

DEVELOPMENT DETAILS

LOCATION

- Located between Country Hills Boulevard and 104th Avenue and between 36th Street and Métis Trail
- Excellent exposure along Métis Trail and Country Hills Boulevard
- Immediately east of the new Calgary International Airport runway

SERVICES

- All sites provided by Shepard Development Corporation are fully serviced
- All off-site costs have been satisfied

TRANSPORTATION

- Four minutes from Deerfoot Trail, Stoney Trail and the Calgary International Airport
- 15 minutes from downtown Calgary
- Adjacent to the high load/oversize corridor
- Currently serviced by bus routes 100 and 445 with planned upgrades to service upon development of the Jacksonport Lands
- Existing LRT connection at neighboring Martindale

INDUSTRIAL OFFERING

- Industrial land is zoned DC based on I2 principles (allowing industrial, auto, office and hotel developments)
- Offering industrial sites for sale between 2 and 20 acres in Phase 1
- Build-to-Suit opportunities available through our sister company, CANA Construction
- Phase II is not currently being marketed, however it has the opportunity for land parcels up to 40 acres or building sizes from 20,000 ft² to 800,000 ft²

For more information please contact Trevor Sawatzky at (403) 255-5521 or sawatzkyt@cana.ca

RETAIL OFFERING

- Commercial land is zoned DC C-5
- Shepard will be constructing 30,000+ ft² of retail/commercial space in Phase I for lease
- Multiple drive-through restaurants, CRU and pad site opportunities
- We are now marketing the site and talking with interested parties

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SURROUNDING LAND OWNERSHIP PROFILE

- Directly south of Jacksonport Industrial is the Jacksonport Retail site, which is one of the designated retail nodes in the Northeast Regional Policy Plan and will 1,000,000 ft² of retail tenants
- All land east of Jacksonport and Métis Trail is zoned as residential and will be developed over the next five years
- Land north of Jacksonport Industrial is Stonegate Landing Industrial Park, which includes over 1,000 acres of industrial land
- All lands to the west are operated by the Calgary International Airport; the new runway being immediately adjacent to Jacksonport makes it is highly visibility from the airport



MUNICIPAL ADDRESS

3724 & 3725 108 Avenue north east,
3724 104 Avenue north east.
Calgary, Alberta

LEGAL

Plan 1312538, Block 1, Lot 1 & Block 2, Lot 1-2
Area
160 Gross Acres
96.7 Net Acres
(85.2 of Industrial, 11.5 of Commercial)



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