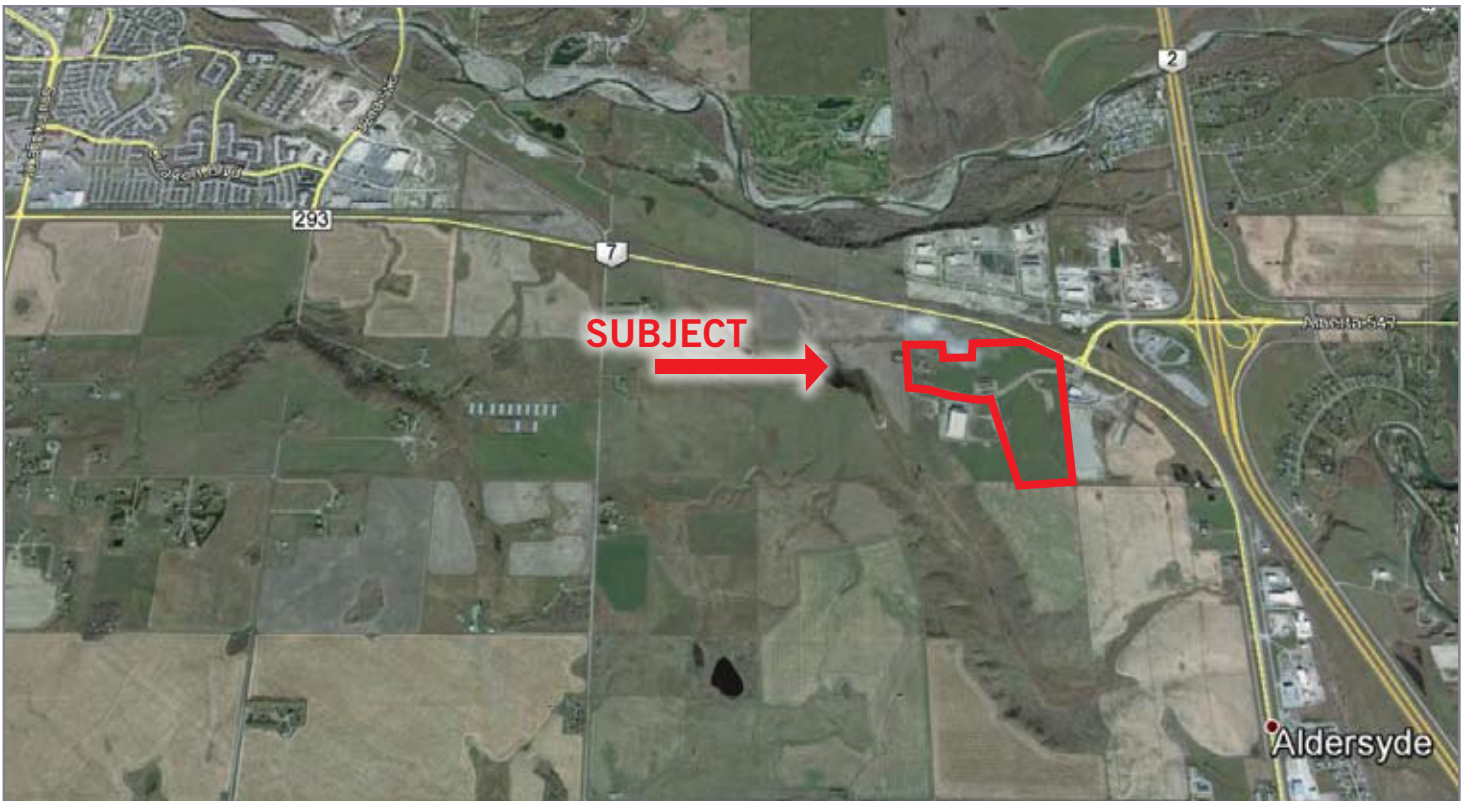


DEVELOPMENT LAND IN ALDERSYDE, AB

EXECUTIVE SUMMARY

89.41 Acres Industrial Land
Aldersyde, AB



PROPERTY

Aldersyde Junction, is a 89.41 acre commercial development with the potential for both industrial and commercial use, located in Aldersyde AB. The property currently has an accepted Area Concept Plan, with the Land Use Application submitted. Land Use is expected to have approvals in 2015.

Highlights of the land include:

- **Excellent access**
- **Highway exposure** along Highway 2
- A **controlled intersection** at Highway 7 and 2A.
- The property is located just 3 Km east of Okotoks, and is adjacent to new Foothills/Okotoks sports Fieldhouse.

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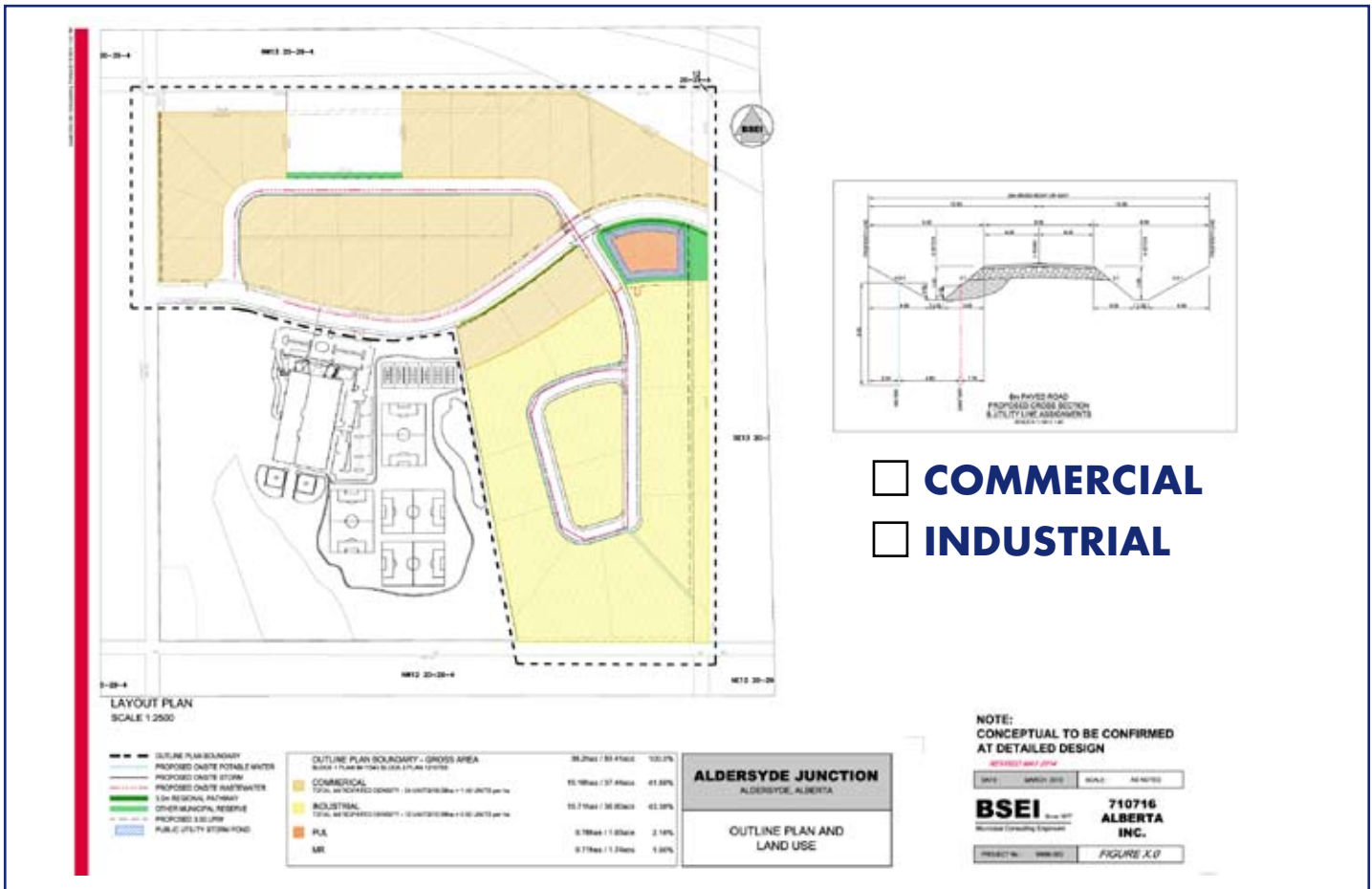
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DEVELOPMENT LAND IN ALDERSYDE, AB

EXECUTIVE SUMMARY

89.41 Acres Industrial Land
Aldersyde, AB



PROPERTY OVERVIEW

Address: Aldersyde Junction Block 1 Plan 9411543
Block 2 Plan 1210783

Access: High Visibility Highway 2
Controlled Intersection at Highway 7 and 2A.
Secondary Access from 64th St. Twinning of Highway 7 considered

Land Use: Land Use Application for Commercial /Industrial Zoning. Approved Area Concept Plan. Within Phase 1 of MD's H2AI Area Structure Plan (H2AISP). Identified by MD as focus for Commercial/Industrial Corridor.

Area: 89.41 Acres (2 blocks of land)

Services:

Water - to the Property Municipal Water Master Plan Completed.

Cost - Sharing Agreement with MD on water line.

Sanitary - Initial Septic pump out. Application in progress to run sanitary line to service H2AISP area. Anticipated completion by 2015/16

Storm water - On-site storm water required

Municipal Reserve - Majority of reserve dedication completed. Only 2.7 acres of dedication Remaining (3% of gross)



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