

For Sale

Former Wind Walk Lands Okotoks, AB

144.66 Acres Strategically Located in South Okotoks with
Immediate Proximity to Surrounding Retail Amenities



Court Appointed Receivership Sale

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Subject Property

Former Wind Walk Lands

Okotoks, Alberta

Property Summary

Location

Southeast Corner of Highway 2A and Highway 783

Address

NW Qtr. of Section 16, Twp. 20, Range 29, West of the 4th Meridian
NW 1/4 16-20-29W4

Site Size

144.66 Acres

Land Use

Agricultural and Land Holdings District (ALH)

Improvements

None

List Price

Please contact for pricing guidance

Site Reports

Phase 1 Environmental (2015)
Geotechnical Analysis (2009)

Location

The lands are located adjacent to Highway 2A / Highway 7 on the southern boarder of Okotoks, AB. This places the Property directly adjacent to the Wal-Mart Supercentre, as well as within close proximity to Okotoks Health & Wellness Centre and local amenities such as numerous public and Catholic schools.

Strategically located within 15 minutes south of Calgary, Okotoks has experienced strong population growth and master-planned community development throughout the last decade. The town boasts one of the youngest average populations in the province of Alberta as growth has been primarily driven by young families and affordability.

Property features



Excellent exposure and ease-of-access with direct frontage to Highway 2A / Highway 7



Immediate access to numerous national/international covenant grocery, restaurant and retail amenities



Located within a short drive (15 minutes) to Calgary, AB

Demographics

33,171

Population

37.4

Median Age

11.61%

% Population change (2016-2121)

\$138,434

2021 Household Income

Investment Highlights

- Green-field master-planned development opportunity
- Located in the highly amenitized and desirable south Okotoks, directly adjacent to the community of South Cimarron which began development in 2007
- 100 metres from the Wal-Mart, Sobey's and Canadian Tire anchored Cornerstone Shopping Centre
- Development lands feature unobstructed mountain views to the west
- Future development of the lands must incorporate an updated Area Structure Plan



Sale Process

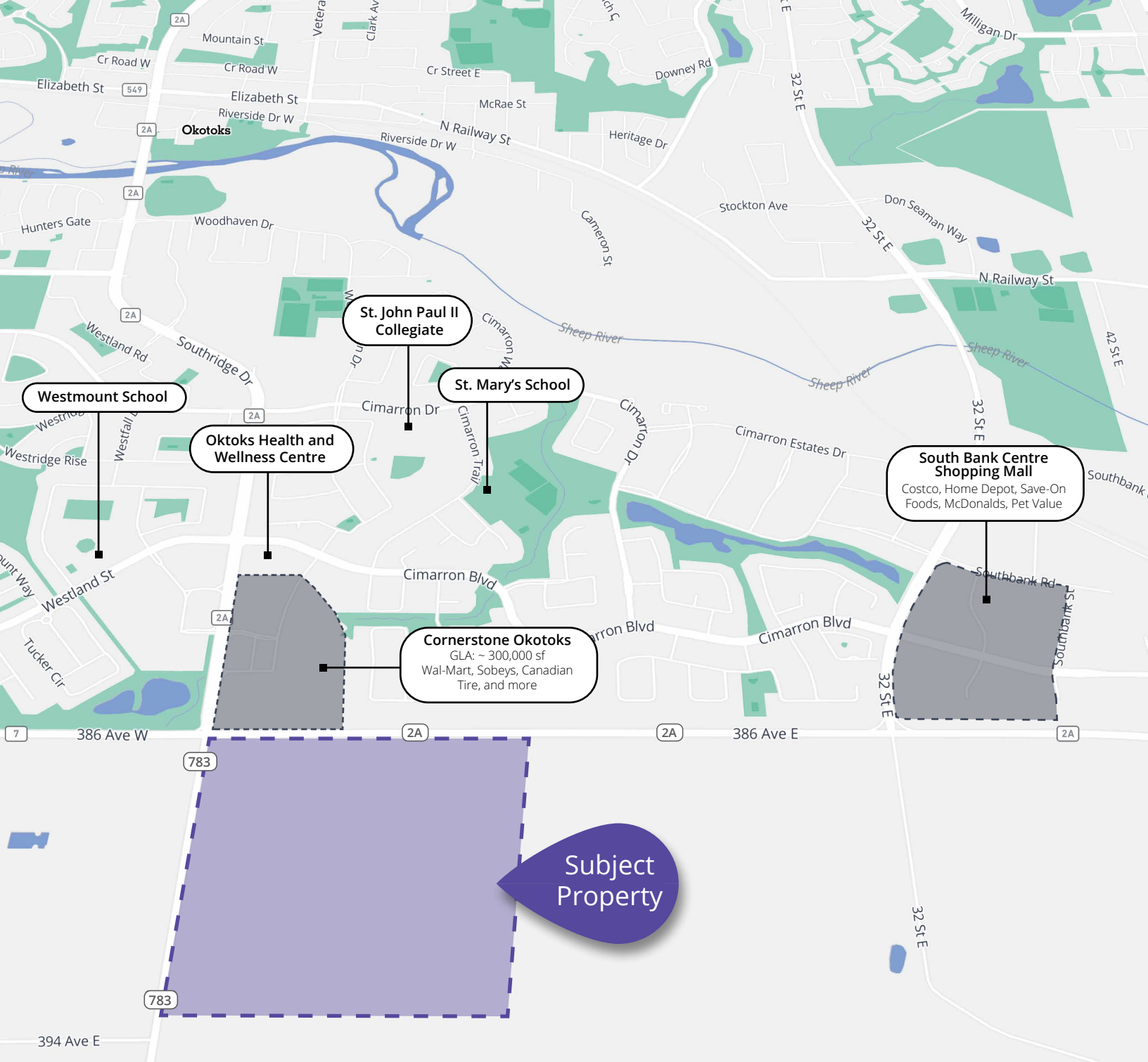
Avison Young has been retained by **FTI Consulting** in its capacity as **Receiver and Manager of Alberta Foothills Properties Ltd.**, and not in its personal capacity on an exclusive basis to arrange for the offering and sale of a 100% freehold interest in the subject property.

All interested parties are encouraged to download a Confidentiality Agreement to receive relevant property information. Unconditional sale of the Property will be subject to the approval of the Court of Queen's Bench of Alberta.



[Click to Download Confidentiality Agreement](#)





Contact us for more information

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