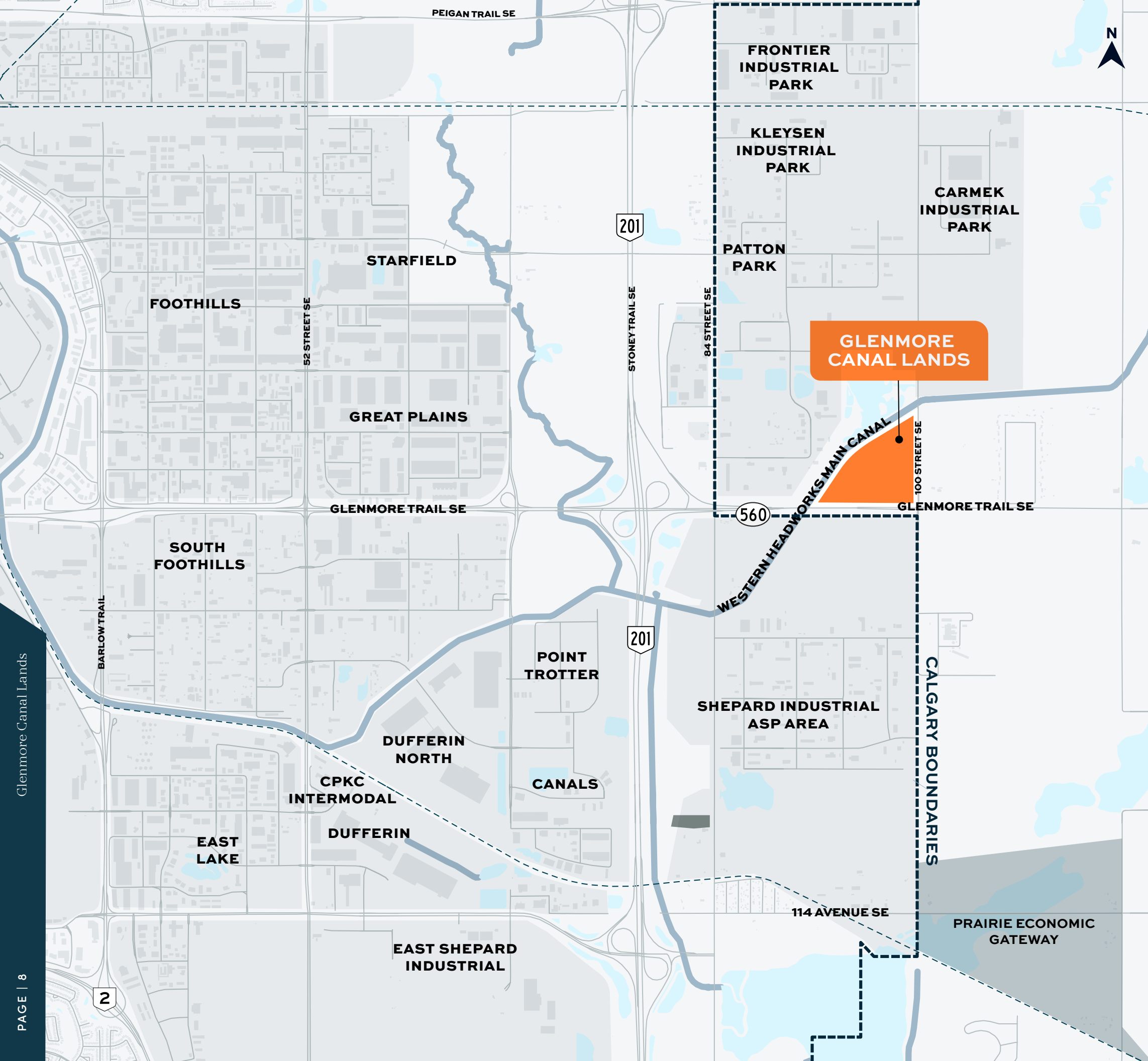
Heavy Power

AltaLink Management and EnMax Power Corporation power lines run along the eastern boundary of the Site, providing the opportunity for a readily available source of heavy power.

Salient Details



Property Address	285110 Glenmore Trail, Rocky View County, Alberta
Legal Description	Plan 1820AM, Block Z
Land Area	± 93.5 Acres
Current Land-Use (Zoning)	A-GEN (Agricultural, General District)
Proposed Use	Commercial Services
Site Improvements	Two single-family homes and agricultural outbuildings
Powerline Rights-of-Way	AltaLink Management and EnMax Power Corporation overhead power transmission lines that run alongside the entirety of the Site's eastern boundary, encumbering 16.3 acres or ~17% of the overall land area.
Canal	The western boundary is bound by the Western Headworks Canal.



Surrounding Industrial Landscape

As shown on the map on the left, industrial is the main activity surrounding the Site—which includes the areas west of Stoney Trail SE. The Site is bounded by Western Headworks Canal to the north, 100 Street SE to the east, and Glenmore Trail SE to the south.

The Site is within a short drive to Calgary's ring road, Stoney Trail SE, providing connections to other highways such as TransCanada Highway (Highway 1) and Deerfoot Trail (Highway 2).

Key Drive Times

- Stoney Trail SE - 2 Minutes
- Highway 1 - 8 Minutes
- Deerfoot Trail - 10 Minutes
- CPKC Intermodal - 12 Minutes
- Downtown Calgary - 18 Minutes
- Calgary International Airport - 23 Minutes

Legend

- Industrial Zoning
- 2 Highway Numbers

Boundaries are approximate

Prairie Economic Gateway

Strategic Location Adjacent to Major Economic Catalyst

The Prairie Economic Gateway is a 2,190-acre rail-serviced industrial development poised to become a premier logistics and economic hub for western North America. Strategically positioned along CPKC's main line between Glenmore Trail and Stoney Trail, this intermunicipal partnership between the City of Calgary and Rocky View County will generate over \$7 billion in economic activity and create more than 30,000 jobs over the next 10 to 12 years.

The Site Benefits:

Located approximately two kilometers northwest of the Prairie Economic Gateway, the Site is positioned to capitalize on significant infrastructure upgrades and the monumental increase in regional economic activity—without bearing the direct development costs. Enhanced transportation connectivity, utility improvements, and proximity to one of western Canada's largest employment hubs create exceptional value and development potential.

This is where opportunity meets infrastructure. Infrastructure upgrades that will directly benefit the Site are:

1. Feedermain

- Proposed feedermain will run alongside the Site's southern boundary.

2. Canal Bridge

- Canal Bridge is planned to be constructed over Western Irrigation District (16m clear span).

3. Roadway Improvement

- Upgrades to Glenmore Trail to accommodate significant increases in vehicular volumes.

4. Interchange

- A major interchange is planned at the intersection of Glenmore Trail and Range Road 283.

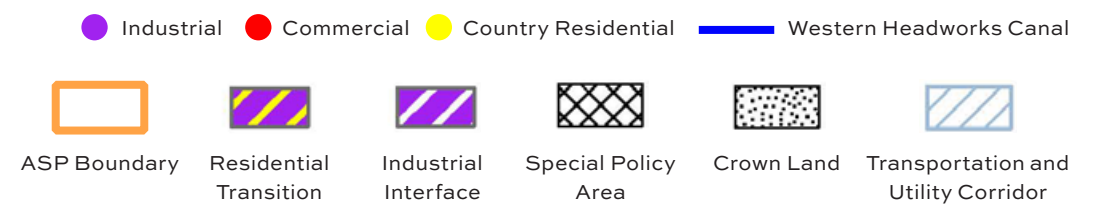
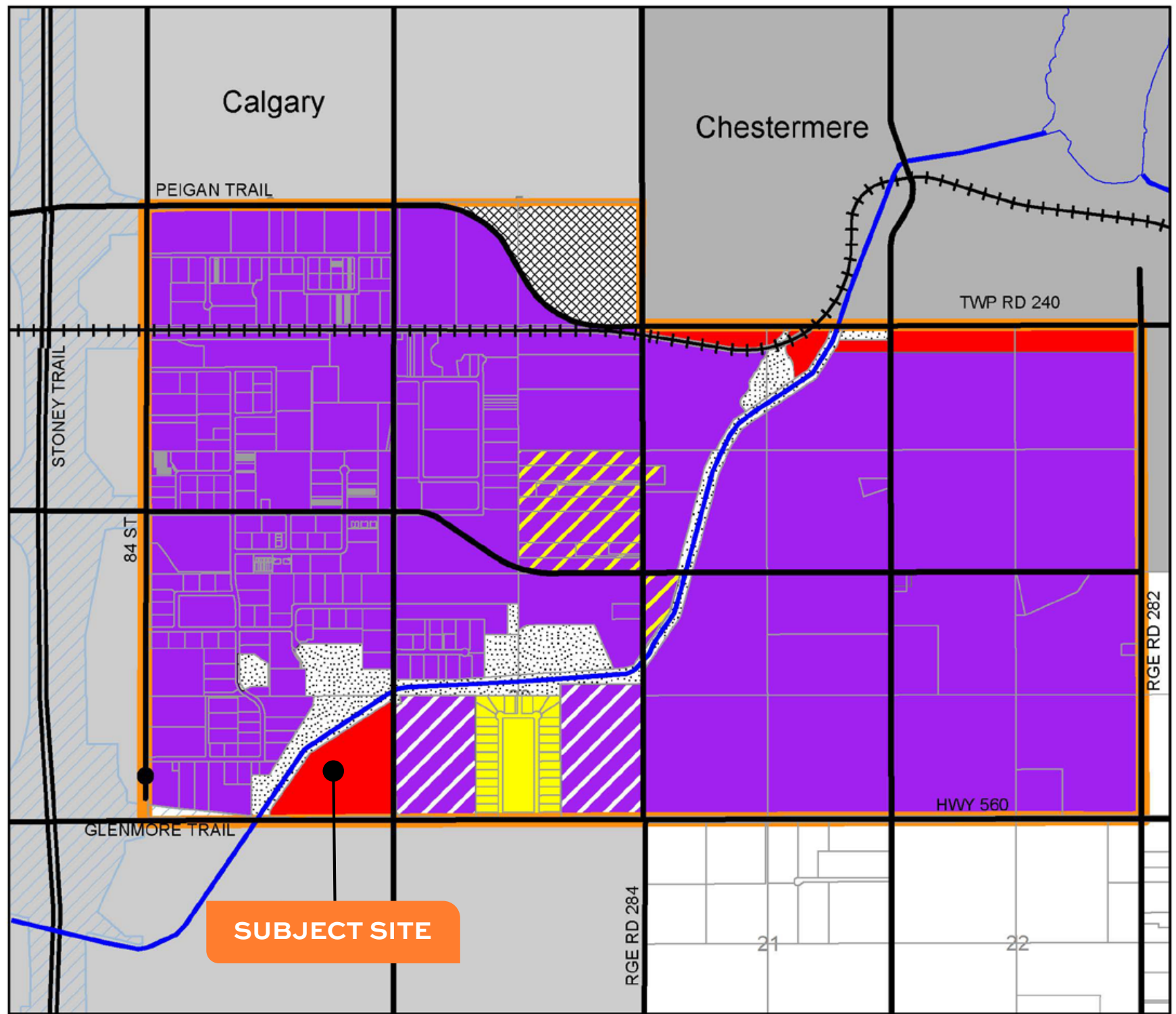


Land Use Strategy

Planning Overview

The Site is situated within the Janet Area Structure Plan. **The predominate development activity within this ASP is industrial.**

The Site, however, is allocated for commercial use and this is envisioned as being moderate to large in size primarily servicing the needs of the regional population. This can include large format retail stores, services, offices, office parks and personal service businesses.



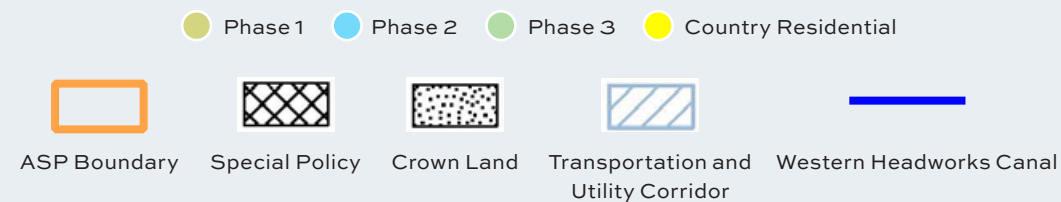
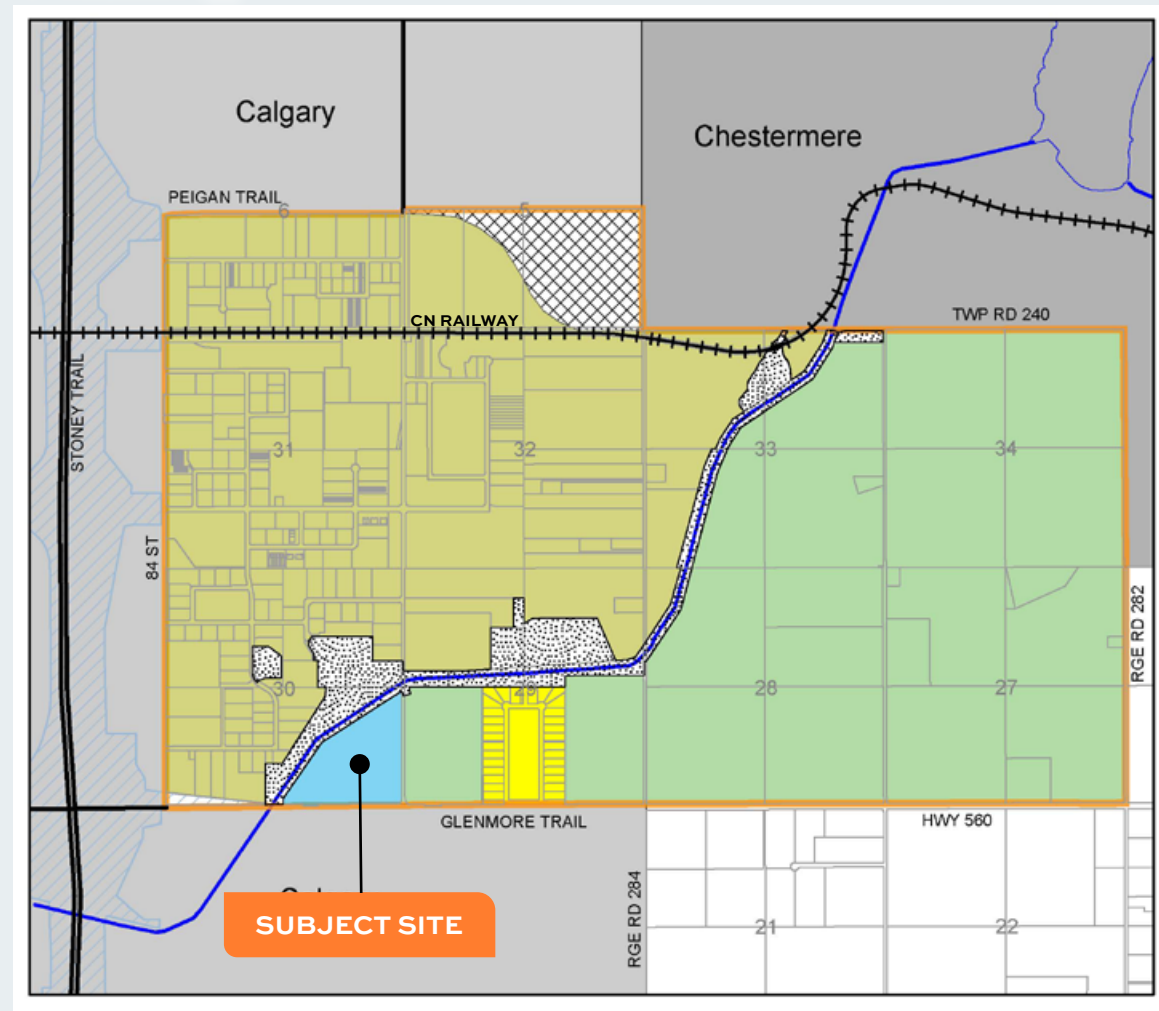
Development Phasing

The ASP indicates how the phasing of development will occur. The Site is allocated as a Phase 2 development area, with industrial areas lying to the north and east being Phase I.

Phase 2 lands are lands that may proceed with development, subject to the policies of the ASP.

A Local Plan is required to support Site specific development.

Phasing



Wetland Assessment

In November 2024, a Wetland Assessment was completed by CIMA. This assessment confirmed a series of 14 wetlands totalling 29.10 acres.

To develop all the areas indicated in the CIMA report below, wetland replacement fees are estimated at \$703,000.



	Legend Project_Site Temporary Marsh Seasonal Marsh Culvert LSD Division	Client: TESTER LANDS Project: 285110 GLENMORE TRAIL S.E. S-30-23-28 W4M Title: WETLANDS AND WATERBODIES Image Source: ESRI Basemap	Date: 10-03-2024 Project No.: Z0012965 Drawn: JLP Scale: 1:5,000 FIGURE 1
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Offering Process

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