



RESIDENTIAL DEVELOPMENT LAND FOR SALE

EAST ST. PAUL, MB

(+/-) 200 ACRES AVAILABLE

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RESIDENTIAL DEVELOPMENT LAND FOR SALE

EAST ST. PAUL

(+/-) 200 Acres Available

PROPERTY HIGHLIGHTS

- (+/-) 200 acres of prime single family development land available
- Highly sought after location in East St. Paul surrounded by existing high end residential development just north of Prichard Farms Development and just south of Hoddinott Road
- Extremely well located in close proximity to a controlled intersection to Highway 59
- Abundance of nearby recreational facilities including the East St Paul Sports Complex, baseball diamonds, soccer pitches, and the East St Paul Recreational Complex, Arena and Community Centre
- Site is zoned DR (Development Reserve Zone) and is designated Settlement Centre lands by the Red River Planning District Development Plan
- Surrounding properties are zoned R1-17 which allows for 15,000 sf residential lots. Preliminary discussions with the Community Development Planner have advised R1-17 zoning could be achieved with this site and potential for R1-10 to be supported which would allow for 10,000 sf residential lots
- Prospective Purchasers can sign a Confidentiality Agreement to obtain access to the Data Room to receive additional details on the site
- Offers to be reviewed by Vendor November 30, 2023

SALE PRICE: UNPRICED

RESIDENTIAL DEVELOPMENT LAND FOR SALE EAST ST. PAUL

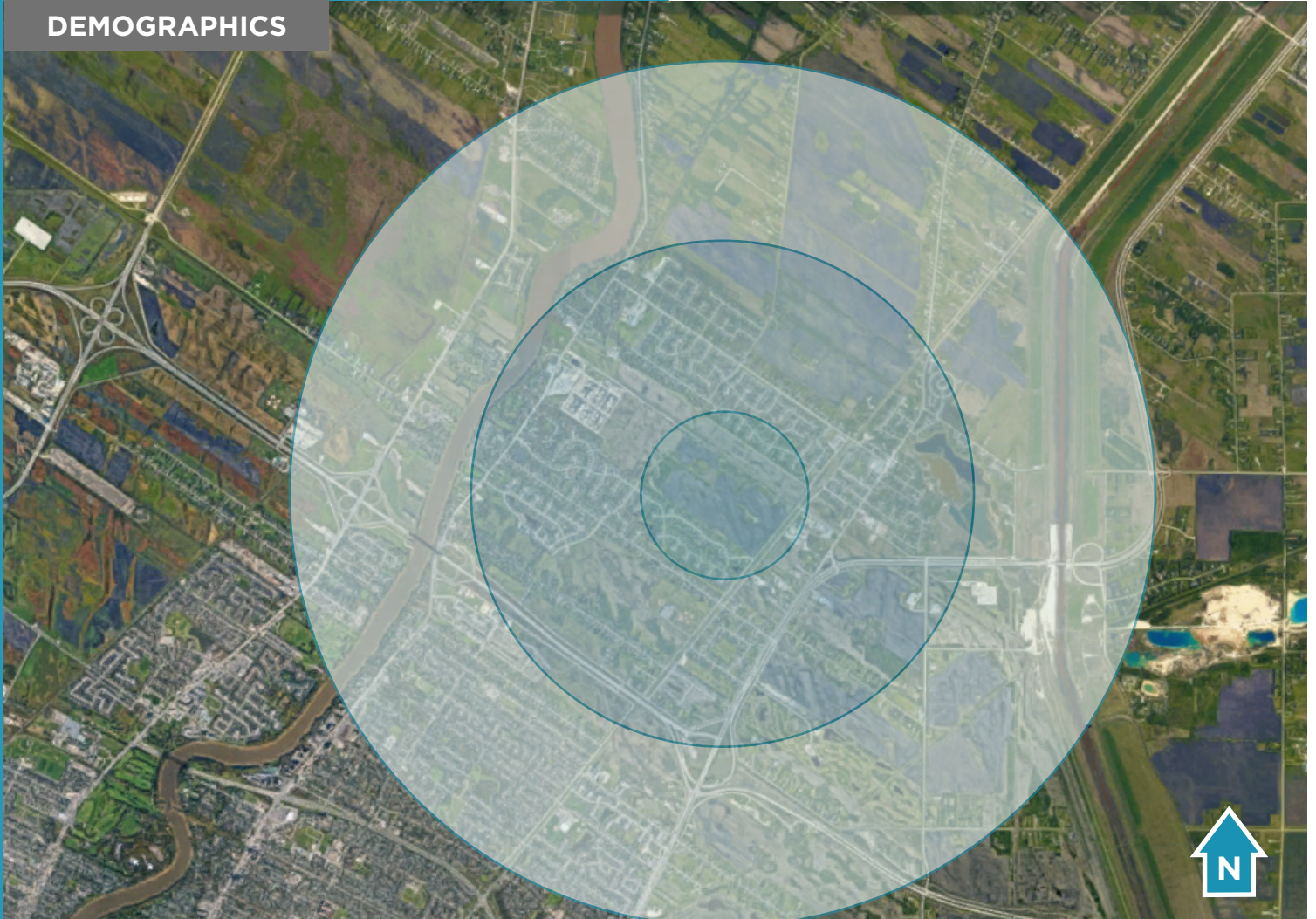
SITE PLAN



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DEMOGRAPHICS



	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
.05KM	312	43	107	\$401,032
1KM	1,676	43	568	\$315,908
1.5KM	3,504	43	1,200	\$262,333

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