

SUNTERRACE MEADOWS

SUBJECT SITE



OVERVIEW

Located along two main highway junctions, this site lies in the heart of what will filter traffic in from the Trans-Canada and highway 4. The area immediately surrounding SunTerrace Meadows includes two new schools, the new Cypress Regional Hospital, and the new Cypress House nursing home. The nearby commercial services and the development plans for the site are designed to further serve the daily retail needs of the community. New developments surrounding SunTerrace include big box retail, restaurants, and grocery stores. Opportunities exist for retailers looking to establish an early presence in a desired location in this growing community.

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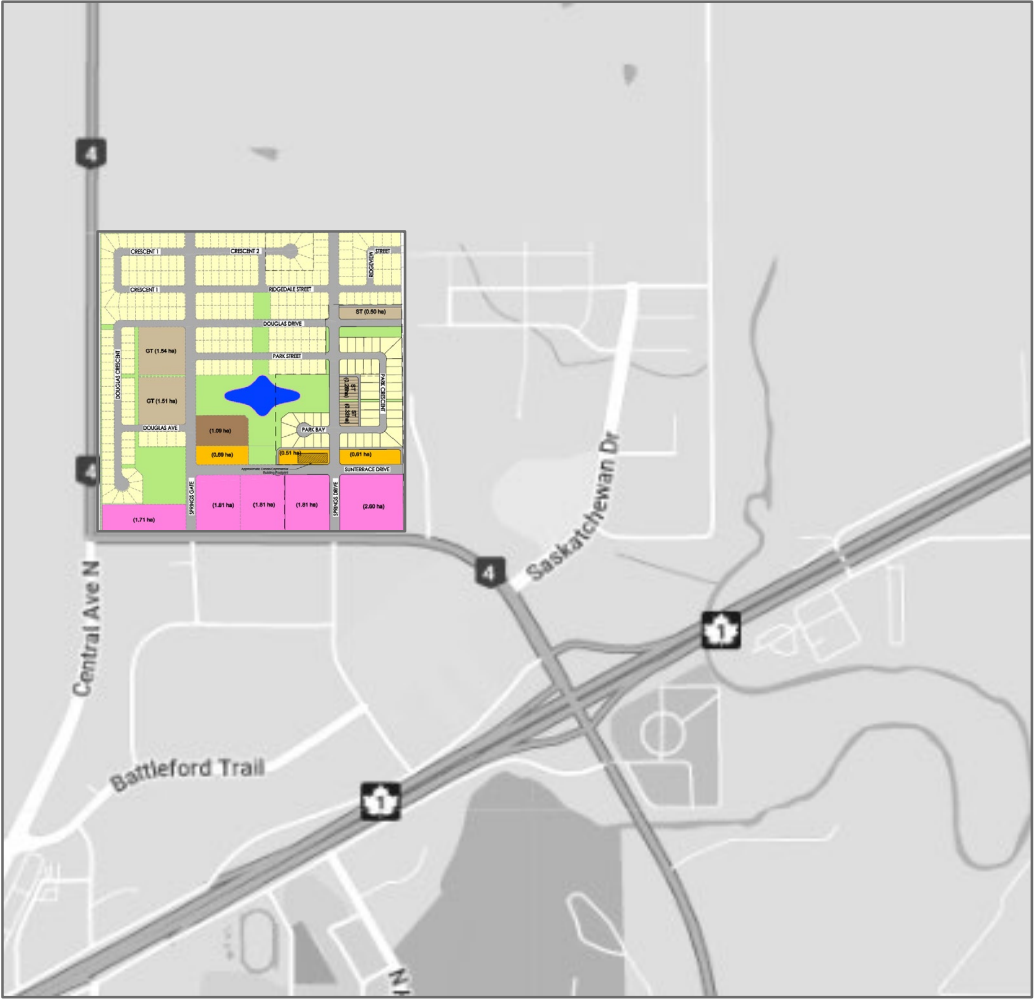
BEN KELLEY











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SUNTERRACE MEADOWS

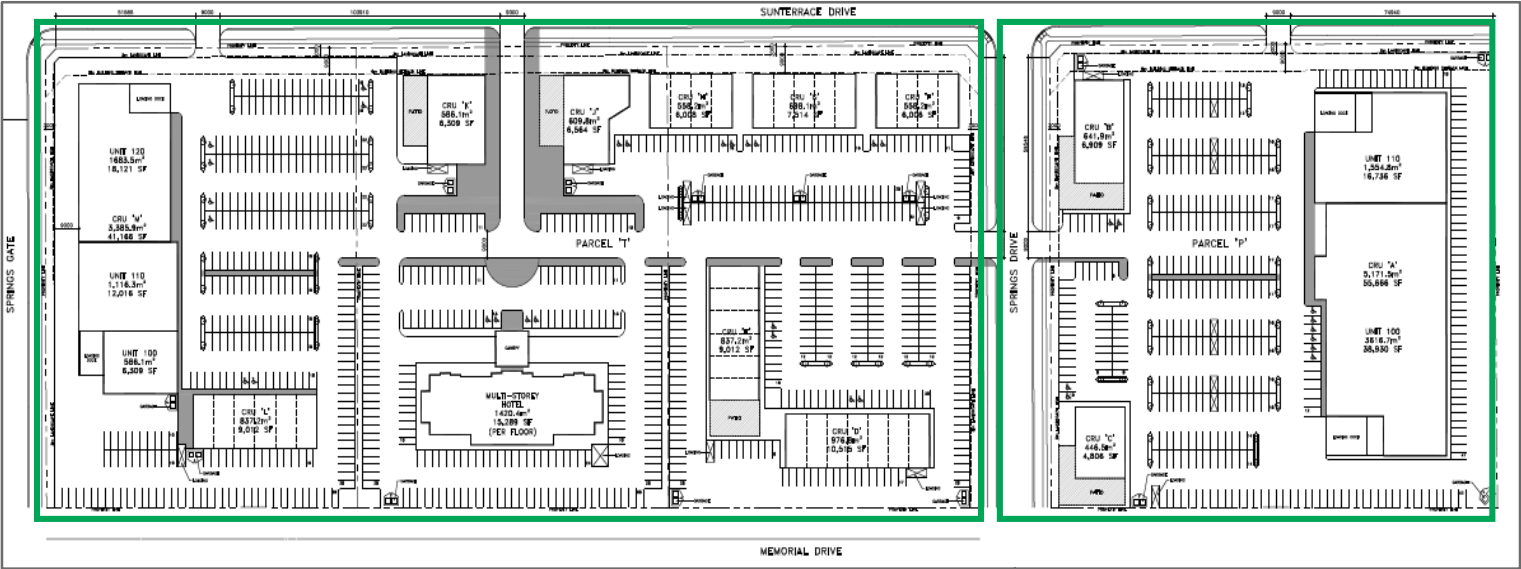
PROPOSED SITE PLAN



- | | | | | | |
|---|--|---|---|---|----------------------------------|
|  | STORMWATER RETENTION POND (NORMAL WATER LEVEL) |  | LOW DENSITY RESIDENTIAL |  | HIGH DENSITY MULTI-UNIT DWELLING |
|  | BUFFER STRIP |  | ST LOW DENSITY MULTI-UNIT DWELLING (STREET TOWNHOUSE) |  | HIGHWAY COMMERCIAL |
|  | ROADS/ROW |  | GT LOW DENSITY MULTI-UNIT DWELLING (GROUP TOWNHOUSE) |  | MUNICIPAL RESERVE |
| | |  | MIXED USE COMMERCIAL/ INSTITUTIONAL/RESIDENTIAL | | |

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PROPOSED SITE PLAN



PHASE 2/3

PHASE 1

Property Details

LOCATION

Corner of Hwy 4 & Memorial Drive, Swift Current, SK

PARCEL

143266350

SITE SIZE

28.53 AC Commercial/Mixed

ZONING

TBC

LEASE RATE

Market Rent

AVAILABLE

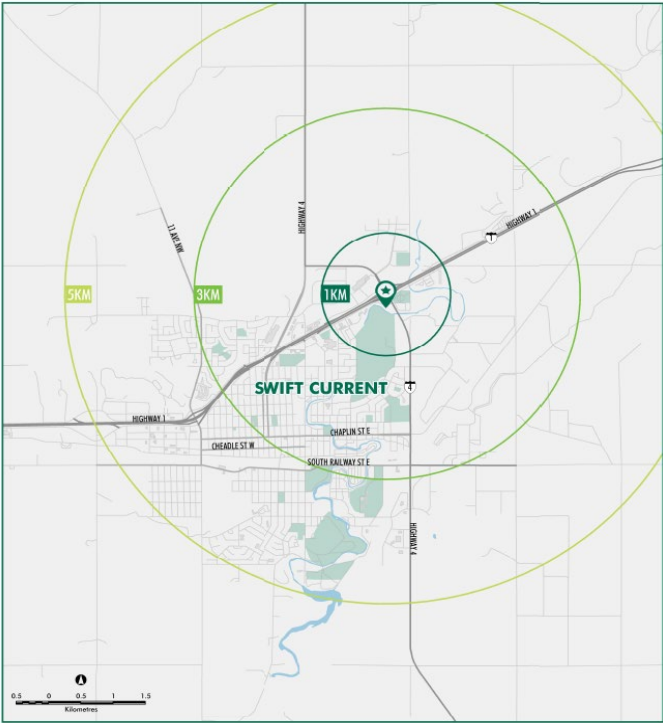
Spring 2021



SUNTERRACE MEADOWS

DEMOGRAPHICS

Swift Current is Saskatchewan’s sixth largest city with approximately 16,000 local residents, and rural population of 55,000. Located at the junction of two major highways: the Trans-Canada and Highway 4, with the Canadian Pacific Railway running through the community which also has a municipal airport with three paved runways. This is an attractive location for both commercial and residential development. Other major projects include the Chinook Power Station, which is set to open in 2019.



	1 KM	3 KM	5 KM
Population (2018 est.)	646	10,331	17,115
Avg. Age	46	42.2	41.6
Households	196	4,542	7,408
Avg. Household Income	\$130,307	\$97,380	\$100,011
Avg. Household Income 2023 projected	\$145,571	\$109,638	\$113,091
Avg. Household Income 2028 projected	\$163,616	\$123,963	\$127,977