



HEARTLAND
COCHRANE, ALBERTA
68 ACRES

**DEVELOPMENT
READY LAND
FOR SALE**
\$18,900,000

OPPORTUNITY

Cushman & Wakefield Edmonton and Cushman & Wakefield ULC (“C&W”) is pleased to announce that it has been appointed as exclusive agent to offer for sale approximately 68 acres of development land located in the Town of Cochrane, Alberta (the “Property”).

Known as Heartland, the Property represents an excellent opportunity for a purchaser to capitalize on a ready for development site in Cochrane. **The lands are comprised of 68 net developable acres with approvals in place for approximately 500 single family homes and 6.64 acres of multi-family land. Servicing is available immediately and lot sales can commence in spring 2023.**

Interested parties are encouraged to contact C&W for additional material and access to a data room to evaluate the Property.





PROPERTY OVERVIEW

LEGAL DESCRIPTION

Plan 0713944; Block 50; A portion of Lot 6 & Lots 9 & 10

TOPOGRAPHY

The land is generally level with a slight slope downward from west to east.

CURRENT USE

R-MX - Residential Mix
 R-LD - Residential Low Density
 R-MD - Residential Medium Density
 PR - Parks and Recreation

LAND USE DESCRIPTION

The primary intent is to support residential development in the form of Single Detached Dwellings, Two-Dwellings, Multi-Unit Dwellings and other compatible Uses.

SITE SIZE

68 Net Developable Acres (NDA), ±15,221 FF
 (~500 single-family lots and a 6.64-acre multi-family site)

LOCATION SUMMARY

The Lands are located in the northwestern sector of the Town of Cochrane, in the community of Heartland.

SALE PRICE

\$18,900,000

KEY HIGHLIGHTS

- ▶ The lands are located fully within the Town of Cochrane and provide a variety of amenities including: parks, a pathway network, Tim Horton's, Petro Canada and more.
- ▶ All major infrastructure and downstream sanitary infrastructure is complete. The onsite stormwater pond is under development with completion slated to finish in Q4 2022.
- ▶ Highway 1A borders the community to the north and two signalized intersections provide community access.
- ▶ Land use approvals on the lands are in place and the next phase of development has engineering approval.
- ▶ All major reports are available in the data room.
- ▶ A turnkey investment with a Development Management Agreement option with current developer.
- ▶ Fully serviced single family lots also available for sale.

PHASING PLAN



COCHRANE DEMOGRAPHICS



\$138,604

Average Household Income



32,199

Total Population



16,793

Daytime Population



\$113,477

Average Annual Household Spending



38

Average Age



30%

Total Population with Secondary Education

(Source: PiiPoint)

COMMUNITY PHOTOS





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