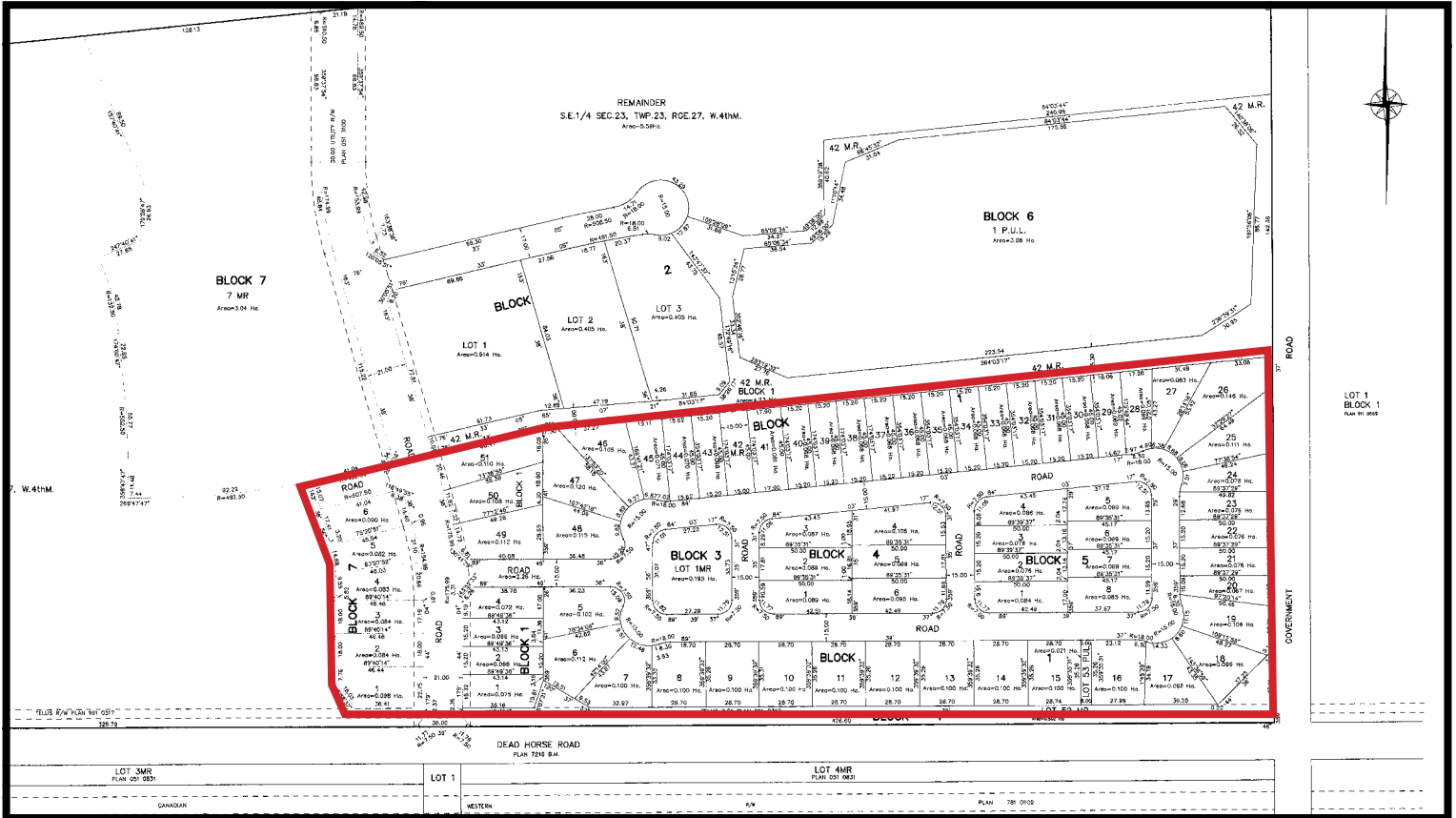


FOR SALE

80 Acre Residential Development Land

Langdon Meadows, Alberta



HIGHLIGHTS

- Great opportunity for builders and investors to purchase a significant parcel of land in Langdon
- All services are to site along with all permits from the County of Rocky View
- Opposite Boulder Creek Golf Course
- Located in the SE of Landon, west of the 787 Highway and south of Glenmore Trail approx 12 km east of Calgary

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PROPERTY DESCRIPTION

- Legal Description:** Affecting Portion SE 1/4, Sec 23, Twp 23, Rge 27, W4 within the SE1/4, Sec 23, Twp 23, Rge 27, W4
- Zoning:** Approved for 175 units
-140 Single family units
-35 Multi family units
- Jurisdiction:** County of Rocky View
- Langdon Area:** Population (2006) 2,595, Langdon School, Boulder Creek Golf Course
- Topography:** No topography or ground work completed.
- Reports Available:** Environmental Ltd 1 & 2
Geological survey
Transport Assessment
Storm Water Assessment
- Sale Price:** \$9,500,000 + GST



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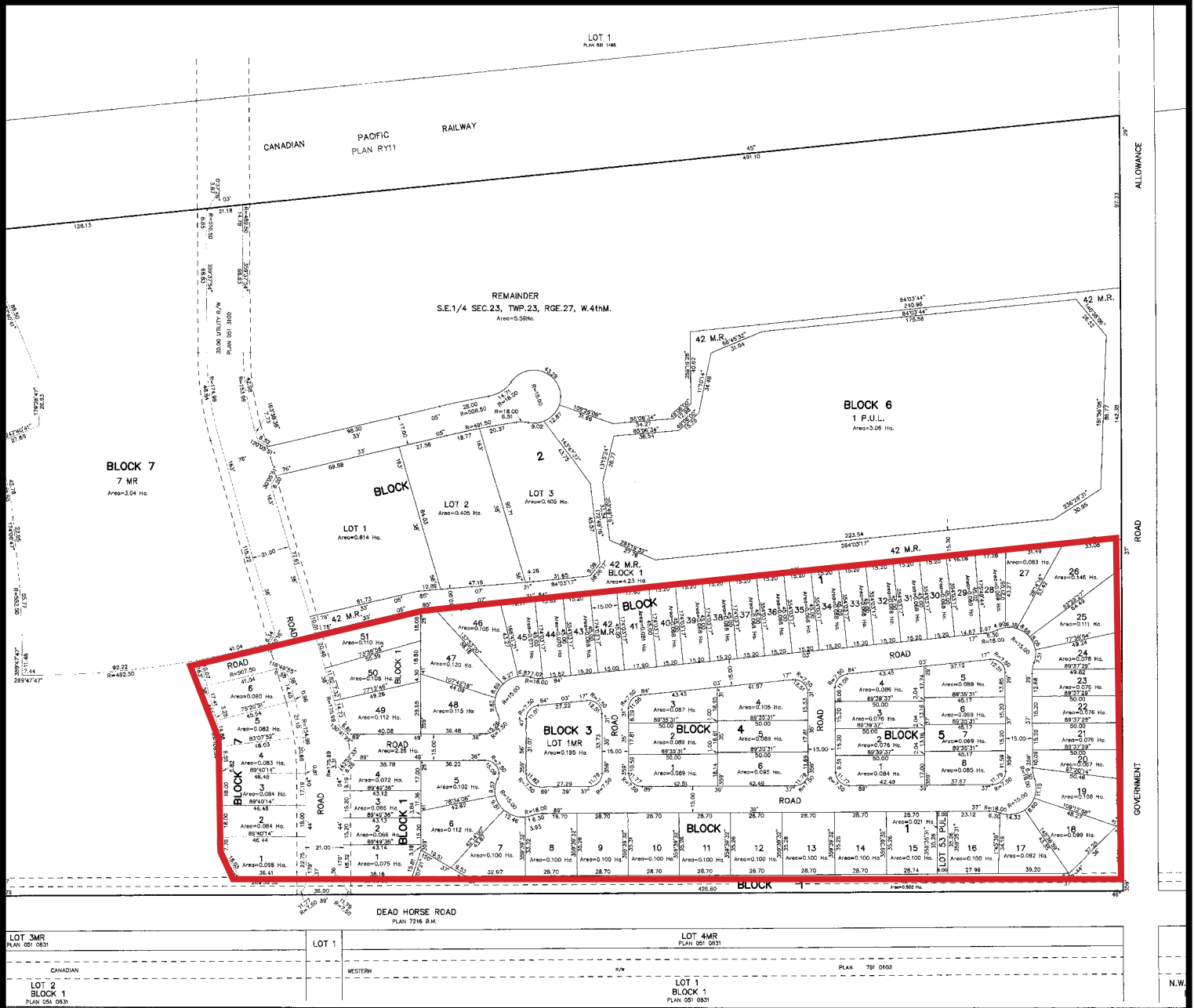
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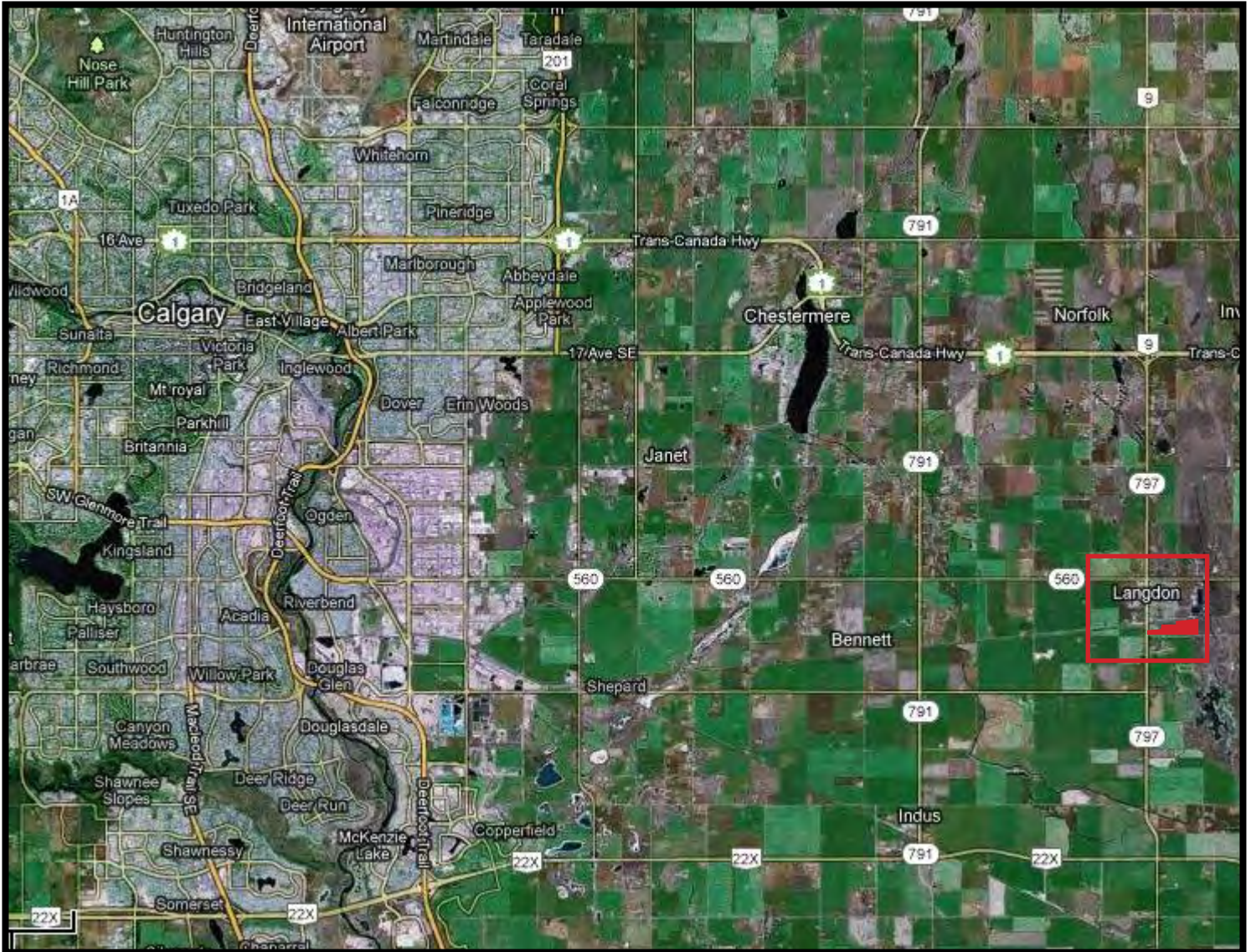
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LOCATION MAP



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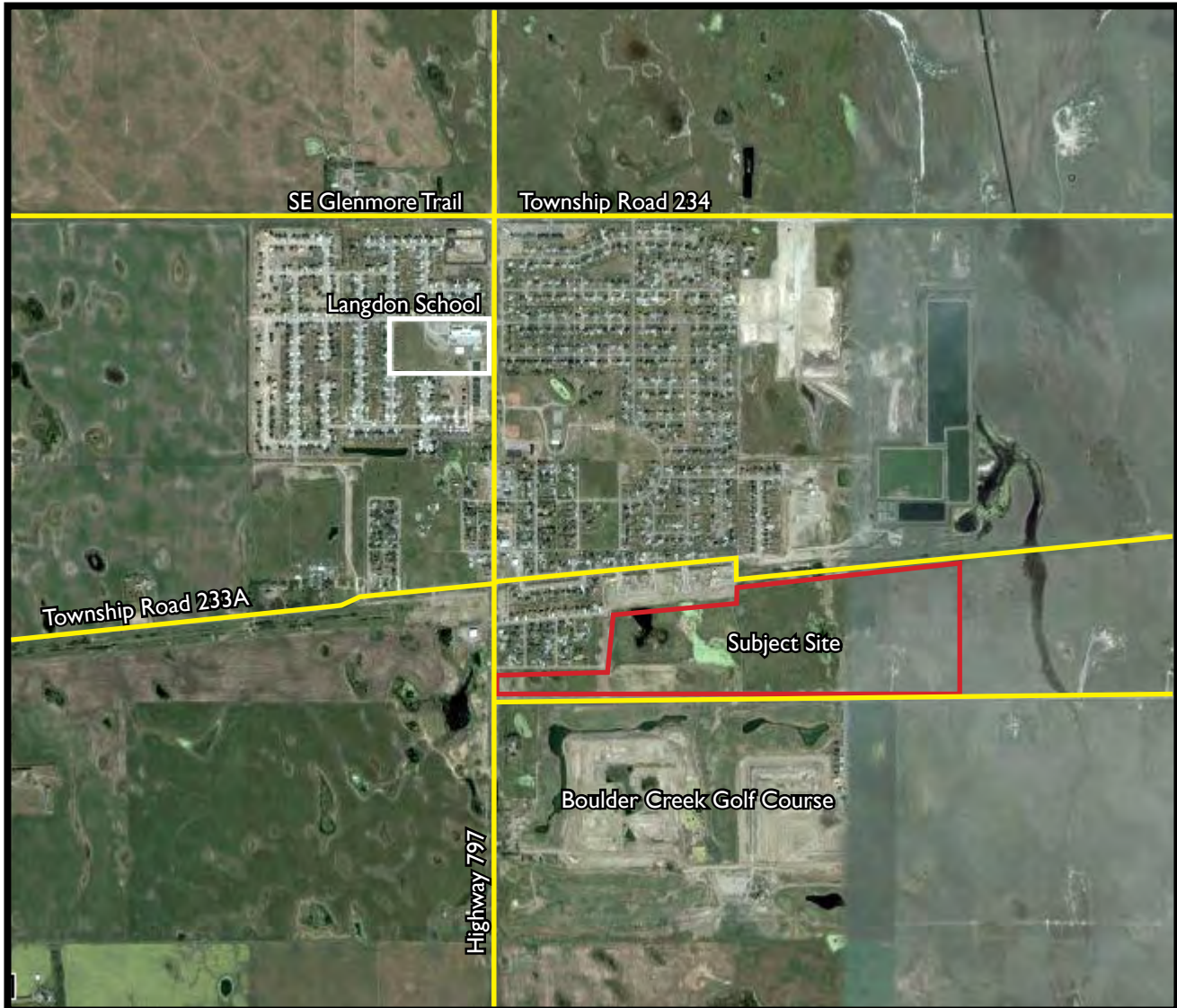
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FOR SALE

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AREA MAP



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