

FOR SALE

60-80 WHEATLAND TRAIL  
STRATHMORE, ALBERTA



green  
maple estates

SHOVEL-READY DEVELOPMENT  
OPPORTUNITY





GREEN MAPLE ESTATES

# The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale **Green Maple Estates**—an 18.35-acre strategically planned subdivision (“Green Maple Estates” and/or the “Site”) located in Strathmore, Alberta.

The Site has been meticulously designed to deliver a comprehensive blend of diverse residential housing and commercial that addresses market demand for affordable housing and service retail. The master plan strategically subdivides the Site into distinct zoning parcels, accommodating the following product mix:

- Townhouses, duplexes, and multi-family residential
- A 95-unit multi-family residential component featuring golf course frontage
- A 79-unit seniors/assisted living facility
- Neighbourhood commercial retail

Green Maple Estates occupies a prime location with linear frontage to Wheatland Trail. The Strathmore Golf Club runs parallel to the Site’s western boundary, and the canal bounds the southern boundary, providing residents and businesses with exceptional access to both urban conveniences and natural surroundings.

The Site benefits from proximity to essential educational institutions and amenities, all within comfortable walking distance. Additionally, the Site offers direct connectivity to downtown Strathmore and major transportation corridors, ensuring seamless mobility for residents and visitors.

The Site will be delivered fully serviced and subdivided, with an anticipated completion in Q4-26. **Lots can be purchased on single or cluster basis.** Additionally, if a purchaser is interested in acquiring the entire Site in advance of services being delivered, the Vendor is willing to entertain an offer on an as is, where is, basis.

## Investment Highlights

### → No Development Risk

All municipal planning approvals are secured, and all infrastructure planned commencement will be in place by Q4-26, ensuring commencement of vertical development as early as next year.

### → Planning Mix

Planning calls for a mix of housing, targeting affordable buyers and/or renters in addition to service retail.

### → Strong Market Fundamentals

Strathmore has maintained a low rental vacancy rate, with 1.8% in October 2025. Average rental rates have demonstrated consistent upward momentum in response to constrained supply. Between October 2024 and October 2025, the total average asking rent increased by \$50 per unit.

### → Strategic Location

Located within the core of Strathmore provides all the benefits of town services and amenities.

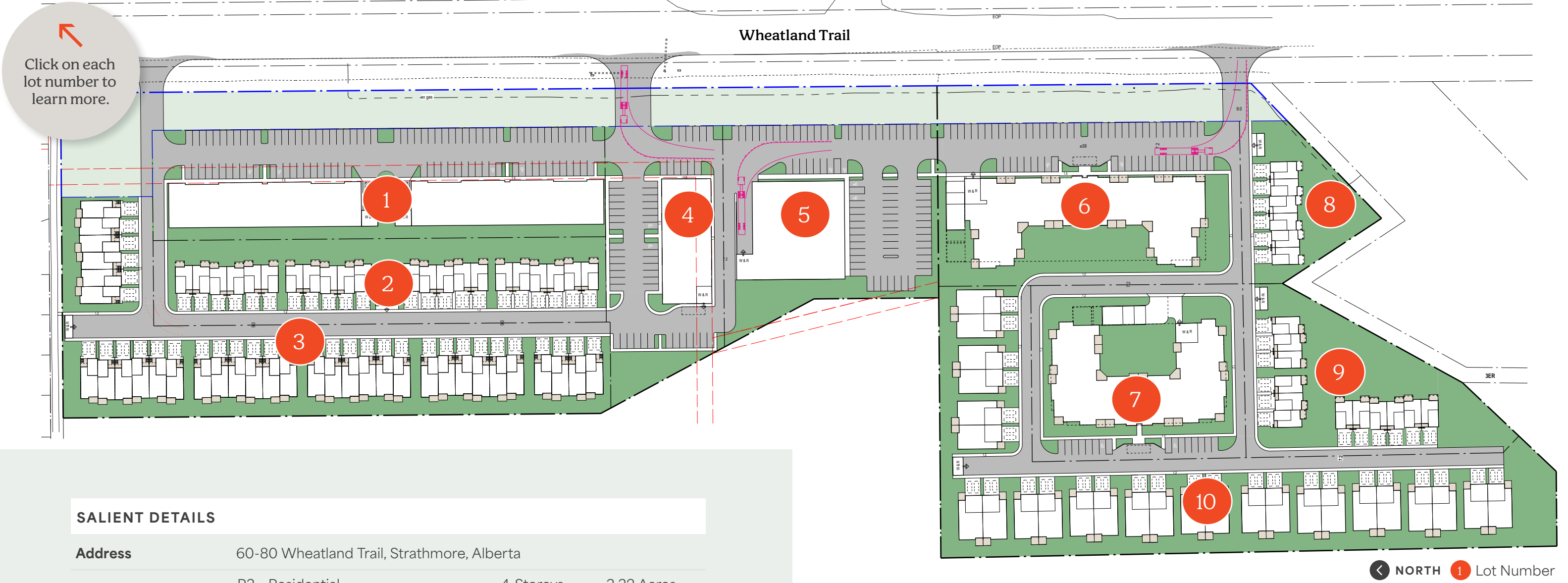
### → Stunning Natural Features

Adjacent to the Strathmore golf course, providing a park-like setting, and also the canal running alongside the southern boundary.





# Salient Details & Site Plan



## SALIENT DETAILS

<b>Address</b>	60-80 Wheatland Trail, Strathmore, Alberta		
<b>Land Use Summary</b>	R3 - Residential	4-Storeys	3.32 Acres
	R2X - Residential	3-Storeys	8.47 Acres
	C1 - Neighbourhood Commercial	N/A	4.56 Acres
	MR (Municipal Reserve)	N/A	1.99 Acres
	<b>Total:</b>	<b>18.35 Acres</b>	
<b>Land-Use and Planning</b>	Civil, grading, environmental, geotechnical, and TIA planning completed. The Town of Strathmore approved the land use and subdivision framework, with formal approvals achieved in April 2026.		
<b>Servicing</b>	Servicing capacity confirmed at Brent Boulevard & Wheatland Trail.		

## Transportation

A Transportation Impact Assessment (TIA) was completed in support of this Plan to assess the anticipated impacts to the surrounding municipal and provincial road network. The conclusions of this report indicate the existing local and regional road network has capacity to accommodate the increased traffic associated with this proposed development.



# Site Location

\*Approximate boundaries

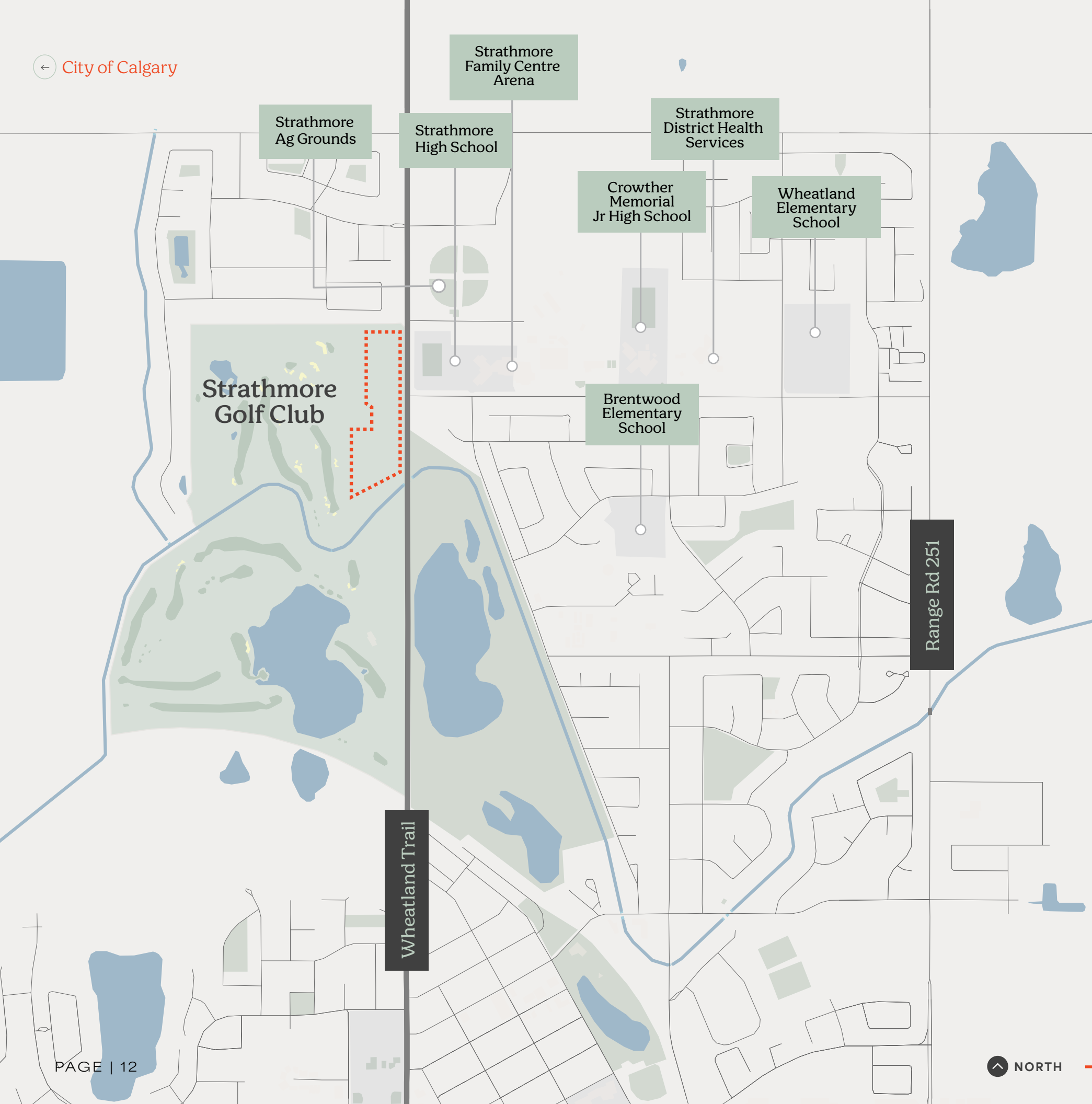




# Site Rendering

  
The Site will be subdivided into 10 lots with a mix of residential and commercial uses, and municipal reserve.





# Location Highlights

## Drive Times to Major Landmarks

- Town of Chestermere - 27 Minutes
- Calgary International Airport - 44 Minutes
- Downtown Calgary - 48 Minutes
- City of Airdrie - 49 Minutes

## Retail Amenities within a 10-Minute Drive

- 7-11 Convenience Store
- A&W
- Best Western
- Boston Pizza
- Canadian Tire
- Dairy Queen
- Edo Japan
- Enterprise Square
- Kal-Tire
- KFC
- No Frill's
- Papa John's Pizza
- Petro-Canada
- Real Canadian Superstore
- Subway
- Tim Horton's
- Travelodge
- Walmart Supercentre

## Other Amenities within the Town of Strathmore

- Crowther Memorial Junior High School
- Elmer & Phyllis Gray Park
- Kinsmen Park
- Lawrence Hilton Memorial Park
- Nathan Haase Memorial Park
- Parkwood Park
- Strathmore Aquatic Centre
- Strathmore Curling Centre
- Strathmore District Health Services
- Strathmore Family Centre
- Strathmore Golf Club
- Strathmore High School
- Wheatland Elementary School



# Surrounding Amenities

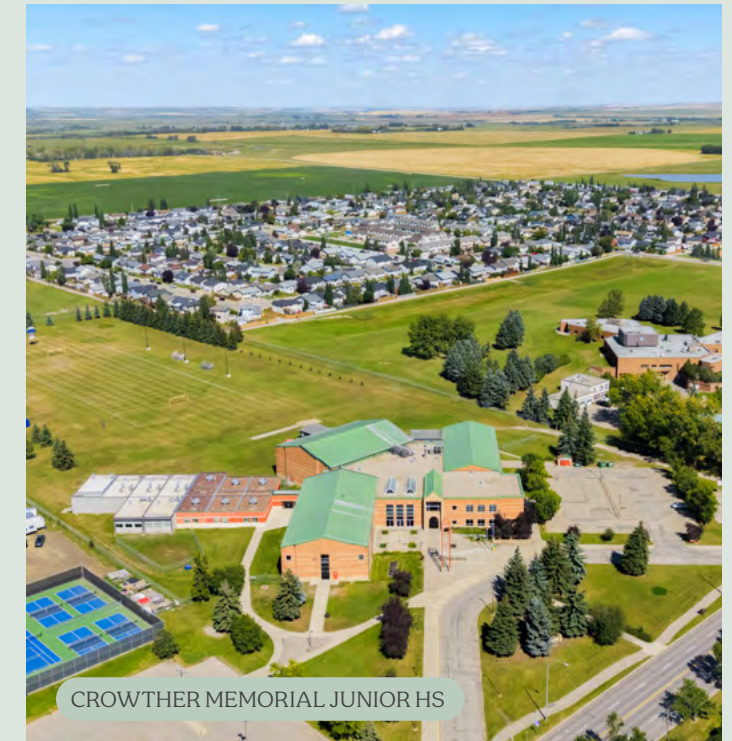
Amenities adjacent to Green Maple Estates



CRYSTAL RIDGE LANDING & ESSO



TRACK AND FIELD & RINK



CROWTHER MEMORIAL JUNIOR HS



STRATHMORE HIGH SCHOOL



STRATHMORE HOSPITAL



AG GROUND BALL DIAMONDS

# Major Economic Activity

Within Wheatland County



Photo Credit: De Havilland Field CONCEPTUAL RENDERING ONLY

## 1 De Havilland Field

De Havilland Field is developing a state-of-the-art aircraft production campus that will create 1,500 jobs. The facility will handle assembly, manufacturing, and maintenance for aircraft like the CL-515 water bomber and Twin Otter, with over two dozen orders already secured. A nearby residential community is also being developed to provide housing for employees.

Investment	TBD
Sector	Industrial
Job Creation	500
Completion	2028

## 2 Phytokana Ingredients Foods Protein Processing Facility

Phytokana Ingredients is developing a \$225 million protein processing facility in Strathmore, Alberta, focused on faba beans. While construction has not yet started, the company is finalizing its last round of equity financing. As of May 2026, Phytokana has secured approximately CA\$450 million in long-term offtake agreements, with construction expected to take 13 months once initiated.

Investment	\$225M
Sector	Industrial
Job Creation	200-300
Completion	TBD

## 3 USG Corp/CGC Inc's Wall-board Manufacturing Plant

CGC Inc (USG Corp's Canadian division) is building a state-of-the-art wallboard manufacturing plant in Wheatland County to better meet the needs of its Western client base.

The development is anticipated to start construction in 2023/2024 and will create 200 construction jobs in the short term and 100 manufacturing jobs in the long term.

Investment	\$210M
Sector	Industrial
Job Creation	80
Completion	2026

## 4 East Strathmore Solar Project

An investment in Alberta's renewable energy sector, this completed development project east of Strathmore produces 20 megawatts of energy and helps generate \$5.87 million in annual tax revenues.

Investment	\$33.8M
Sector	Power
Job Creation	TBD
Completion	2022



## Lot Summaries

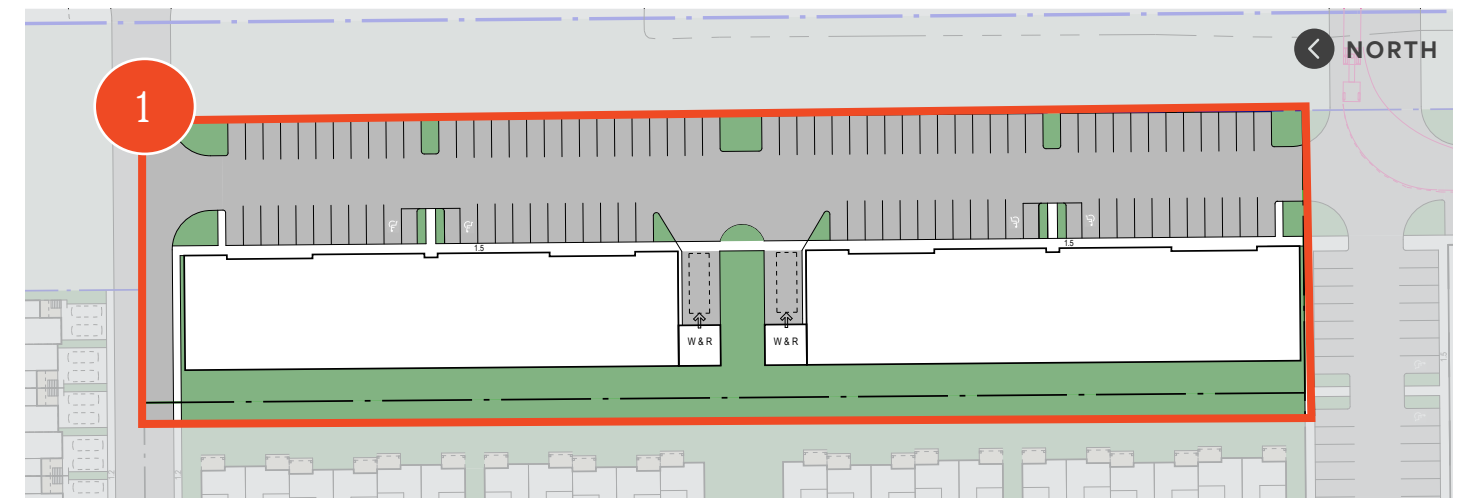
The development comprises 10 saleable lots with a mix of residential and commercial uses, and two municipal reserve lots.



### GREEN MAPLE ESTATES

## Lot 1: Commercial

LOT 1 DETAILS	
<b>Zoning</b>	C1: Neighbourhood Commercial
<b>Building</b>	Single-Storey Commercial
<b>Lot Area</b>	1.91 acres



LOT 1 - FACING WEST



LOT 1 - FACING EAST



# Lot 2: 3-Storey Townhouse

LOT 2 DETAILS	
Zoning	R-2X Medium Density Residential
Building	Attached - 3 Storeys
Lot Area	1.48 acres
Density	16 units/acre
Number of Units	23
Parking	3 spaces/unit





# Lot 3: 2-Storey Townhouse

LOT 3 DETAILS			
<b>Zoning</b>	R-2X Medium Density Residential	<b>Number of Units</b>	34
<b>Building</b>	Attached - 3 Storeys	<b>Parking</b>	3 spaces/unit
<b>Lot Area</b>	2.37 acres	<b>Landscaping</b>	Approving authority
<b>Density</b>	14 units/acre		



LOT 3 - FACING NORTH



LOT 3 - FACING SOUTHWEST



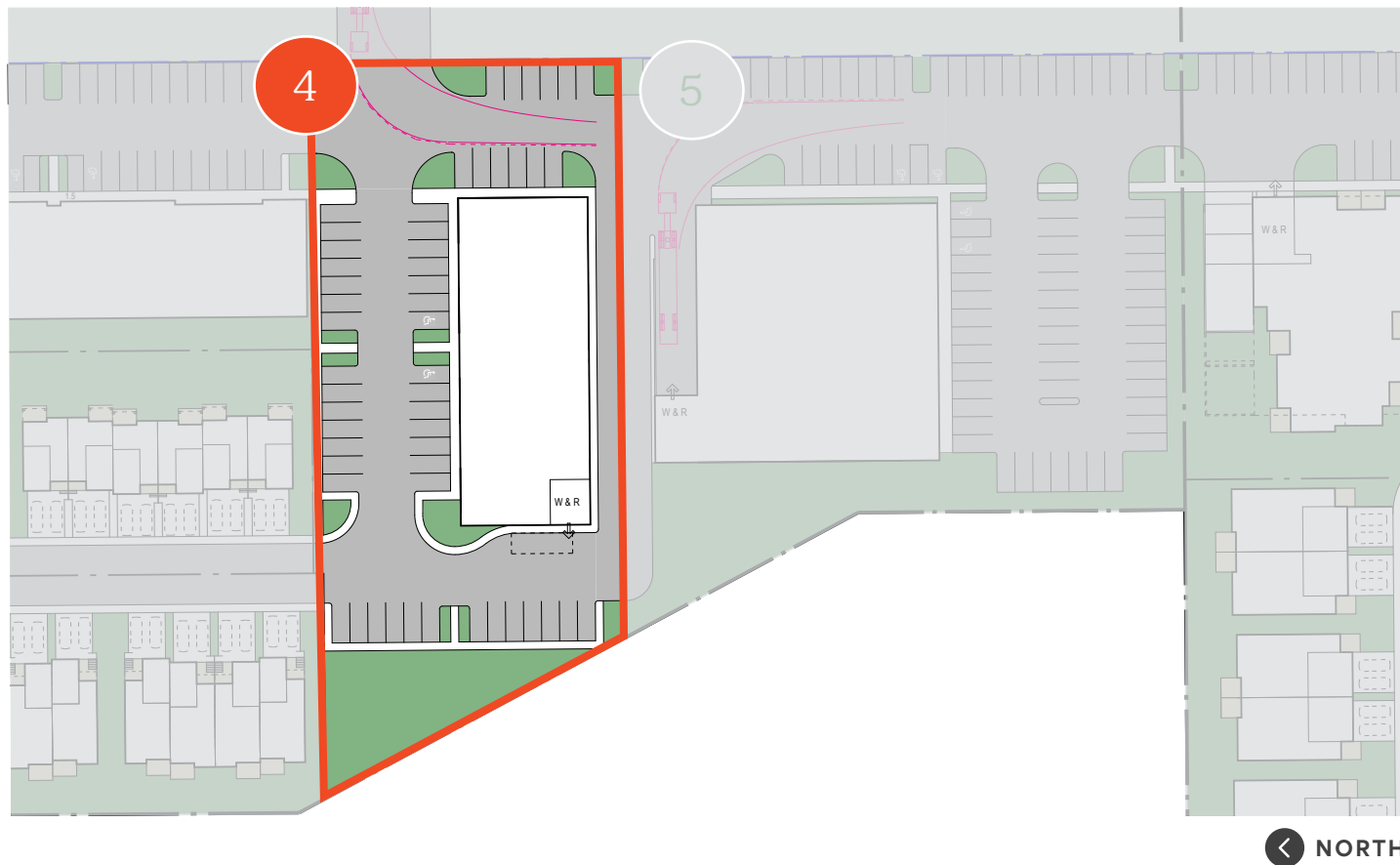
## Lot 4: Commercial

LOT 4 DETAILS	
<b>Zoning</b>	C1 - Neighbourhood Commercial
<b>Building</b>	Single-Storey Commercial
<b>Lot Area</b>	1.13 acres
<b>Parking</b>	Provided: 53 Spaces

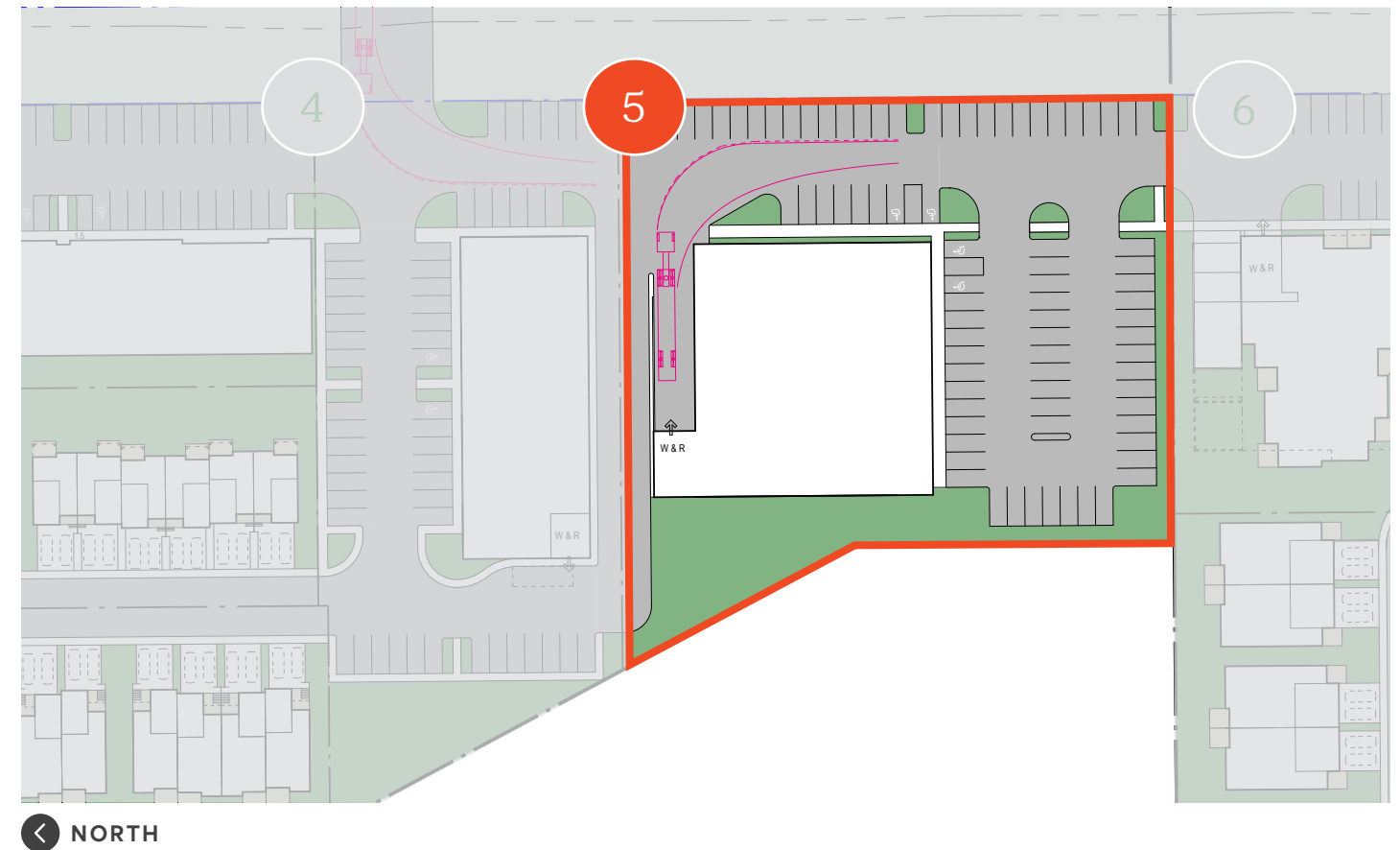


## Lot 5: Commercial

LOT 5 DETAILS	
<b>Zoning</b>	C1 - Neighbourhood Commercial
<b>Building</b>	Single-Storey Commercial
<b>Lot Area</b>	1.51 acres
<b>Parking</b>	Provided: 53 Spaces



← NORTH



← NORTH



# Lot 6: Continued Care

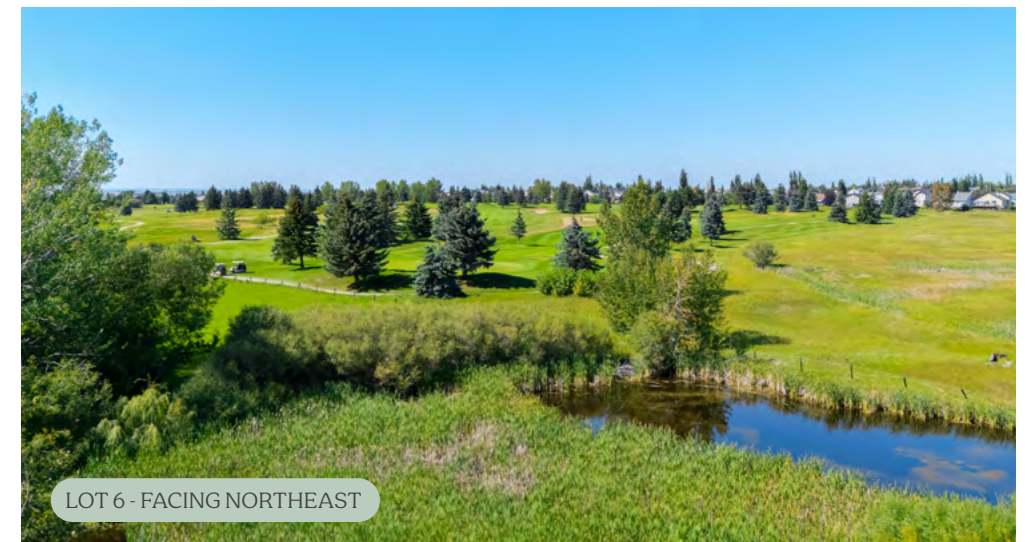
LOT 6 DETAILS	
<b>Zoning</b>	DC - Referencing R3 High Density Residential
<b>Building</b>	Apartments - 4 Storeys
<b>Total Units</b>	95 Residential Units
<b>Lot Area</b>	1.89 acres
<b>Density</b>	50 units/acre
<b>Parking</b>	Required: 134 spaces
	Provided:
	<ul style="list-style-type: none"> <li>• Underground = 80</li> <li>• Surface = 59</li> </ul> Basement: ±80 parking spaces



LOT 6 - FACING EAST



LOT 6 - FACING SOUTHEAST



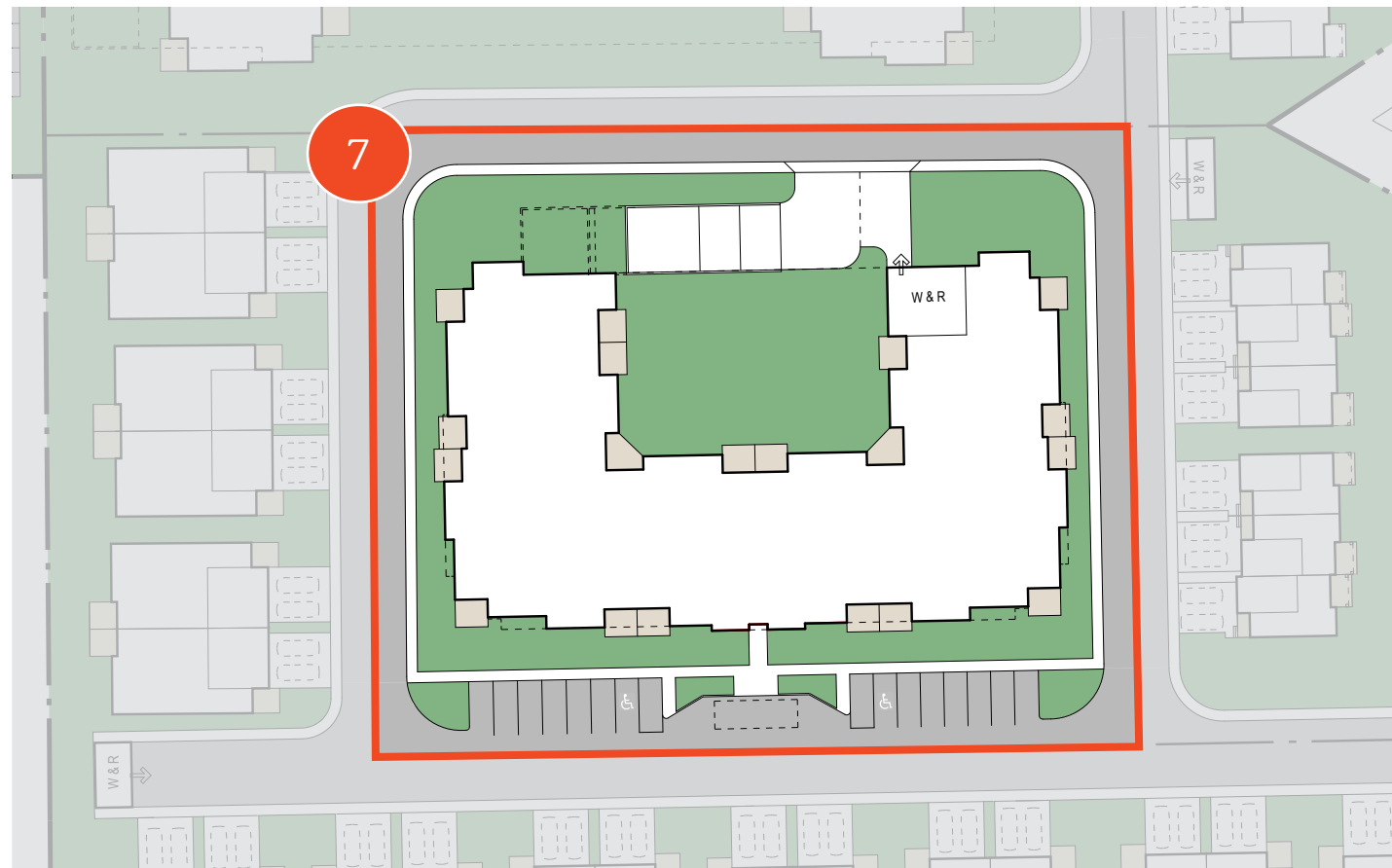
LOT 6 - FACING NORTHEAST



# Lot 7: Assisted Living

## LOT 7 DETAILS

<b>Zoning</b>	DC - Referencing R3 High Density Residential	
<b>Building</b>	Apartments - 4 Storeys	
<b>Total Units</b>	79 Residential Units	
<b>Lot Area</b>	1.43 acres	
<b>Density</b>	55 units/acre	
<b>Parking</b>	Provided: Underground = 78 Surface = 14	Basement: +78 parking spaces



LOT 7 - FACING SOUTH



LOT 7 - FACING SOUTHEAST



# Lot 8: 3-Storey Townhouse

## LOT 8 DETAILS

<b>Zoning</b>	R-2X Medium Density Residential
<b>Building</b>	Apartments - 3 Storeys
<b>Lot Area</b>	0.58 acres
<b>Density</b>	10 units/acre
<b>Number of Units</b>	6
<b>Parking</b>	3 spaces/unit
<b>Landscaping</b>	Approving authority



LOT 8 - FACING SOUTHEAST



LOT 8 - FACING SOUTHWEST



LOT 8 - FACING NORTHEAST



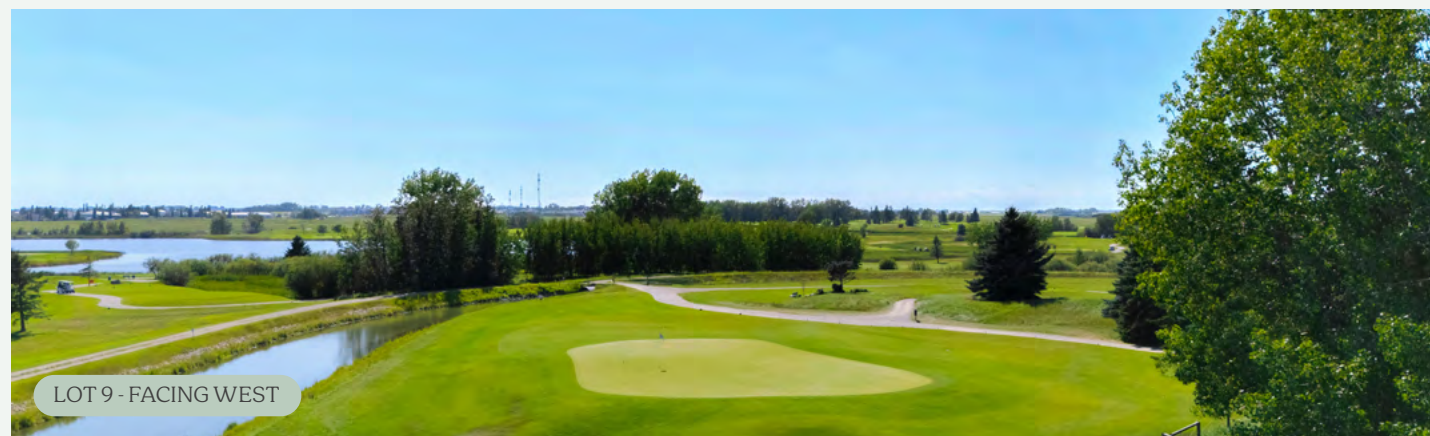
# Lot 9: 3-Storey Townhouse

## LOT 9 DETAILS

<b>Zoning</b>	R-2X Medium Density Residential
<b>Building</b>	Apartments - 3 Storeys
<b>Lot Area</b>	1.18 acres
<b>Density</b>	10 units/acre
<b>Number of Units</b>	12
<b>Parking</b>	3 spaces/unit



LOT 9 - FACING SOUTHEAST



LOT 9 - FACING WEST





# Lot 10: Duplex

LOT 10 DETAILS	
Zoning	R-2X Medium Density Residential
Building	Apartments - 3 Storeys
Lot Area	2.86 acres
Density	9 units/acre
Number of Units	26
Parking	4 spaces/unit



← NORTH



LOT 10 - FACING WEST

60-80 WHEATLAND TRAIL  
STRATHMORE, ALBERTA

FOR SALE



## Offering Process

The Site is being offered for sale without an asking price. The Vendor is prepared to consider an offer to purchase on the entire Site in as is condition. Please contact the Advisor for pricing guidance. The Site is being offered for sale on a first-come, first-served basis.

If you wish to obtain more detailed Site information, please contact the Advisors:

**Ryan Murphy**

Vice President  
(403) 456 - 5582

[RyanJ.Murphy@jll.com](mailto:RyanJ.Murphy@jll.com)

**Casey Stuart**

Executive Vice President  
(403) 456 - 3247

[Casey.Stuart@jll.com](mailto:Casey.Stuart@jll.com)

## JLL Capital Markets

Bankers Hall East, Suite 3900, 855 - 2nd Street SW  
Calgary, AB T2P 4J8 [jll.ca](http://jll.ca)

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