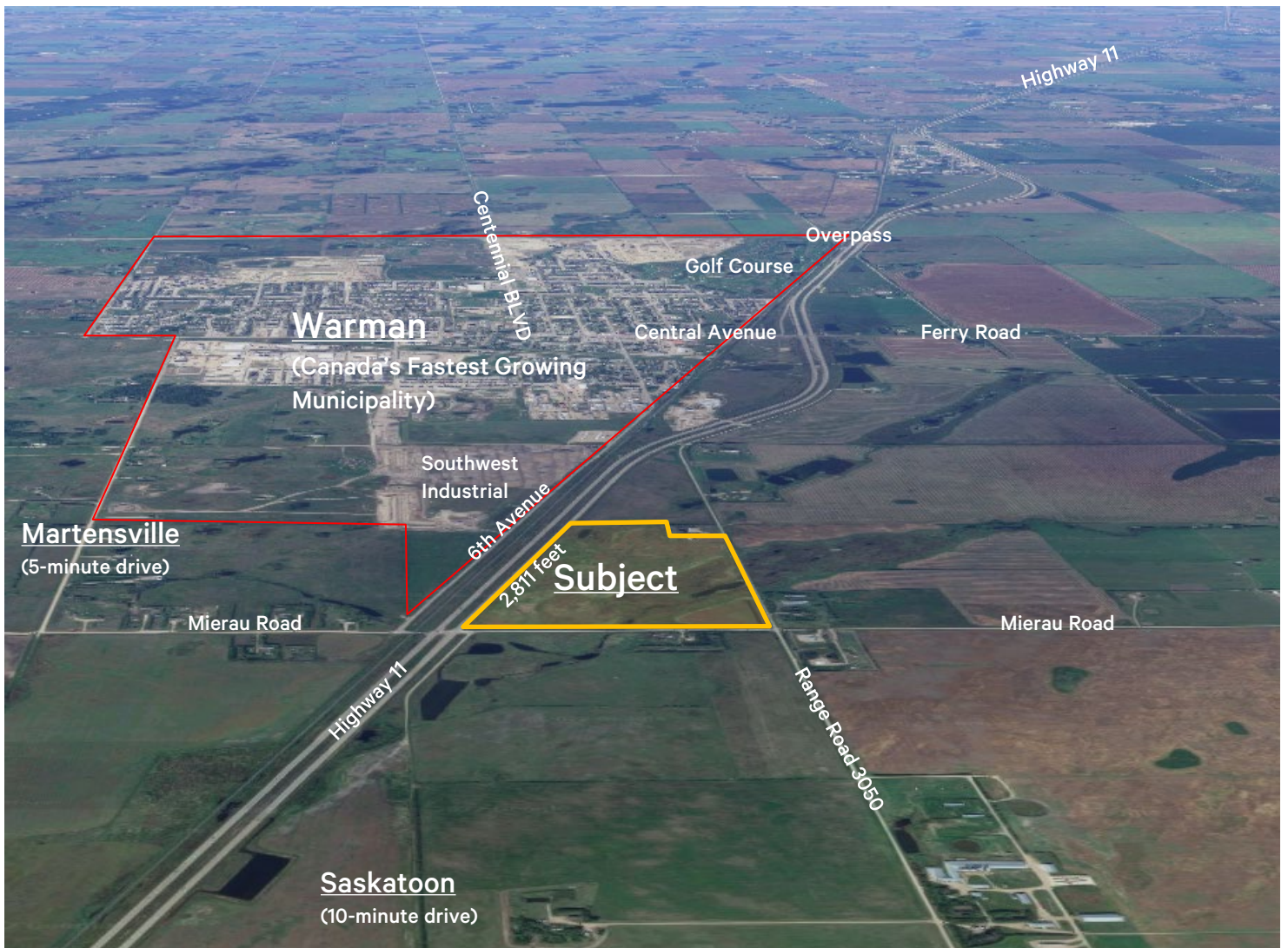


HWY 11 Fronting Land

Corner of Mierau Road and HWY 11

95.07 AC with Vendor Financing Available at 2.9%



HWY 11 Fronting Land

Overview

CBRE Saskatchewan is pleased to present the opportunity to purchase 2,811 feet of Highway #11 fronting land in the RM of Corman Park. The property offers 95.07 acres with the option to subdivide. General DAG1 zoning allows for a wide range of uses. The RM of Corman Park would consider uses such as **big box retail, fast food, gas, office, dealerships, and other commercial uses**. With excellent vehicular access to Highway #11, the site allows for convenient servicing of northern Saskatchewan, Saskatoon, Warman, Martensville, and the RM of Corman Park.

- The City of Warman has proposed looking at interim development, such as this one, prior to annexation. This means allowing development with an agreed-upon set of standards to service it via the City of Warman.
- The RM of Corman Park, City of Warman, and Developer would negotiate and enter into an agreement related to servicing, access, taxation, development fees, development standards and land use. Once all parties are agreed, in relation to the development, the property could be serviced with City of Warman Services at the expense of the developer.
- Development action items and timeline: **(1)** Negotiation between City of Warman, RM of Corman Park, and Developer for agreements and structure based on agreed upon land use and concept plan. **(2)** The developer works with the City of Warman engineer to produce servicing plan and cost estimate:
- Land is currently being leased as farmland on a year-to-year land rental agreement.

ZONING

DAG 1 - Agricultural District 1

POPULATION:

17,500 – expected to reach 20,000 by 2025

LEGAL DESCRIPTION

Parcel numbers 161604233 & 161604266

SALE PRICE

\$150,000/acre

LAND SIZE

95.07 acres; potential for subdivision

TRAFFIC VOLUME:

~20,600 vehicles per day

POSSESSION

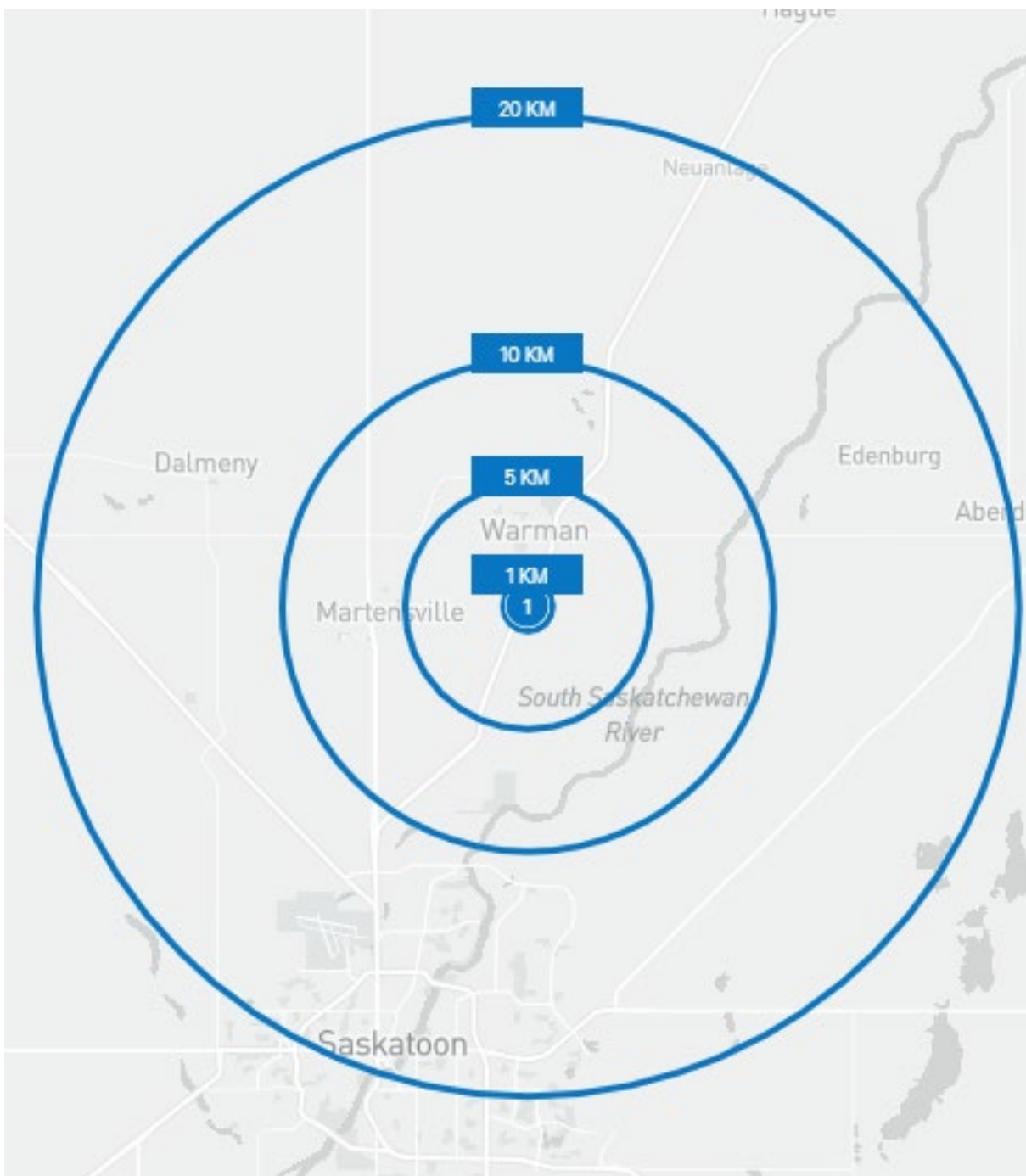
Immediately

MEDIAN HOUSEHOLD INCOME

\$110,000.00



Location

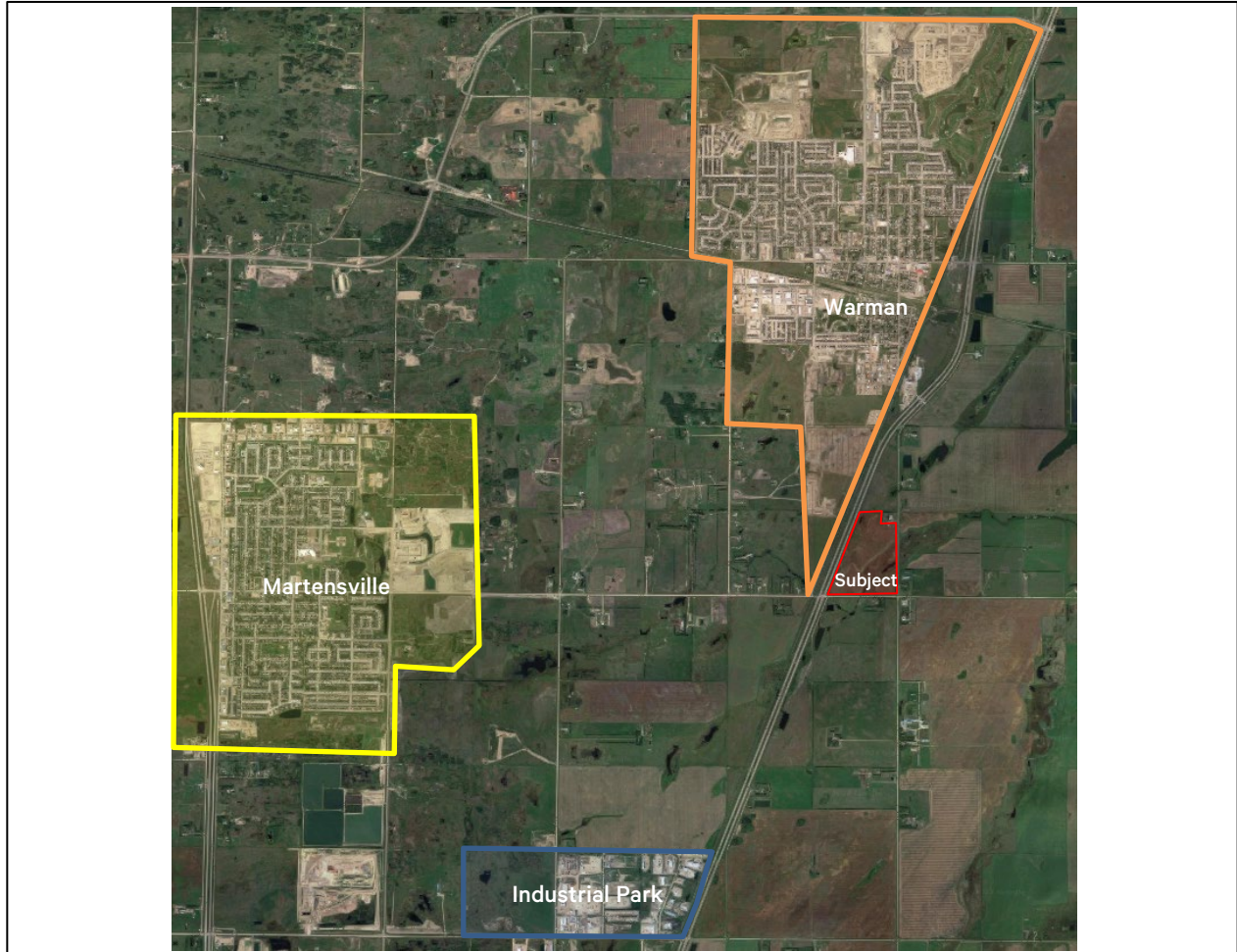


Population



Trade Area Population Total ————— 90,000

Neighbourhood Profile



Driving Times



10 Min
Saskatoon

30 Sec
Warman

5 Min
Martensville

15 Min
Central Business District

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