

RESIDENTIAL DEVELOPMENT OPPORTUNITIES IN HIGH RIVER

Highwood Springs Estates

500 7th Street NW, High River

2.15 ac » Land

1.12 ac » Land and partially built U/G parkade

» The subject sites are located in Lineham Acres (NW High River), an area that includes modern development and amenities such as the Highwood Golf and Country Club and green space.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Manish Adiani, CCIM, EXECUTIVE VICE PRESIDENT, PARTNER

c: 403-975-0694

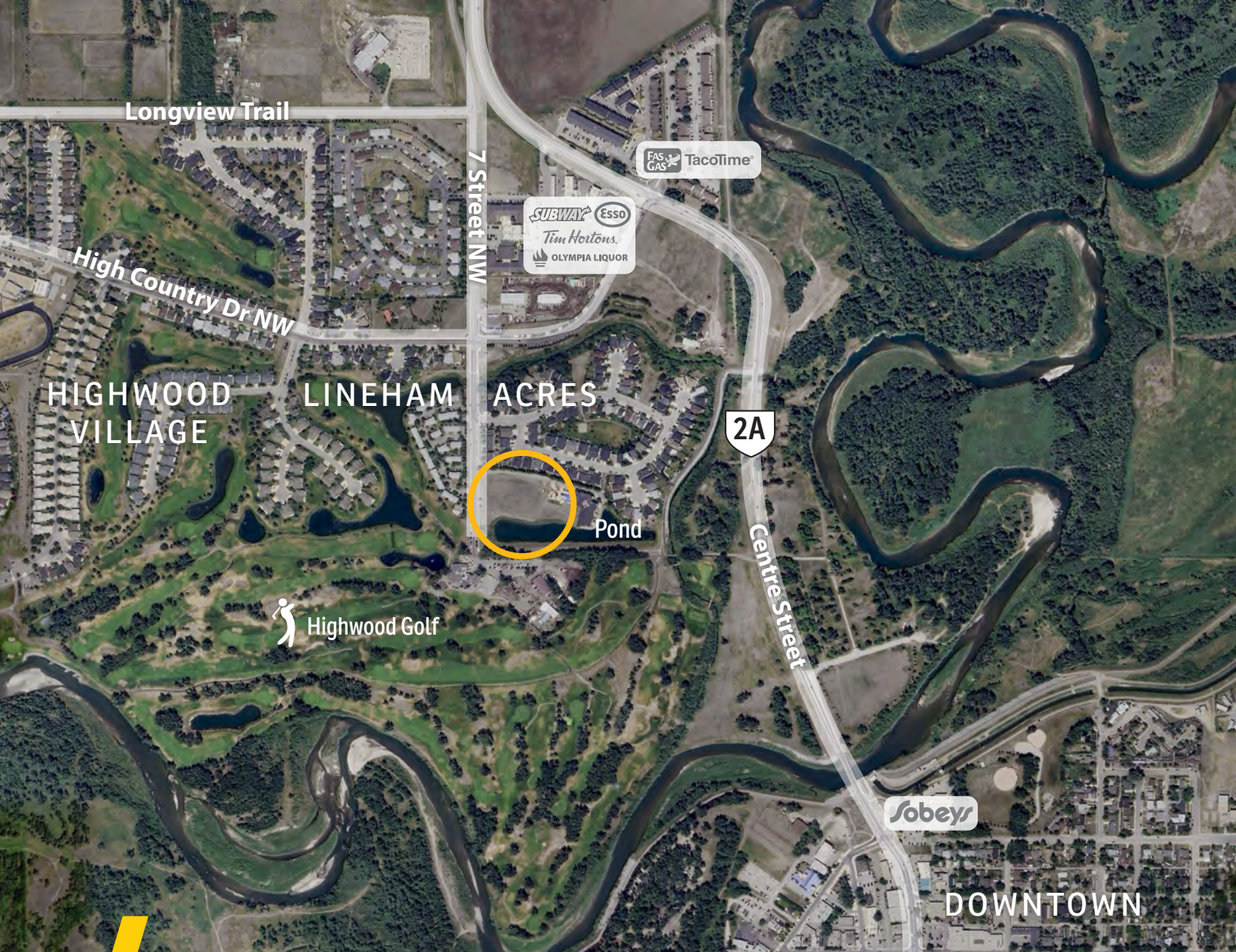
d: 403-294-7181

adianim@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



PRIME NW HIGH RIVER LOCATION & CONNECTIVITY



ESTABLISHED LOCATION

The subject sites are located in Lineham Acres (NW High River), an area that includes modern development and amenities such as the Highwood Golf and Country Club and green space.



WALKABLE TO DOWNTOWN HIGH RIVER

Bounded by 7 Street NW and the golf course, the location is just a 10-minute walk from Downtown High River.



CONVENIENT REGIONAL ACCESS

Highway 2A provides direct access to Downtown High River and serves as a major connector to Okotoks and Calgary.

HIGH RIVER DEMOGRAPHICS



Population **15,606**



Age Groups

Children (0–14 yr): **10%**
Youth & young adults (15–24 yr): **13%**
Prime working age (25–64 yr): **48%**
Seniors (65+ yr): **29%**



Average Household income **\$104,052**



DRIVING TIMES

Okotoks: **21 min**
Calgary Downtown: **50 min**
Calgary Airport: **50 min**
Fort Macleod: **1 hr 11 min**



PROPERTY 1

LAND

» Flexible land use – supports single-family homes, townhomes, villas, or apartment-style multifamily.

MUNICIPAL ADDRESS: 500 7th Street NW, High River, AB

LEGAL DESCRIPTION: Condominium Plan 0511713

LAND USE: TND – Traditional Neighbourhood District

LAND AREA (NET DEVELOPABLE): 2.15 acres

PRICE: \$1,750,000



PROPERTY 2

LAND AND
PARTIALLY BUILT
U/G PARKADE

- » Great for purpose-built rental, condominiums, or seniors' independent living.
- » Existing partially built 21-stall underground parkade.
- » Opportunity to add surface parking.

MUNICIPAL ADDRESS:

500 7th Street NW, High River, AB

LEGAL DESCRIPTION:

Condominium Plan 0511713

LAND USE:

TND – Traditional Neighbourhood District

LAND AREA (NET DEVELOPABLE):

1.12 acres

PRICE:

\$1,700,000



PREVIOUSLY APPROVED* DEVELOPMENT CONCEPT

UNIT MIX	FLOOR	1 Bed, 1 Bath	1 Bed, 1 Bath + Den	2 Bed, 2 Bath	2 Bed, 2 Bath + Den	3 Bed, 2 Bath	TOTAL
	Main Floor	4	2	6	1	2	15
	2nd Floor	1	2	9	1	2	15
	3rd Floor	1	2	9	1	2	15
	4th Floor	1	2	9	1	2	15
	TOTAL	7	8	33	4	8	60

FLOOR AREAS	FLOOR	Area
	Ground Floor	18,880 sq. ft.
	2nd Floor	19,793 sq. ft.
	3rd Floor	19,696 sq. ft.
	4th Floor	19,696 sq. ft.
	TOTAL	78,065 sq. ft.

PARKING	Number of stalls
Underground (existing)	21
Underground (proposed extension)	31
Surface (proposed)	16
TOTAL	68

* Development permit was conditionally approved in 2016 and has since expired.