



New Commercial Development Lots For Sale

Take advantage of an exceptional opportunity to invest in prime commercial real estate with 114.48 acres of fully serviced land. With lotsizes ranging from 0.85 to 16.11 acres, this expansive development site is perfect for businesses looking to establish a strong presence in a growing area. All lots come fully serviced with sewer, water, gas, and power, ensuring a hassle-free development process. Situated with excellent visibility from Highway #1 and benefiting from a newly installed roundabout, access to these lots has never been easier.

Located adjacent to the Pilot Butte Access Interchange, this prime location services the highly sought-after communities of Emerald Park, White City, Pilot Butte, and Royal Park, which are seeing continued growth in both commercial and retail sectors. This vibrant area is becoming a hub for businesses, contributing to the local economy and creating valuable job opportunities. Whether you're looking to expand or establish a new venture, these lots offer the perfect foundation for your business to thrive with affordable property taxes.



Fully serviced with sewer, water, gas and power



Located 6.5 KM from Regina



High visibility from Highway #1



Ease of access with new roundabout

For further information

Linely Schaefer

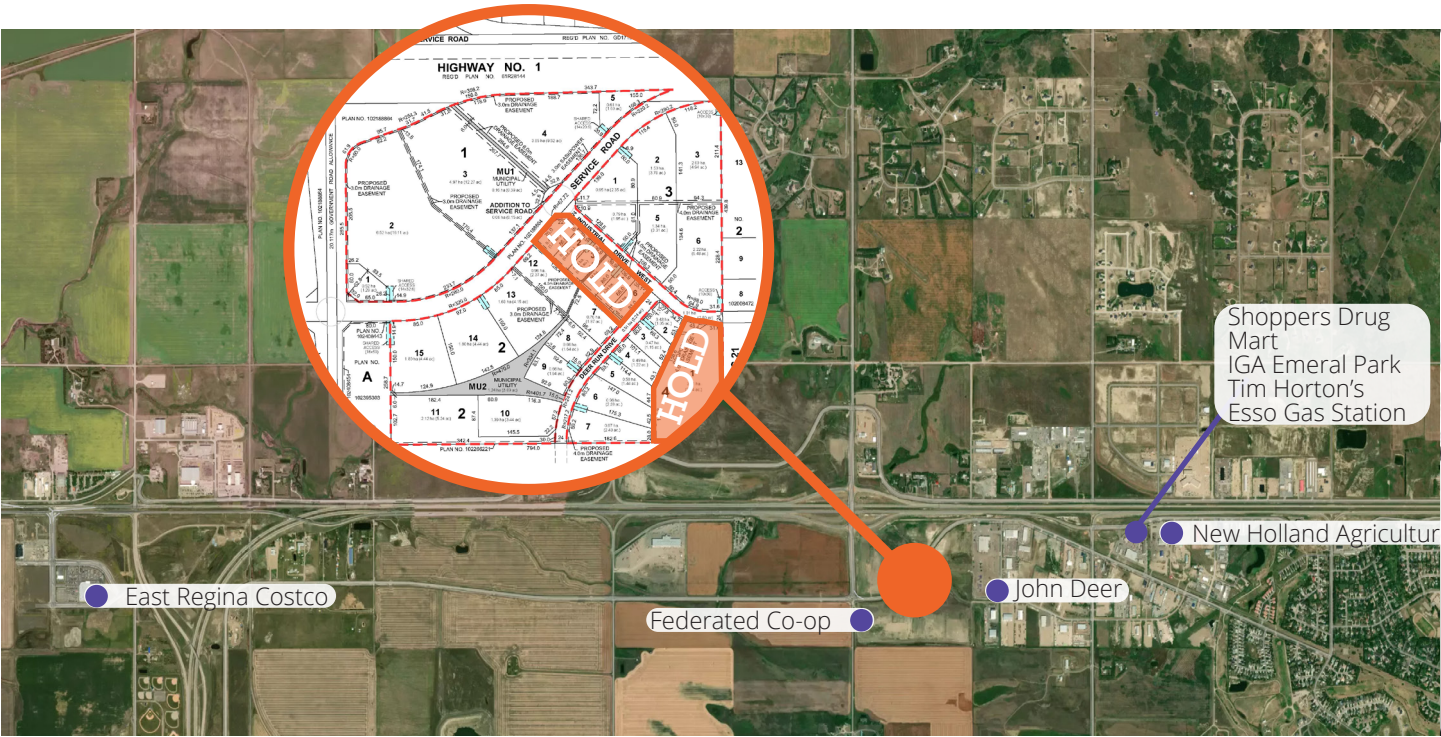
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Retail and Commercial Lots For Sale

Deer Run Business Park, RM of Edenwold



Available Lot:

Block	Lot	Acres	Price Per Acre	Total Price
1	1	1.29	\$ 975,000	\$ 1,257,750
	2	16.11	\$ 475,000	\$ 7,652,250
	3	12.27	\$ 450,000	\$ 5,521,500
	4	9.52	\$ 625,000	\$ 5,950,000
	5	1.5	\$ 1,100,000	\$ 1,650,000
2	1	1	HOLD	
	2	0.85	HOLD	
	3	0.85	HOLD	
	4	0.85	HOLD	
	5	0.85	HOLD	
	6	0.85	HOLD	
	7	1.87	\$ 450,000	\$ 841,500
	8	1.64	\$ 450,000	\$ 738,000
	9	1.64	\$ 450,000	\$ 738,000
	10	3.44	\$ 400,000	\$ 1,376,000
	11	5.24	\$ 250,000	\$ 1,310,000
	12	2.37	\$ 485,000	\$ 1,149,450
	13	4.15	\$ 485,000	\$ 2,012,750
	14	4.44	\$ 485,000	\$ 2,153,400
	15	4.44	\$ 485,000	\$ 2,153,400
3	1	2.35	\$ 625,000	\$ 1,468,750
	2	3.7	\$ 525,000	\$ 1,942,250
	3	4.94	\$ 525,000	\$ 2,593,500
	4	1.95	\$ 525,000	\$ 1,023,750
	5	3.31	\$ 450,000	\$ 14,895,000
	6	5.48	\$ 400,000	\$ 2,192,000
4	1	7.94	HOLD	
	2	1.05	\$ 525,000	\$ 551,250
	3	1.15	\$ 450,000	\$ 517,500
	4	1.22	\$ 450,000	\$ 549,000
	5	1.44	\$ 425,000	\$ 612,000
	6	2.38	\$ 425,000	\$ 1,011,500
	7	2.4	\$ 400,000	\$ 960,000

Key Area Statistics:

	RM of Edenwold <i>(includes Emerald Park)</i>	White City	Regina
Population	4,466	3,702	271,100
Land Area	849.04 km ²	7.56 km ²	178.81 km ²
Population Density	5.3 per km ²	489.7 per km ²	1516.1 per km ²
Total Households	1,515	1,175	92,129
Average Household Size	2.9	3.2	2.9
Median Total Income of Household	\$146,000	\$170,000	\$84,000

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