



VALUATION REPORT

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
1	N	1350 COUNTRY HILLS BV NE	S-FUD	11-Jan-17	52.90	\$2,846,400	\$53,807	STOCK FEED & SEED CORPORATION LTD.	MELCOR (COUNTRY HILLS COMMUNITIES INC.)	At the time of sale the property was vacant and unimproved.
2	N	8321 85 ST NW	S-FUD	7-Jun-17	43.11	\$24,339,000	\$564,579	HAWKWOOD FAMILY	HOPEWELL ARBOUR LAKE LAND CORP	Large parcel of vacant land is located in NW community of Arbour Lake. There are some older buildings on the site. Purchased by Hopewell.
3	N	39R ROYAL BIRCH GR NW	R-C1/S-CRI	13-Jul-17	5.56	\$1,950,000	\$350,719	GRANITE LAND CORP	VWR CAPITAL CORP	Located in the heart of the NW district of Royal Oak this property consists of 5.66 Acres of undeveloped land. The net developable area is 2.08 acres. There are two zoning designations effecting the site.
4	N	10110 ROCKY RIDGE RD NW	Various	24-Nov-17	13.12	\$4,900,000	\$373,475	GRANITE LAND CORP	RAVINES OF ROYAL OAK GP LTD	This is a Court Ordered Sale of 10110 Rocky Ridge Road, where a walkout bungalow now stands. (2.03 acres)zoned R-2A. East of the pond is (5.98 acres) of RM-4,possible developable land. Residential medium density multi-dwelling district of bylaw 2p80. Both portions are designated as DC29299.
5	N	17505 4 ST NE	S-FUD	13-Sep-18	38.97	\$10,000,000	\$256,608	STAMPEDE CITY RV AND BOAT STORAGE INC.	2135729 AB LTD	Located on the outskirts of calgary in the NE RV and Boat storage facility.
6	N	17171 6 ST NE	S-FUD	17-Dec-18	120.00	\$7,200,000	\$60,000	864503 ALBERTA INC	CITY OF CALGARY	Sale involves an almost quarter section of land located south of 176
7	N	14900 6 ST NE & 800 144 AV NE	S-FUD	27-Sep-19	160.00	\$23,725,000	\$148,450	BROOKFIELD RESIDENTIAL (CARMA LTD.)	GENESIS KEYSTONE LTD.	Sale includes 800 144 AV NE (80 Acres) it is just east of the new community of Livingston.

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8	N	16555, 16333, 15333 and 15555 PANORAMA RD NW and 2828 144 AV NW	S-FUD	8-Apr-20	480.00	\$83,907,250	\$174,807	DREAM ASSET MANAGEMENT CORPORATION	GLACIER RIDGE DEVELOPMENTS INC.	This sale represents 5 contiguous parcels. The central and north parcels appear to be improved with buildings and a nursery although are considered to represent land value. The parcels fall within the North Regional Context Study area and fall within Residential land use guidelines.
9	N	9650 COUNTRY HILLS BLVD NW	S-FUD	4-Dec-20	13.04	\$4,826,250	\$370,111	THE PROVINCE OF ALBERTA	THE CITY OF CALGARY	This parcel was unimproved and vacant.
10	N	16905 CENTRE ST NW	S-FUD	5-Jan-21	160.00	\$6,000,000	\$37,500	GENCO HOLDINGS INC	TELSEC FARM COMPANY LTD	This is a Court Ordered Sale. 16905 Centre ST NW was improved with a home and various farm buildings. 17507 6 ST NW was improved with a home and various farm buildings and what appear to be many fenced livestock holding areas.
11	N	6500 & 4800 144 AV NW; 14560, 15390 & 15505 SYMONS VALLEY RD NW	S-FUD, S-CRI and Various	21-Apr-21	835.99	\$74,988,743	\$179,400	GLACIER SYMONS LANDS LTD. (1/2 INTEREST)	ANTHEM UNITED GLACIER RIDGE DEVELOPMENTS GP LTD. (1/2 INTEREST),	This sale represents a 50% interest (Adjusted: \$179,400 per acre). These parcels are located in the Glacier Ridge ASP and have Neighbourhood Area and Environmental Open Space Study Area land use concepts.
L	N	15900 MOUNTAIN VIEW RD NW	S-FUD	1-Feb-22	40.00	\$4,000,000	\$100,000	GORDON LEE GRAY	HAS NOT SOLD	This vacant parcel is located north of Symons Valley Ranch. It is part of an Estate sale c/o BMO Trust Company. As per the Glacier Ridge ASP, the parcel falls within both the Environmental Open Space Study Area and the Neighbourhood Area.

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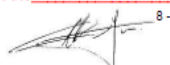
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12	NE	4520 80 AV NE	S-FUD	11-Oct-17	2.32	\$795,000	\$342,230	GURBAX SINGH BEDI, SURINDER KAUR BEDI	PRIYAMBIDA BEDI, GURBAX SINGH BEDI, SURINDER KAUR BEDI	At the time of sale the property was improved with one single family detached dwelling. The total consideration of \$795,000 represents a price per acre of \$342,230. The Vendor had acquired the property in 2013 for a total consideration of \$775,000, representing a price per acre of site area of \$333,620, based on the information provided at the time of sale.
13	NE	14119 52 ST NE	S-FUD	16-Nov-17	20.02	\$3,225,000	\$161,088	MICHAEL HETH	JAGMOHAN AND AMARJIT DHALIWAL	Judicial Sale, Prime location on 20 acres baking on to Metis Trail just north of Stony Trail.
14	NE	6804 COUNTRY HILLS BV NE	S-FUD	15-Feb-18	1.99	\$369,725	\$185,791	WALTON NORTHPOINT EAST DEVELOPMENT CORP	NEL DEVELOPMENTS LTD	Sale involves a narrow strip of land in the new community of Cornerstone in the NE.
15	NE	7909R COUNTRY HILLS BV NE	S-FUD	11-Sep-18	5.54	\$1,412,700	\$255,000	CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	At the time of sale the property was vacant and unimproved.
16	NE	3420 80 AV NE	S-FUD	23-Oct-18	4.38	\$2,500,000	\$570,776	BRENDA COLLEEN WESLEY	THE CALGARY AIRPORT AUTHORITY	At the time of sale the property was vacant and unimproved. The total consideration of \$2,500,000 represents a price per acre of \$570,776.
17	NE	12863 BARLOW TR NE	S-FUD	15-May-19	7.29	\$1,950,075	\$267,500	AIMCO (ALBARI HOLDINGS LTD.)	CITY OF CALGARY	At the time of sale the property was vacant and unimproved.
18	NE	9669 84 ST NE	S-FUD	9-Jul-19	15.17	\$8,625,000	\$568,556	1613124 ALBERTA INC	SAMRA AND PARTNERS LTD	Vacant Parcel of land located just south of Country Hills Blvd. along 84 ST. Full services just west of the property by the new ring road
19	NE	4727R 84 ST NE	S-TUC	11-Nov-20	2.42	\$450,000	\$185,950	AL-SHAMMASI GROUP LTD	MANDEEP SINGH BEDI	2.42 acres. Presently zoned S-TUC. Possible future Industrial Land located off Mcknight an 84 St NE. Visible from Stony Trail. No access available at the time. Great location just North of Graham Auctions.

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20	NE	2121 148 AV NE	S-FUD	4-Feb-21	135.9	\$5,600,000	\$41,207	VICKY MARIE CHURCH	1588803 ALBERTA LTD.	Court ordered sale. The parcel is tri- sected by CP Rail tracks and has Nose Creek traversing through it. As per the Nose Creek ASP, the parcel falls within Industrial and Environmental Open Space Study areas.
21	NE	2705R 84 ST NE	S-FUD	15-Apr-21	11.98	\$650,000	\$54,257	PARTNERS HOLDINGS INC. (70% INTEREST) & PROSPECTOR SALES & SERVICE LTD. (30% INTEREST)	ALSA GROUP INC.	Appears to be landlocked. Commercial Edge states "access from north of property to be constructed". The north portion accumulates water.
22	NE	7204 40 ST NE	S-FUD	27-May-21	3.81	\$1,950,000	\$511,811	BALJIT AND KARAMJIT JOHAL	12880776 CANADA INC.	The parcel is improved with an older house and garage constructed circa 1965.
23	NE	14045 36 ST NE	S-FUD	14-Jul-21	80.27	\$2,006,750	\$25,000	ROSA KLETTKE, CHARLES KLETTKE and WAYNE KLETTKE (6/40 INTEREST), ET AL.	NOBLE GROUNDS INC.	Vacant parcel of land located within the north boundary of Calgary, with west frontage onto Metis Trail NE.
24	NE	4717 144 AV NE	S-FUD	5-Jan-22	20.14	\$4,200,000	\$208,540	NISHAN SINGH (1/2 INTEREST) & LOUISE CARRIER (1/2 INTEREST)	HAS NOT YET TRANSFERRED	Vacant parcel of land located within the north boundary of Calgary, with west frontage onto Metis Trail NE.
L	NE	8111 64 AV NE	S-FUD	1-Feb-22	67.38	\$14,405,000	\$213,787	1340903 ALBERTA LTD.	HAS NOT SOLD	This parcel is situated adjacent south of the newly developing community of Homestead. As per the Rocky View County/City of Calgary IDP, the parcel falls within the Residual Long-Term Growth Areas.
L	NE	5335 84 ST NE	S-FUD	1-Feb-22	23.05	\$4,945,000	\$214,534	482159 ALBERTA INC. (1/6 INTEREST), AMRINDEER BANIPAL (1/3 INTEREST), ET AL.	HAS NOT SOLD	The parcel is improved with an older bi- level and is being used for outdoor storage/truck trailer parking. Portions of the parcel accumulate water. As per the Rocky View County/City of Calgary IDP, the parcel falls within the Residual Long- Term Growth Areas.

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25	E	3000 100 ST SE	S-FUD	10-Jun-17	160.00	\$2,000,000	\$12,500	W MILTON PILLOW & IRENE PILLOW	SYNAC3 HOLDINGS LTD.	At the time of sale the property was vacant and unimproved.
26	E	8500 23 AV SE	S-FUD	20-Jun-17	7.27	\$1,600,000	\$220,083	MURIEL EIMER	JAGROOP DHALIWAL	South of Stoney and 17 Avenue Intersection small bungalow on property
27	E	10555 17 AV SE	S-FUD	13-Sep-17	312.60	\$11,000,000	\$35,188	JAMES WILLIAM SURBEY	2057027 ALBERTA LTD / 1697368 ALBERTA LTD	Sale involves 2 parcels on 2 Transfers for \$5,500,000 each. The second parcel transferred under document #171 204 307 for \$5,500,000 was purchased by Intervening Transferee 2057207 AB LTD (Truman Developments) AND MOVED TO 1697368 who is Us Homes owned by Tom & Bonnie Ftichar.
28	E	1880 84 ST SE	S-FUD	1-Dec-17	26.00	\$6,000,000	\$230,769	JAMES MCDONALD	MINTO COMMUNITIES INC	26 Acres Gross with a Pre-existing residential subdivision of 96 titled (25' x 125') lots. 15.77 acres of agricultural land. Belvedere ASP designates this site as Community Retail 2 Centre.
29	E	8536-8660 18 AV SE	S-FUD	1-Dec-17	22.67	\$6,000,000	\$264,667	JAMES MCDONALD	MINTO HOMES (MINTO COMMUNITIES INC.)	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
30	E	4920R 68 ST SE	S-FUD	14-Sep-18	5.76	\$604,800	\$105,000	PROVINCE OF ALBERTA	THE CITY OF CALGARY	Located on the west side of Stoney Trail, south of Peigan Trail
31	E	4001 84 ST SE	S-FUD	15-Oct-19	39.41	\$4,532,150	\$115,000	ROSALINDA ANN SINGER	ABACUS PROPERTY MANAGEMENT LTD	Vacant parcel of land located just north of the Fulton Industrial Park and Peigan Trail
32	E	6123 84 ST SE	S-FUD	6-Jan-22	9.93	\$2,205,000	\$222,054	SINGER FAMILY	JSG59 ALBERTA LTD	Vacant parcel of land located north of Fulton Industrial Park and Peigan Trail.
33	E	800 84 ST NE	S-FUD	4-Apr-22	156.42	\$29,150,000	\$186,357	GENESIS LAND DEVELOPMENT CORP.	THE CITY OF CALGARY	Vacant parcel of land located south of 8th Avenue NE and east of 84 ST NE in the community of Belvedere.

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34	SE	9717 178 AV SE	S-FUD	9-Mar-18	19.95	\$1,255,000	\$62,907	ALTALINK MANAGEMENT LTD	2058934 ALBERTA LTD	Vacant land located just south of the new community of Mahogany in the SE. Zoned S-FUD. DP2017-0096: Temporary Use: Vehicle Storage - Recreational (5 years) There are some buildings on the site. Sold previously in 2013 for \$2,000,000
35	SE	20405 88 ST SE	S-FUD	31-Jul-18	160.00	\$24,375,000	\$152,344	IRENE GHICA DENIAU	RANGE WEST DEVELOPMENTS	Large parcel of land located south and east of the SE Community of Seton
36	SE	17100 104 ST SE	S-FUD	16-Oct-18	10.24	\$1,100,000	\$107,527	MENNONITE BROTHERS CHURCH OF NORTH AMERICA	LINCOLN RV AND STORAGE LTD.	10.23 Acres in Calgary City limits DP approved for RV Storage . East on 22x to 104 st south to sign on property
37	SE	11809 146 AV SE	S-FUD	17-Jan-19	3.99	\$794,000	\$198,997	CHARLES W. GRAHAM & GWENDOLYN ARNETTA GRAHAM	ION IONEL ARITON & LOREDANA ARITON	PRIVATE SALE - ASSESSMENT S-FUD ANALYSIS
38	SE	15000 88 ST SE	S-FUD	27-Mar-19	23.50	\$5,875,000	\$250,000	1803742 ALBERTA LTD	HOPEWELL HOTCHKISS LAND CORP	Located on on 88 Street SE just north of Hwy 22X
39	SE	11625 178 AV SE	S-FUD	21-Oct-19	7.60	\$1,057,000	\$139,079	RICK SCHMOLD AND SHIRLEY E. SCHMOLD	DAVID TOMBLIN AND AMANDA TOMBLIN	Frontage on 178th AV SE and West of 120th ST SE
40	SE	14555 84 ST SE	DC20D2008 (with S-FUD guidelines)	18-Dec-19	11.52	\$2,600,000	\$225,694	JOHN H. WIEBE	PENTECOSTAL TABERNACLE OF CALGARY	At the time of sale, the property was improved with a walkout bungalow and triple attached garage and 8,800 sq.ft. warehouse. The house is exceptional and had many upgrades. Hopewell is developing to the south of this property.

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41	SE	13225 100 ST SE	S-FUD	14-Feb-20	13.90	\$585,000	\$42,086	REICHEN HOLDINGS LTD.	P2 HOLDINGS LTD.	At the time of sale, the property was improved with a single detached dwelling and farm related buildings.
42	SE	160 226 AV SW	S-FUD	15-May-20	5.68	\$1,350,000	\$237,676	IVAN AND BEVERLEY BISHKO	THE VEDANTA SOCIETY OF CALGARY	At the time of sale, the property was improved with a single detached dwelling.
43	SE	21209 72 ST SE	ANRI	18-Jan-21	532.00	\$57,000,000	\$107,143	ALEXANDER GREGORY SOUTZO	2311439 ALBERTA LTD.	Land Use: ANRI Agricultural and Natural Resource Industry - M.D. Rocky View. The sale involves 5 parcels of land located just south of Seton and Mahogany in the SE.
44	SE	19664 88 ST SE	S-FUD	10-Jan-22	160.00	\$5,500,000	\$34,375	IRENE GHICA DENIAU	TRAFFORD HOLDINGS LTD.	Commercial Edge has not provided research on this sale yet. Seller resides in Paris, France.
L	SE	8500 84 ST SE	S-FUD	1-Feb-22	22.26	\$3,560,000	\$159,928	FRANCIS RICHARD ZIEGLER	HAS NOT SOLD	As per the Shepard Industrial ASP, the parcel falls within a Industrial/Business Area land use concept.
L	SE	13515 84 ST SE	S-FUD	1-Feb-22	52.34	\$6,095,000	\$116,450	RIVERTON CONSTRUCTION LIMITED	HAS NOT SOLD	As per the South Shepard ASP, the parcel falls within a Neighbourhood Area and Environmental Open Space Study Area land use concept(s).
L	SE	11000 114 AV SE	S-FUD, S-UN, I-G	1-Feb-22	96.41	\$5,490,000	\$56,944	REID INDUSTRIAL PARK INC.	HAS NOT SOLD	Large west portion of parcel accumulates water. The list price based on 27 usable acres represents \$203,333 per acre. As per the Shepard Industrial ASP, the parcel falls within an Industrial/Business Area land use concept.

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45	S	19500 & 19570 6 ST SE	S-FUD	24-Feb-17	21.29	\$4,843,000	\$227,478	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE	THE CITY OF CALGARY	At the time of sale the property was utilized by the City of Calgary for gravel storage.
46	S	21605 6 ST SE	S-FUD	14-Jun-17	6.00	\$640,000	\$106,684	TRIMAX INC.	XIN MIN ZHAO & FU LANG	Assessment's List S-FUD Sales At the time of sale the property was improved with one single family detached dwelling.
47	S	1200 226 AV SE	S-FUD	1-May-18	14.94	\$1,355,000	\$90,696	CANADIAN CONFERENCE OF MENNONITE BROTHERS CHURCH	ROMAN CATHOLIC BISHOP OF THE DIOCESE OF CALGARY	Located on the north side of 226th AV , west of Macleod TR SE
48	S	18409 24 ST SW	DC5D2019 (with S-FUD guidelines)	17-Sep-19	13.15	\$3,286,502	\$249,924	SHIRLEY ROSE GRAY	ALBERTA HIGHWAY SERVICES LTD	Vacant land located in Spruce Meadows Community SW.
49	S	166 226 AVE SW	S-FUD	4-Nov-20	3.81	\$470,000	\$123,360	ROSS INVESTMENTS (1980) LTD	DEM LAND HOLDINGS INC	Located just north of 226 AV SW, west of Macleod TR and used as a nursery. No buildings on site.
50	S	17110 37 ST SW	S-FUD	1-Dec-21	5.50	\$1,500,000	\$272,727	BRUCE KLOPEFFER	2369751 ALBERTA LTD.	At the time of sale, the property was improved with a bungalow home and double detached garage.
L	S	16315 53 ST SW	S-FUD	1-Feb-22	74.98	\$15,000,000	\$200,053	VERN PETER HAMBLING, (1/5 Interest), HAMBLING FARMS LTD. (2/5 Interest), GEORGE PAUL HAMBLING (1/10 Interest), HAROLD JOHN HAMBLING (1/10 INTEREST), KENNETH GRANT HAMBLING (1/10 Interest), JULIE ANN MCDONALD (1/10 Interest)	HAS NOT SOLD	In the developing community of Providence. Improved with a bungalow home with double attached garage. Cell tower company leasing a small portion on this land. As per the Providence ASP, the parcel falls within a Neighbourhood Area land use concept.

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51	W	2209 81 ST SW	DC99D2019 (with S-FUD guidelines)	4-Jan-17	7.01	\$5,150,000	\$734,665	CALERON PROPERTIES LTD / RONALD SLATER	CARECOM DEVELOPMENTS LTD	The sale includes 2219 & 2217 81 ST SW. At the time of sale the 2209 was improved with a bungalow constructed in 1957, and 2217 was improved with a bungalow constructed in 1961.
52	W	3610 133 ST NW	S-FUD	12-Apr-17	14.00	\$3,244,500	\$231,750	MELCOR DEVELOPMENT	PROVINCE OF ALBERTA	Private Sale - Assessment's List S-FUD Sales
53	W	1280 101 ST SW	S-FUD	1-Nov-17	4.10	\$1,680,000	\$409,756	NORMAN LEWIS AND MELBA JANETH LEWIS	DEAN DURI & LEANNE DURI	Located on the east side of 101 ST North of 17th Ave SW
54	W	2188 85 ST SW	DC	14-Nov-17	23.99	\$13,500,000	\$562,734	STRATEGIC EQUITY CORP	ASPEN SPRINGS GP LTD	Sale includes 5 parcels of land located along 17th Avenue at 85th Street in the East Springbank area. Sale includes 2188 85 St SW, 1880 85 St SE, 8473 17 Ave SW, 8361 17 Ave SW & 2027 81 St SW.
55	W	240191 101 ST SW	S-FUD	29-Oct-18	12.09	\$1,500,000	\$124,069	PRIVATE SELLER	CME HOLDINGS LTD	At the time of sale the property was improved with one single family detached dwelling. The total consideration of \$1,500,000 represents a price per acre of \$124,069.
56	W	221 101 ST SW	S-FUD	14-May-19	48.46	\$19,000,000	\$392,076	BVX DEVELOPMENT CORP.	HOMES BY AVI	At the time of sale the property was occupied by Calgary West Campground.
57	W	840 81 ST SW	DC DC12Z96	14-Aug-19	4.24	\$2,100,000	\$495,868	LISE DESBIENS	TRICO DEVELOPMENT CORP.	Vacant land located in West Springs Community SW.
58	W	14000 Trans-Canada Highway	S-FUD	20-Feb-20	5.24	\$2,350,000	\$448,473	HENDRIK VAN HUIGENBOS & HENRIETTA VAN HUIGENBOS	GOVERNMENT OF ALBERTA - MINISTER OF TRANSPORTAION	Unserviced parcel located inside the Calgary corporate boundary. It sits at a high point along the highway. The property falls within the West View ASP and has both Neighbourhood Area and Trans Canada Highway Right of Way land use concepts. The MLS listing states there was extensive holding income (\$137,000 annually or more) from a good quality home, two cell towers and billboard.

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