

**TBD Highway 2A
Carstairs, Alberta****MLS # A2243719****\$4,750,000****Division:** NONE**Lot Size:** 11.27 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** C-2**Water:** -**Sewer:** -**Utilities:** -

Prime 11.27 acre development site at the intersection of Highway 581 and Highway 2A in Carstairs. Offered on two titles and zoned C-2, this property is suited for a wide range of commercial opportunities including retail, office, medical, and professional services, with discretionary uses allowing for gas stations, hotels, car washes, and entertainment facilities. The location benefits from excellent visibility with more than 8,900 vehicles passing daily, positioned beside the school and across from established commercial areas. Carstairs is one of Alberta's fastest-growing communities, with over 30% population growth since 2016 and continued expansion fueled by new residential developments and in-migration from Calgary, just 30 minutes to the south. The town's strong family demographic, increasing demand for local services, and proximity to major highways make this property an ideal choice for developers and investors seeking long-term opportunity in a thriving market. With bare land ready for development and zoning that supports a diverse range of commercial uses, this site offers unmatched potential in the heart of a growing corridor.