

# WAINWRIGHT DEVELOPMENT LAND

NE SECTION 5 TWP 46 RANGE 5 WEST 4TH (EXCEPTING 12 ACRES)  
\$5,800,000

FOR SALE



## PROPERTY HIGHLIGHTS

148 Acres of Prime Development land within the town of Wainwright. Proposed zoning of Hwy Commercial along Hwy 41 & Light Industrial on the balance of land; plus the possibility of utilizing a Retention Pond as a feature for a conceptional RV Camp Site. This land is strategically located with Hwy 41 on the East Boundary and current access off 23 Ave on the West Boundary. Type of Access off Hwy 41 TBD after Traffic Impact Assessment. Wainwright is home to Canadian Force Base representing 17.3% of the population plus 29.5% of GDP & medium Income of \$65,000. As the largest urban municipality in the Region, Wainwright is a regional service centre for retail, government, health, education, and industrial support services. Although supported by the Military it is also driven by agriculture (both crop farming and ranching), & oil and gas activities within the region. This prime property is ideal for flexible development purposes, including a flagged hotel, restaurant and commercial business's along Hwy 41 and a variety of mixed use Industrial Buildings complimenting the Hwy Commercial business's.

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## PROPERTY DETAILS

Price:	\$5,800,000
Land Size:	148 Acres
Taxes:	\$368
Legal:	NE Section 5 TWP 46 Range 5 West 4th (excepting 12 Acres)

## DEMOGRAPHICS



Population (2016):  
Residents: 6,153



Household Income (2015):  
10.4% of households earn over \$100,000

