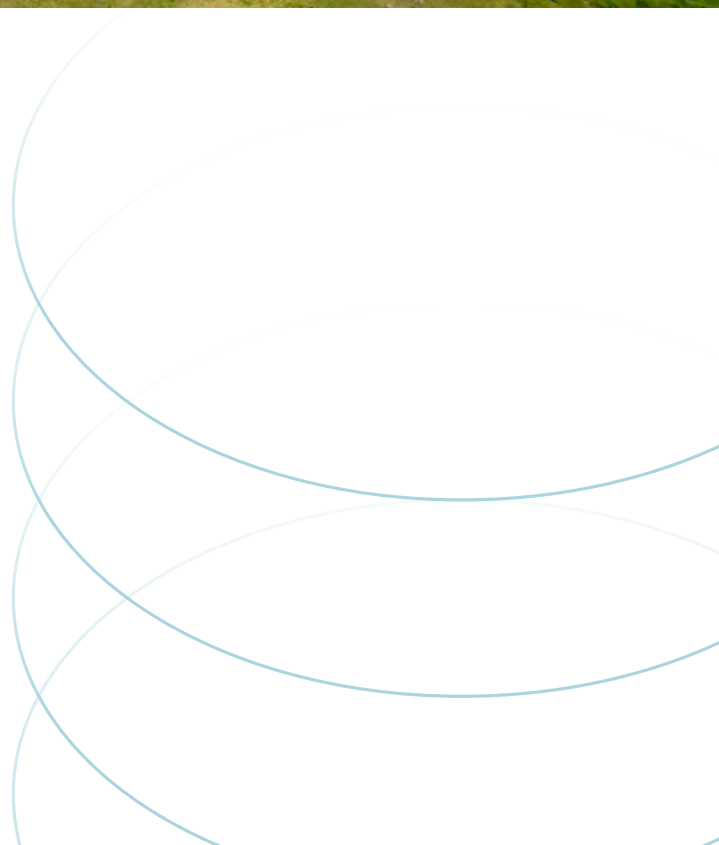
 **JLL** SEE A BRIGHTER WAY

For Sale

Harmony 40 Lands

160 Acres of Future Development
Land in Rocky View County, AB











Investment Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale the **Harmony 40 Lands: ±160 acres of future residential development land** situated in the southeast quadrant of Calgary (“Harmony 40 Lands” and/or the “Site”).

The Site is uniquely positioned in the Springbank area, nestled in the scenic foothills, just west of Calgary. The Site occupies a prime position for future development potential being directly adjacent to Harmony—a master planned community of over 1,700 acres.

This coveted area is on the verge of major transformation, with major residential, retail and infrastructure projects underway. Available for purchase is an exceptionally rare opportunity to acquire a future residential development site of scale or a holding property with upside potential within a rapidly developing node.

Salient Details

 Address	250256 RGE RD 40 Rocky View County, AB
 Legal Address	NW ¼ Sec. 6 – 25 – 3 – 5
 Size	160 Acres
 Land Use	A-GEN - Agricultural, General District
 Topography	Generally flat
 Asking Price	Market



Investment Highlights

- Prime location for future residential development, being adjacent to the Harmony development
- Servicing potential given adjacency to Harmony
- Major infrastructure improvement to the Highway 1/ Range Road 33, enhancing circulation for vehicular traffic
- Proximal to a new multi-phase, 309-acre mixed-use project anchored by a 170,000 square feet (“SF”) Costco
- Unobstructed views of the Rocky Mountains

South View



Southwest View



West View



North View



Location Highlights

Driving Distances

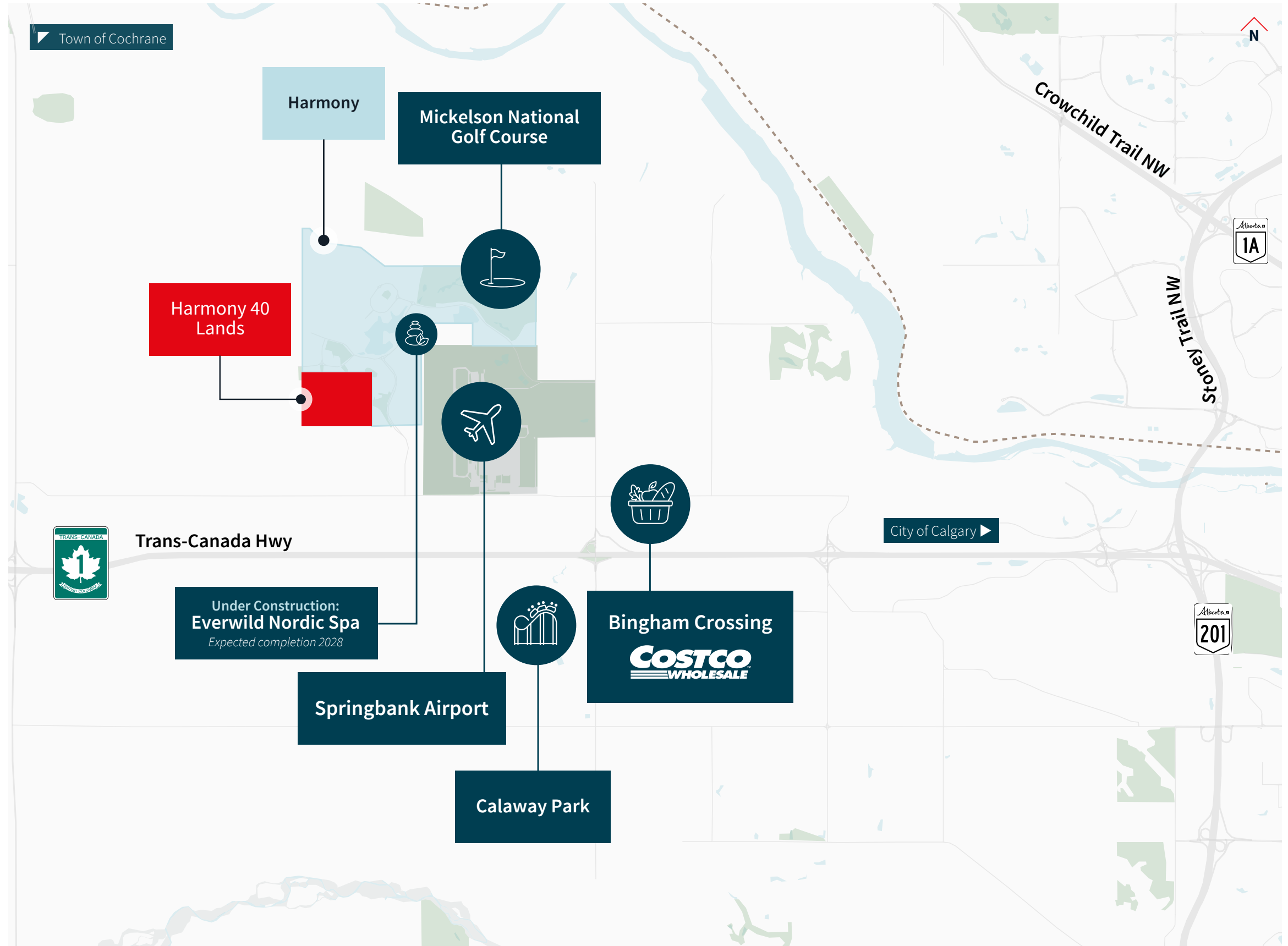
- **Town of Cochrane:** 21 Minutes
- **Downtown Calgary:** 32 Minutes
- **Calgary International Airport:** 35 Minutes

Harmony is a 1,700-acre master planned community by Qualico Communities and Bordeaux Developments. Harmony includes world-class amenities, such as Phil Mickelson's first-ever signature National Golf Club in Canada, its own water filtration plant, and views of the Rocky Mountains.



BINGHAM CROSSING

Bingham Crossing is a multi-phase 309 acre mixed use project anchored by a 170,000 SF Costco. Preleasing is underway for the first phase of retail, estimated to be 270,000 SF of gross leasable area plus Costco.



Offering Process

Free and Clear Offering:

The Site is being offered on a free and clear basis.

Submission Guidelines:

Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Site to be acquired. The LOI should outline the terms for the purchaser of the Site contemplated and should include, at a minimum, the information and items described below:

- Purchase Price;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any LOIs for the Site. The Vendor reserves the right to set a bid date in the future, which will be communicated by the Advisor with fourteen (14) days advance notice.

For more information, please contact the Advisors:

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