

TOUR BLUE DEVELOPMENTS



DEVELOPMENTS

ORIGIN BUSINESS PARK

Origin
Business Park



THE LOCATION



MAJOR TRANSPORTATION CORRIDOR

Tour Blue Developments is the largest privately held lands within Origin Business Park, with the best highway frontage lots available. This prime Commercial / Industrial park has Trans Canada Highway 1 direct visibility to over 14,000 vehicles per day and paved access. Lots starting at only \$325,000/acre.

Our lots and taxes are a fraction of the price of properties near or within the City of Calgary. We are a mere 13-minute drive from the intersection of Highway 1 and Stoney Trail in Calgary, as well as close to Chestermere, Strathmore, Balzac, Langdon and Highway 21.

Located directly off the Trans Canada 1

13 MINUTES FROM CALGARY - WHEATLAND COUNTY

Wheatland County is the ideal location to grow your business in Alberta. With close proximity to the City of Calgary, and Town of Strathmore, our vast rural landscape is nestled between two large urban centres.

We have the lowest agricultural and industrial land costs in the region and one of the lowest mill rates. Our council and residents also welcome economic development and the contribution it makes to our tax base and employment opportunities. The County's staff of planners, assessors and economic development officers are ready to help make the transition process smooth.

PROPERTY INFORMATION



PARK SIZE: Phase 1, 100+ acres

MUNICIPALITY: Wheatland County, AB

ZONING: Industrial Activity (I-IA)
Wheatland County

LOT SIZES: 3.0 to 10+ acres combined
lot acquisitions available

LOCATION: 13 min or 22 km east of
Calgary limit on Hwy 1

FEATURES:

- Flexible industrial zoning
- Excellent access to regional transportation routes
- Lots sold rough graded
- Power, gas & fiber optic is available communications
- Each site does require its own storm water management

LOT SIZES



LOT DETAILS

- Lower property taxes: 50% less than City of Calgary
- Lower utility costs: no municipal franchise fees on power & gas
- Best land value within 20 minutes of Calgary

Tour Blue lots offer substantial up front costs savings and significantly lower property taxes in a highly strategic location 13 minutes East of Calgary and the Stoney Trail Ring Road.

TRUCK STOP

NOW OPEN!

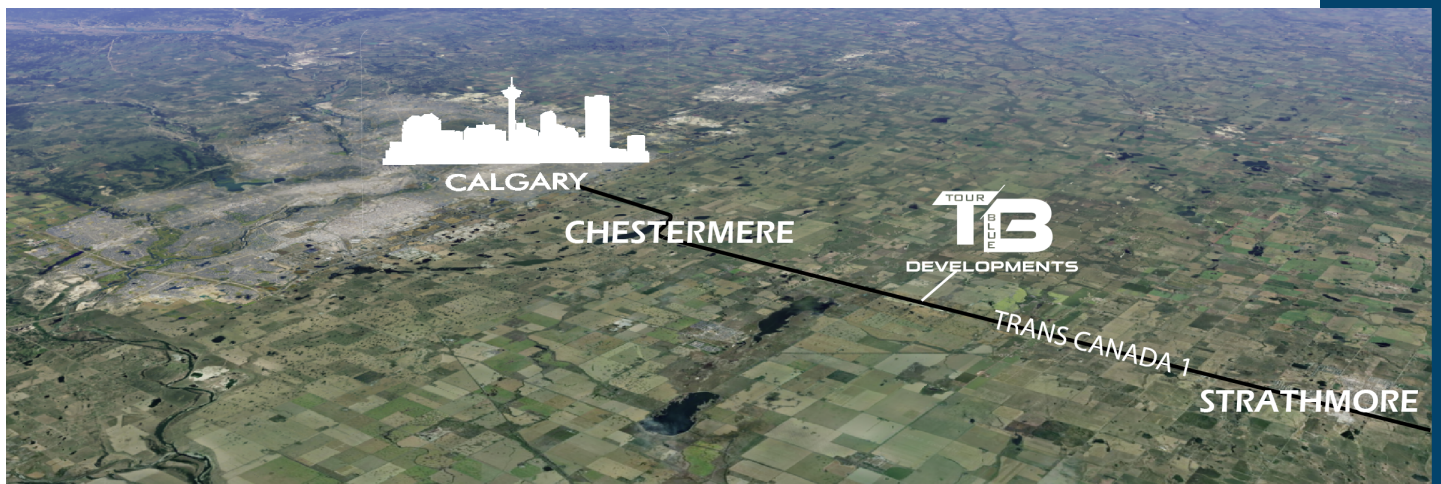


REGIONAL DATA - WHEATLAND COUNTY

Wheatland County is a municipality of 9,336 residents. It is bordered on the west by Rocky View County, the south by Vulcan County and Siksika Nation, the east by the County of Newell and Special Areas 2, and on the north by Kneehill County and the Town of Drumheller. Within the County's boundary is the Town of Strathmore and the villages of Hussar, Rockyford and Standard, as well as nine hamlets.

The Town of Strathmore located in the region but under separate administration, has a population of 14,645 and houses a regional retail and services hub. The area is also home to approximately 19 Hutterite colonies with their own farms, businesses, and processing facilities. The area is primarily agricultural with dryland cropping, livestock production, and irrigated lands. Tour Blue and Origin Business Park are now designated as the primary Commercial and Light Industrial site in Wheatland County.

AERIAL MAPS



WHY US? - OUR GROWING LANDSCAPE

Wheatland County is at the forefront of innovative, sustainable and agri-business development and a leader in current projects stemming from solar farms, carbon capture and hydrogen processing while still embracing and further developing sustainability for our Oil and Gas Sectors.

LET'S TALK!



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