

# For Lease

## Painted Sky Commercial Development

Vale View Rd, Langdon, AB T0J 1X2

Welcome to the Prairie Hamlet of Langdon



New development coming soon!

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**AVISON  
YOUNG**

**Highlights**

One of the fastest growing communities in Southern Alberta, soon to be boosted by the De Haviland aircraft manufacturing complex and the CGC/USG wallboard manufacturing plant.

30-minute commute to downtown Calgary.

Strategically situated to serve the industrial employment base in SE Calgary.

Benefits from proximity to Calgary Logistics Park in Conrich (Alberta's only inland port).

Attractive tax advantage of Rocky View County make Langdon an efficient and strategic place to invest and develop facilities.

A regional centre for schools, residential development, and agri-business.

**Details**

**Address:** Painted Sky, Langdon  
(Exposure to Glenmore Trail)

**Available:** Variable

**Timing:** Q2 2025

**Additional Rent:** TBD

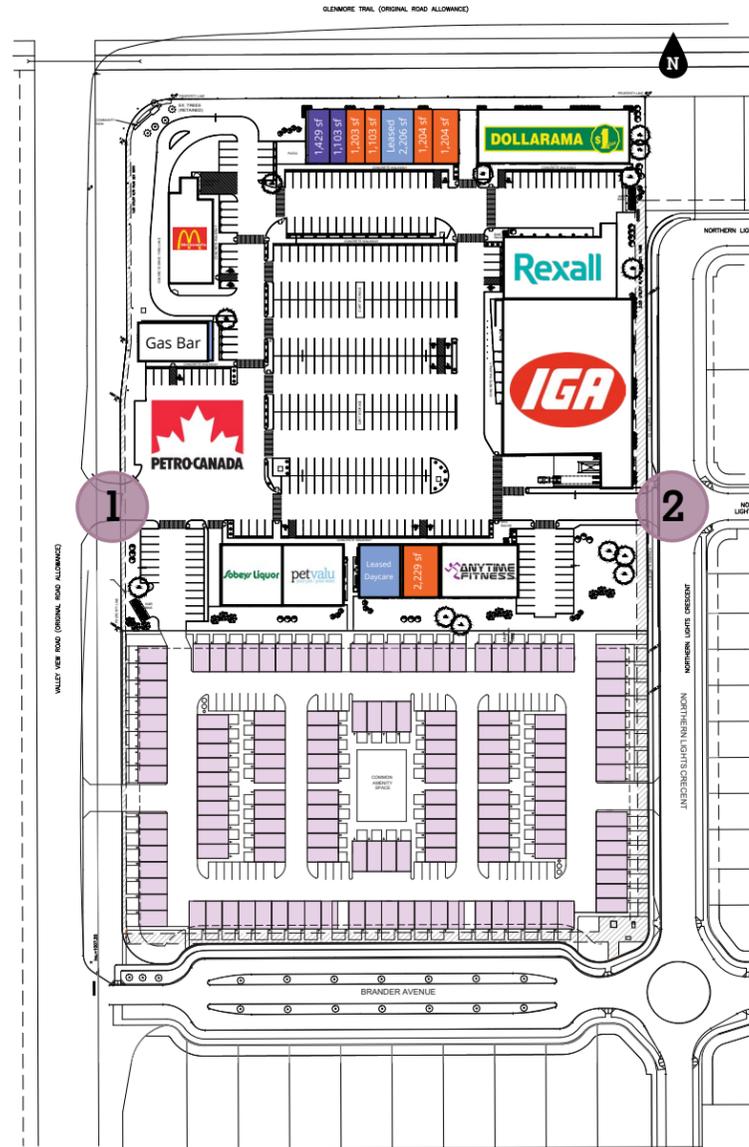
**Site Size:** +/- 12 Acres

**Zoning:** C-MIX, Commercial Mixed-Use,

**Site Access**

1. Vale View Road
2. Phase 1 Residential

Leased Under Offer Conditionally Leased Available



Demographics - 1 km

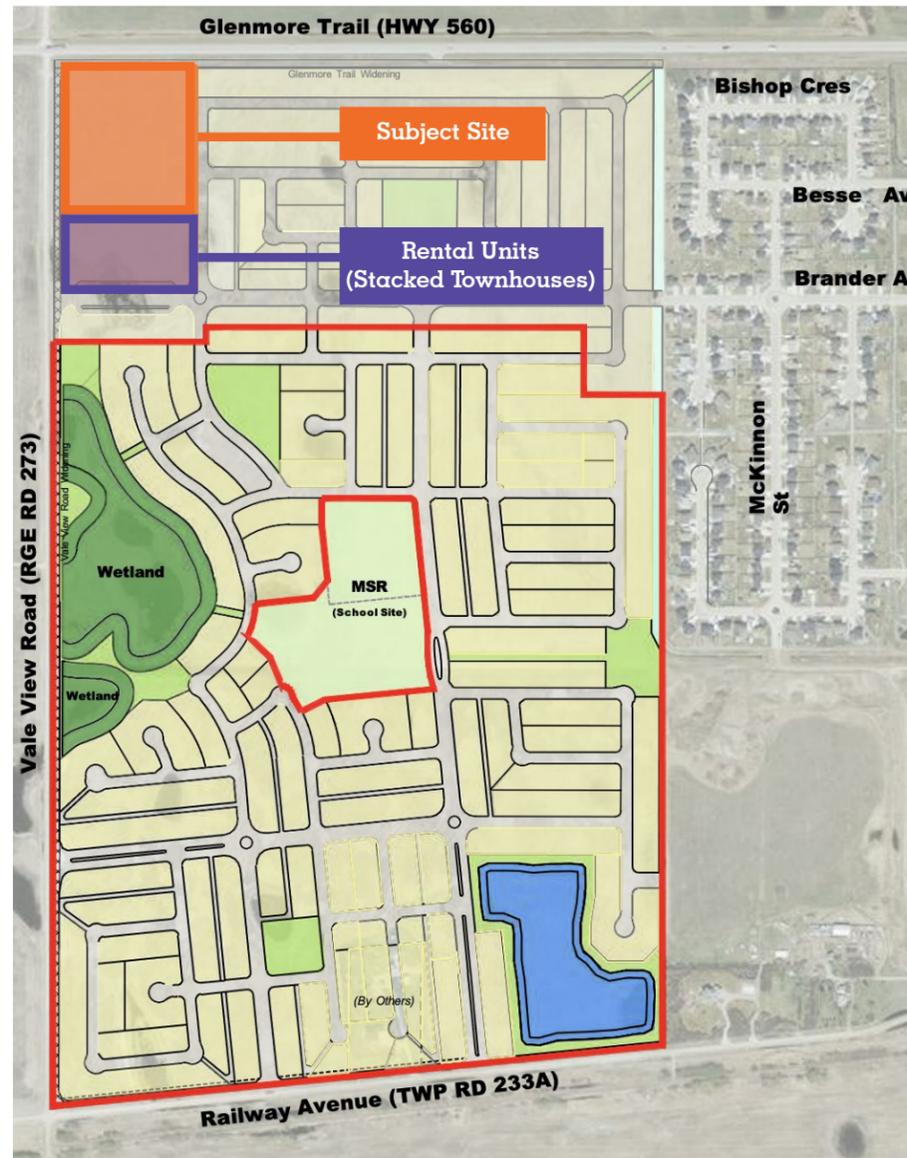


Demographics - 10 km



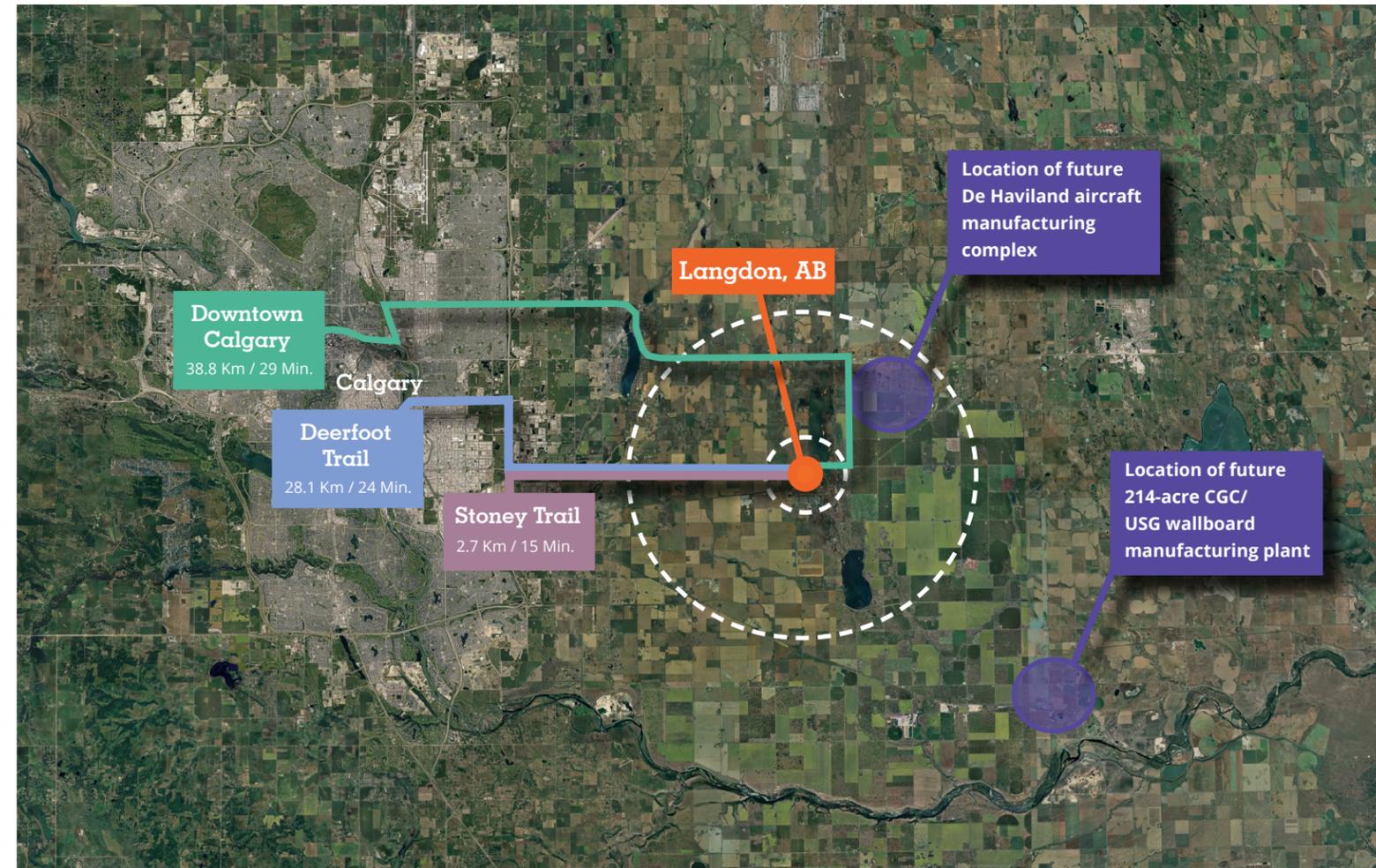
Development Progress

- 1,133 housing units
- 3,512 population
- 102 lots released
- 300 lots services (including paving)
- Mixed Use Commercial released (includes 48 townhomes)
- 42 lots sold
- 14 spec homes under construction
- 3 show-homes built

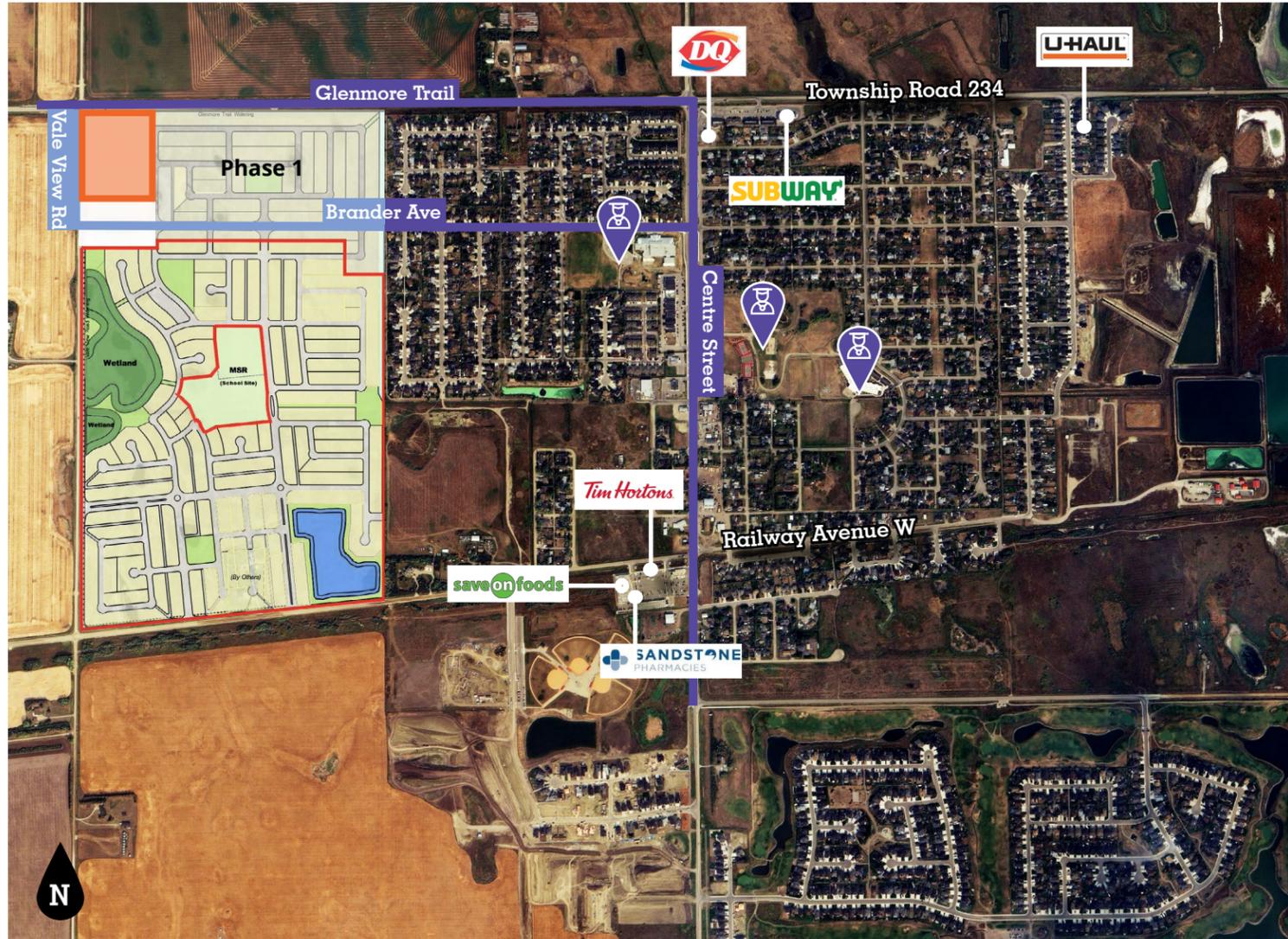


About Langdon, Alberta

- Langdon is a rapidly growing bedroom community of Calgary, just **20 minutes east on Glenmore Trail**.
- Painted Sky Plaza is the gateway to Langdon, capturing vehicular traffic on the desirable going-home side. Site has direct access to Glenmore Trail, the main arterial connection from Calgary to Langdon, with over 6,000 VPD.
- Qualico Communities is developing a **3,500 unit residential subdivision**, adjacent to Painted Sky Plaza (**3,512 anticipated population**). **140 rental units being built on our commercial development**.
- Well-positioned retail centre for grocery and drug store amidst growing residential base. Desirable gas bar and drive-thru restaurant zoning.
- **Langdon population is 6,000** and growing, with robust **average household income of \$164,000 per year**.
- Painted Sky is going to be the newest and main community coming into Langdon from Glenmore Trail. This community will be **home to 3,500 new residents**. Two new plants have been approved just north of this development, **a De Havilland plant and a drywall plant**. The De Havilland plant will have **2,000 full time engineers**, and the drywall plant will have **300 full time employees** in the construction industry.



# Neighbourhood Map



## Legend

-  Subject Site
-  Current Traffic Pattern
-  Developing Traffic Pattern
-  Schools



## Get more info.

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