

CONSTELLATION

CALGARY.CA/CONSTELLATION

FOR SALE

Constellation Industrial Park – Phase 1A

Constellation is The City's newest industrial park with 12 lots ranging from 1.86 to 11.52 acres adjacent to Peigan Trail and 52nd Street S.E. in Starfield

LAND TYPE	LEGAL DESCRIPTIONS	COMMUNITY	SITE AREA	LAND USE
Industrial	Multiple	Starfield	~46 net developable acres	I - G (Industrial – General District)

Property highlights

Park features includes:

- Vacant, shovel ready industrial park with 12 available lots in Phase 1A
- Excellent access to transportation corridors
- Prices starting at \$810,000 per acre

Strategically situated location

- South of Peigan Trail S.E. and east of 52nd Street S.E.
- Ring Road – 8 km (7 mins)
CPKC Rail – 6 km (10 mins)
CN Rail – 19 km (20 mins)
Airport – 23 km (22 mins)

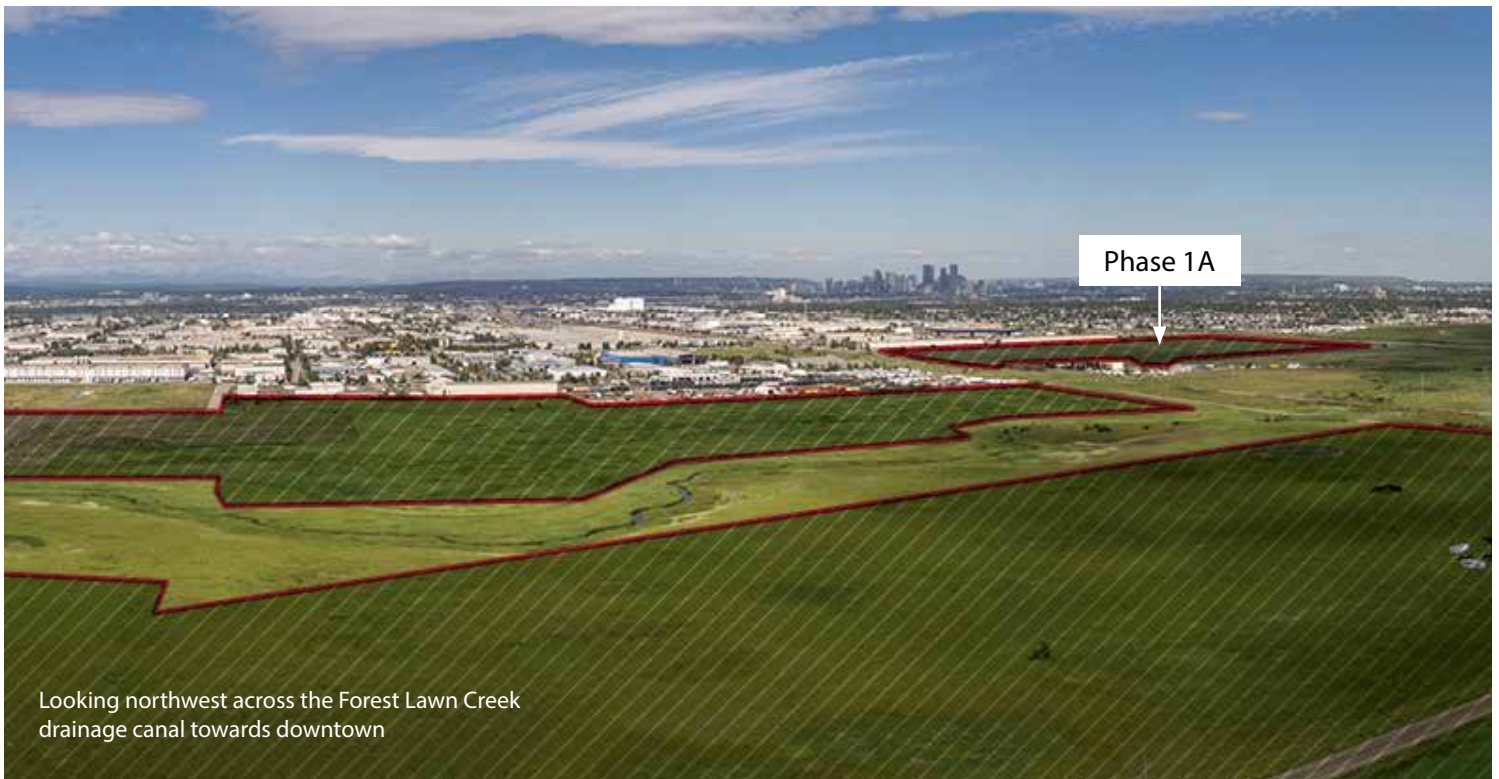
Financial info

STARTING AT
\$810,000/acre +GST
(Agents Protected)

APPLICATION PROCESS STARTS
April 15, 2024

APPLICATION PROCESS ENDS
May 6, 2024
at 11:59 p.m. MST

Strategic phasing: ~600 acres of opportunity from 2024 to 2029



Architectural and servicing requirements

- Registered architectural guidelines ensure quality sustainable building and site design elements are achieved
- Engineering and servicing requirements
- Building commitment ensures timely build out of park

Fully serviced land

Access to full services, including:

- Deep utilities: storm, water, sewer (The City of Calgary)
- Shallow utilities: power, telecommunication services, natural gas
- Firefighting and police services (The City of Calgary)
- Transit (The City of Calgary)

Development features

- Ready for immediate design and planning
- Paved roads
- Curb and gutter
- Street lighting
- Sidewalks and regional pathways
- Environmentally pleasing landscaped green space along drainage channel aka Forest Lawn Creek

Transportation infrastructure and goods movement



Transportation and access

- Constellation offers efficient transportation and supreme connectivity with easy access to Canada's major highways by 52nd Street S.E., Peigan Trail S.E., Glenmore Trail S.E. and Stoney Trail S.E.
- Link to Calgary's primary public transit network via Route 147 – Starfield Industrial (route map/schedule) and Route 23 - 52nd St E. (route map/schedule)

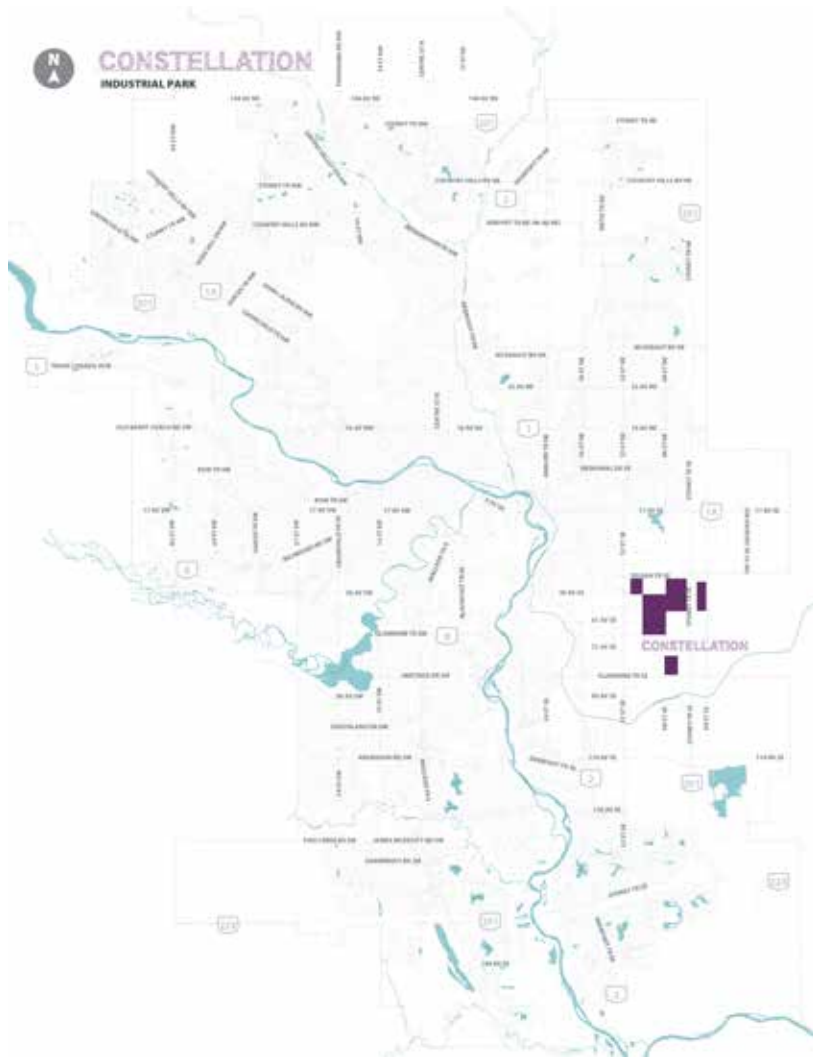
Distance to transportation connections

Ring road	8 km (7 min)
CPKC Rail	6 km (10 min)
CN Rail	19 km (20 min)
Airport	23 km (22 min)

Distance to other cities

Edmonton	299 km
Regina	757 km
Saskatoon	594 km
Vancouver	972 km

Context map



CANAMEX corridor interchange nearby at Stoney Trail and Peigan Trail S.E.



In close proximity to major distribution centres in Dufferin North Industrial Park



In close proximity to Canadian Pacific Kansas City intermodal terminal

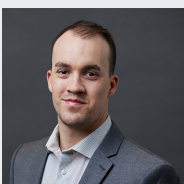
Contact us



Angela DeCaria

Senior Sales Agent
Real Estate Sales

EMAIL
Angela.DeCaria@calgary.ca
OFFICE 403-818-8459



Joel Van der Velden

Sales Agent
Real Estate Sales

EMAIL
Joel.VanderVelden@calgary.ca
OFFICE 403-540-8745

Submit interest using the
Purchaser Application Form

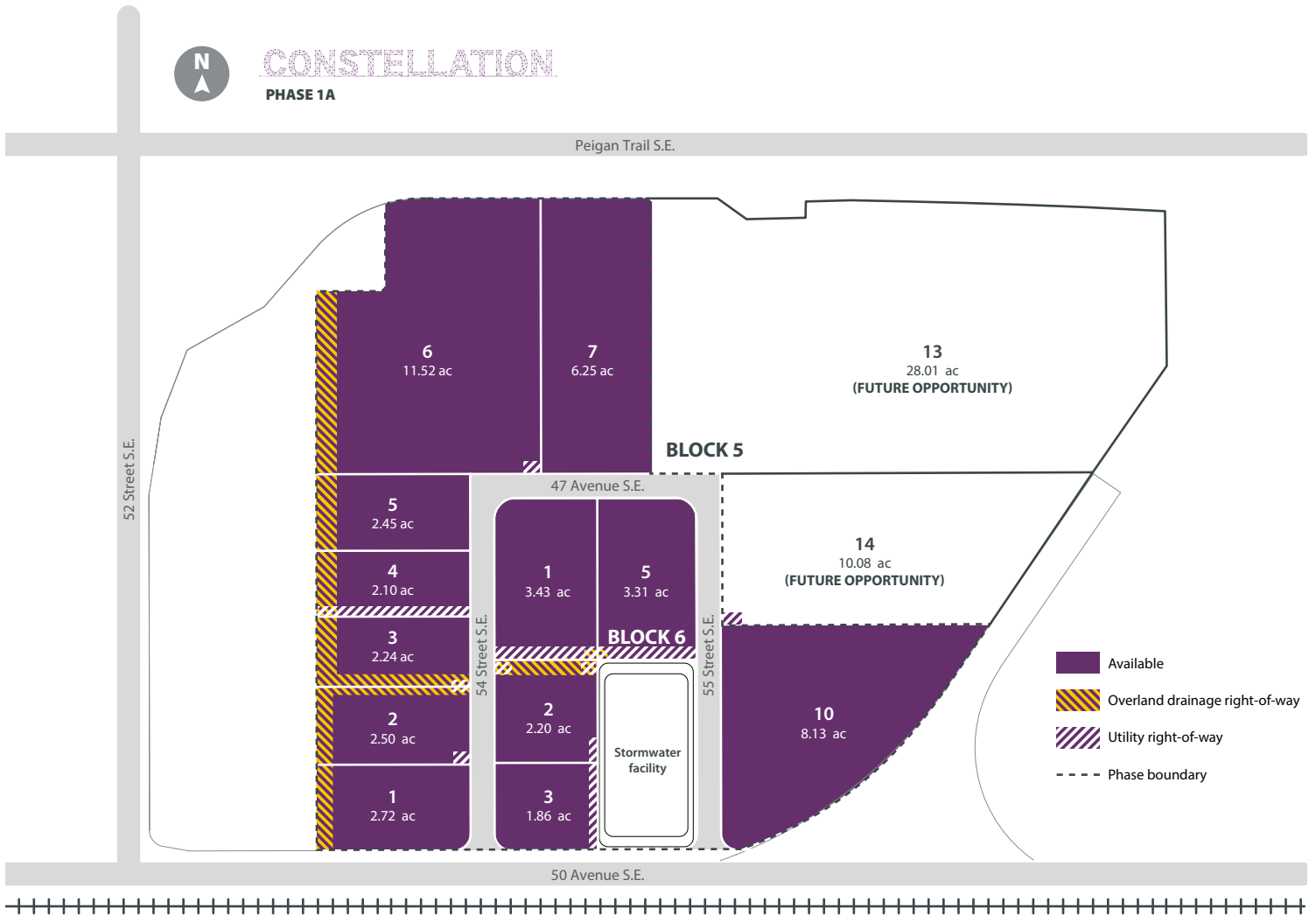
**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7th Ave. S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Phase 1A lot map and sale prices – AS OF April 15, 2024



	Legal/lot	Address	Site area (acres)	Overland drainage ROW Area (ac)	Net developable area (ac)	Price/acre	Price (\$)
BLOCK 5	1	5408 50 AVE SE	2.72	0.22	2.50	\$825,000	\$2,062,500
	2	4931 54 ST SE	2.50	0.45	2.05	\$815,000	\$1,670,750
	3	4891 54 ST SE	2.24	0.53	1.71	\$815,000	\$1,393,650
	4	4871 54 ST SE	2.10	0.24	1.86	\$815,000	\$1,515,900
	5	4811 54 ST SE	2.45	0.30	2.15	\$815,000	\$1,752,250
	6	5520 47 AVE SE	11.52	0.70	10.82	\$810,000	\$8,764,200
	7	5540 47 AVE SE	6.25	n/a	6.25	\$810,000	\$5,062,500
	10	5002 55 ST SE	8.13	n/a	8.13	\$810,000	\$6,585,300
BLOCK 6	1	4880 54 ST SE	3.43 ac	0.02	3.41	\$825,000	\$2,813,250
	2	4884 54 ST SE	2.20 ac	0.39	1.81	\$815,000	\$1,475,150
	3	5522 50 AVE SE	1.86 ac	n/a	1.86	\$825,000	\$1,534,500
	5	4879 55 ST SE	3.31	0.02	3.29	\$825,000	\$2,714,250

Phase plan – 2024 to 2029



CONSTELLATION

PHASING PLAN

