

FULLY-SERVICED DEVELOPMENT LAND IN THE HEART OF MORRIS, MANITOBA

SECURE YOUR SPOT WITH EXCLUSIVE BUYER INCENTIVES

LAND FOR SALE
MORRIS DEVELOPMENT LAND
MORRIS, MB

BRANDI ELOQUENCE
Associate

T 204 934 6246
C 204 996 3425
E brandi.eloquence@cwstevenson.ca

JAMES TOKER
Associate

T 204 934 6210
C 204 914 8423
E james.toker@cwstevenson.ca



WELCOME TO

MORRIS





PROPERTY HIGHLIGHTS

(+/-) 32.22 ACRES AVAILABLE

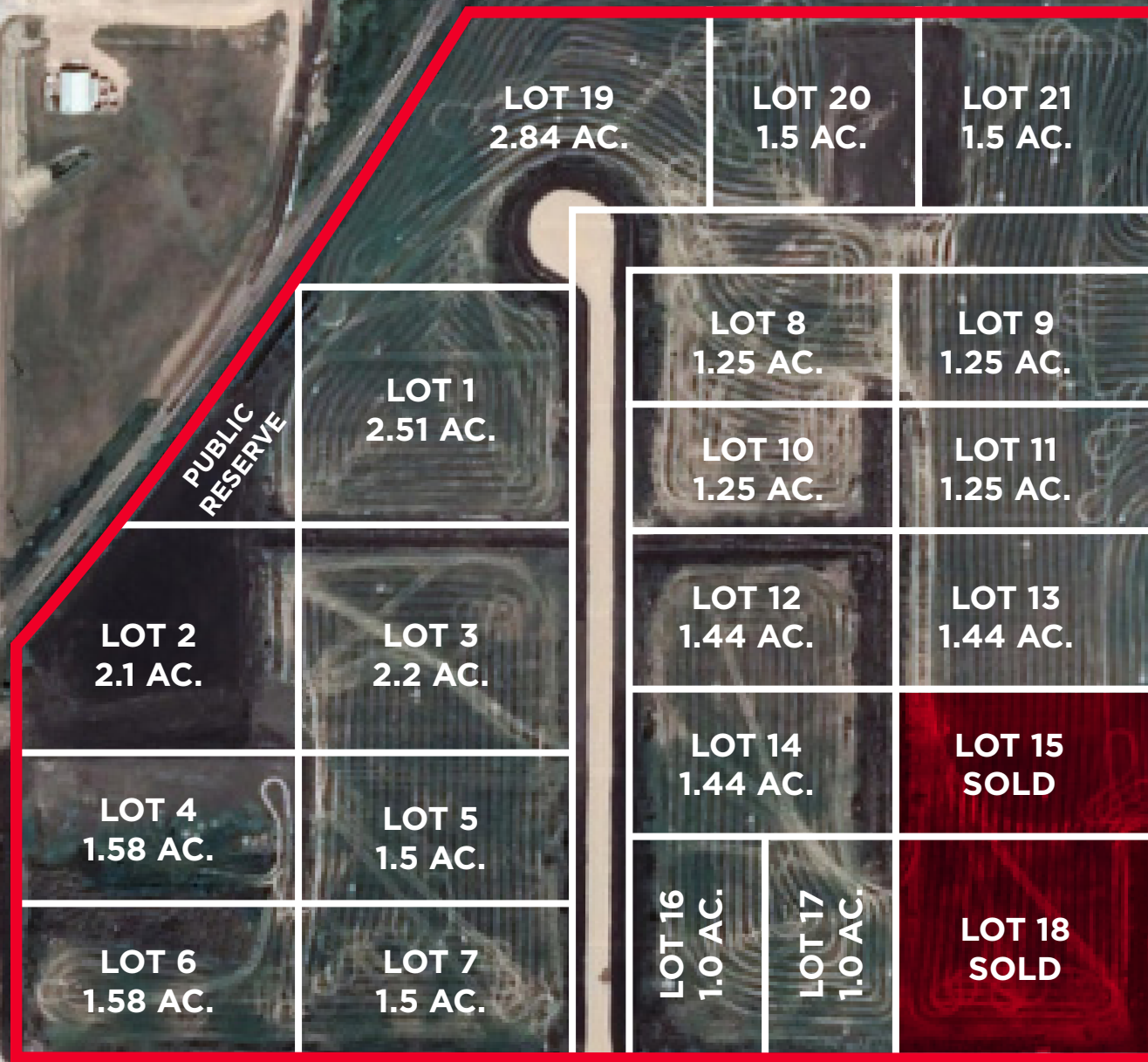
- Development parcels featuring flexible zoning allowing for a variety of uses
- Excellent access to the Emerson - Pembina Port of Entry and nestled amongst three Class 1 railways and Highway 75. Easy access to CentrePort Canada and Winnipeg Richardson International Airport
- Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day
- All essential services available including hydro, natural gas, water, sewer, telephone, and fibre optic internet
- Well-protected against flooding with a permanent ring dike system surrounding the town of Morris
- Lots range in size from 1.0 - 2.84 acres
- Opportunity to combine individual lots to accommodate larger uses

SALE PRICE: NEGOTIABLE
PROPERTY TAXES: TBD

*TAXES NEGOTIABLE THE FIRST YEAR OF OWNERSHIP



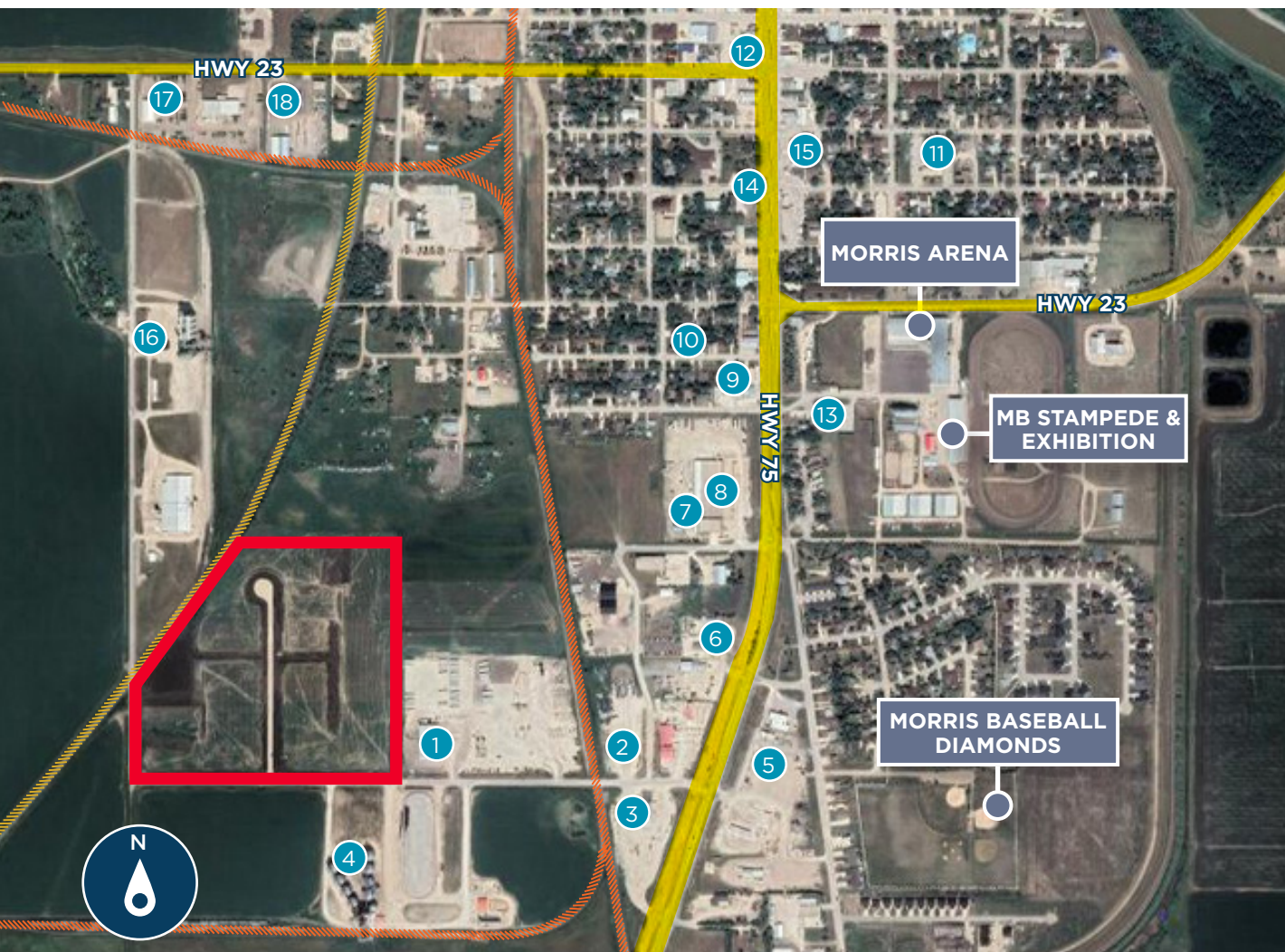
LOT AVAILABILITY



AREA OVERVIEW

The Town of Morris is an established urban centre located 47 kilometers (35 minutes) south of the Perimeter Highway in Winnipeg via Highway 75. They are located on the traditional territory of the Anishinaabeg, Cree, Oji-Cree, Dakota and Dene Peoples, and the homeland of the Red River Metis.

Morris is well known for its annual Stampede Festival, drawing hundreds of Manitobans and out-of-towners. The Town is mostly surrounded by the Rural Municipality of Morris, which neighbours the RM of MacDonald and Ritchot to the north, De Salaberry to the east, Montcalm and Rhineland to the south, and Dufferin and Roland to the west.



LOCAL AMENITIES

- | | |
|----|--------------------------|
| 1 | BARTEL BULK FREIGHT |
| 2 | BIG RIG TRUCK WASH |
| 3 | HUSKY/ESSO |
| 4 | PATTERSON GRAIN |
| 5 | TIM HORTONS |
| 6 | MOTOWN MOTORS ON MAIN |
| 7 | JPF 2000 TRUCK REPAIR |
| 8 | PAUL BRANDT TRUCKING |
| 9 | BURKE'S ROADHOUSE ON 75 |
| 10 | BREEZY BIRD FARMS |
| 11 | MORRIS GENERAL HOSPITAL |
| 12 | SANTA LUCIA PIZZA |
| 13 | MORRIS STAMPEDE INN |
| 14 | REMPEL INSURANCE BROKERS |
| 15 | MORRIS DENTAL CENTRE |
| 16 | CARGILL |
| 17 | ENNS BROTHERS |
| 18 | VALLEY AGRO SERVICES |

- CN RAILS
--- CP RAILS

THE TOWN OF MORRIS

GROWTH

The Town of Morris has a stable and resilient population that can be attributed to the strong trade, logistics and spin-off agricultural based industries that support it

LABOUR FORCE

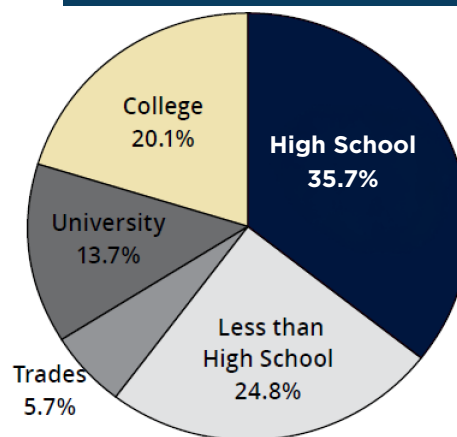
An estimated 950 people are currently in Morris' labour force. The largest sector of employment is the 'Trades, Transport and Equipment' sector, employing over 24% of the workforce. The second largest is 'Sales & Service' at 20%, followed by 'Business and Finance' at 13% and 'Education, Law and Government' at 12% of the total workforce. Morris has an employment rate of 57.3%, 1.8% lower than the provincial average, according to the 2021 Census. However, the municipality has also been identified to hold a lower unemployment rate at 7.3% compared to the provincial unemployment rate of 8.3%.

EDUCATION

The 2021 Census identified that over 75% of the population in Morris have completed their high school education and have moved on to attain either a trade, college or university education.

SOURCE: 2023 INVEST MORRIS COMMUNITY PROFILE

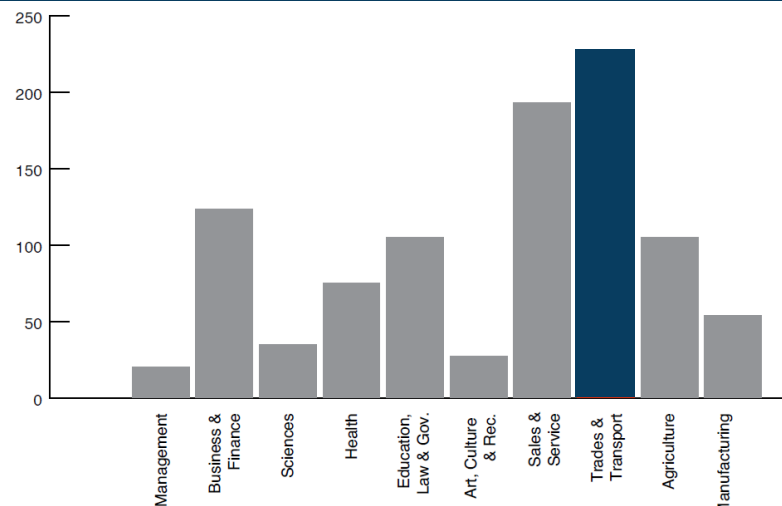
EDUCATION ATTAINMENT



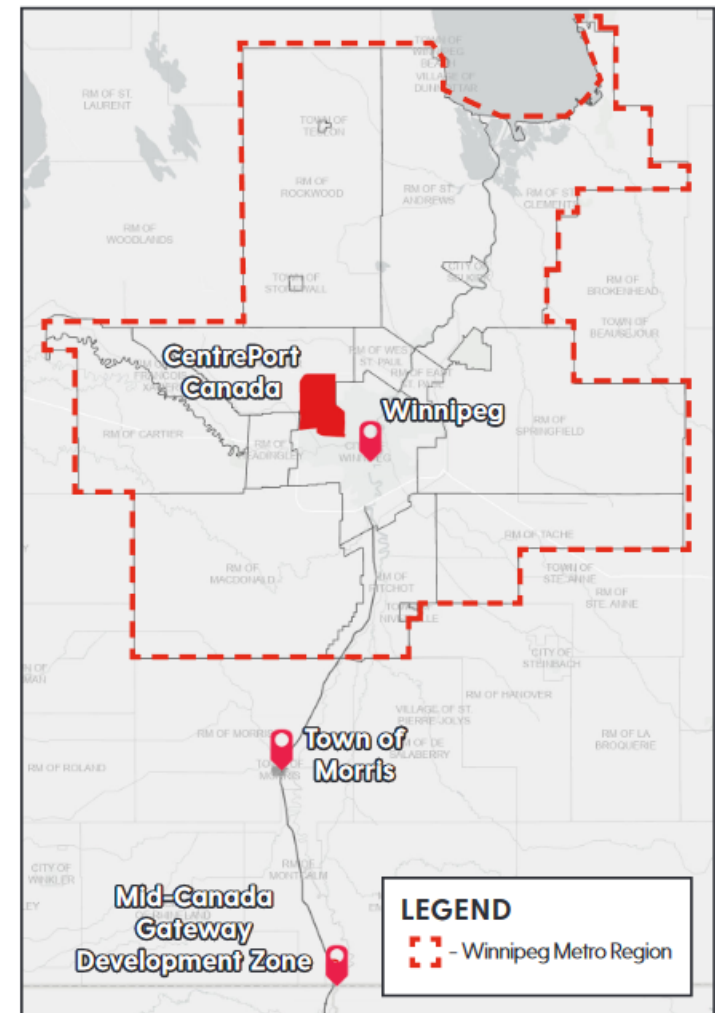
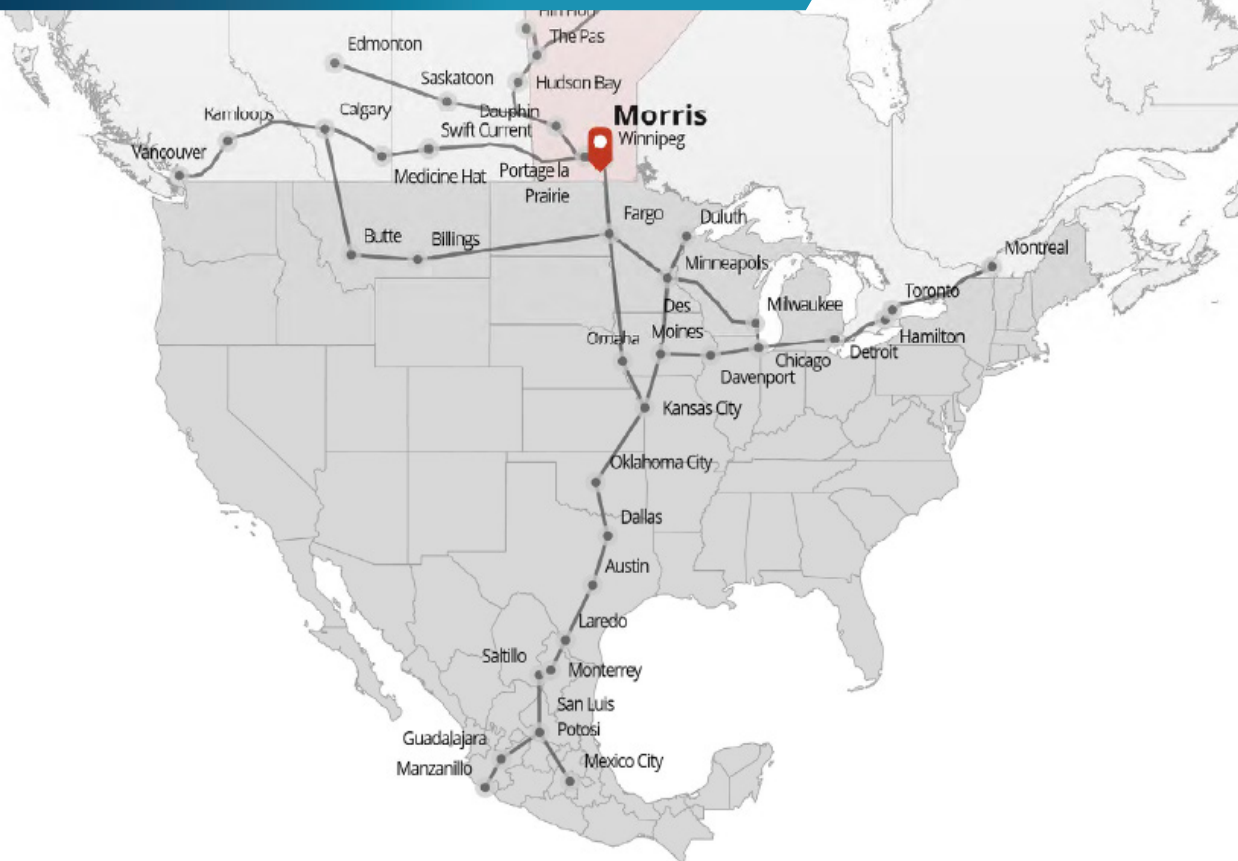
AVG. HOURLY WAGE BY LABOUR (2021)

Industry	Wage (MB Avg.)
Resources (Agriculture & Mining)	\$22.41
Management Occupations	\$44.29
Administration	\$26.13
Healthcare (Professional)	\$42.63
Nursing	\$40.97
Business & Finance	\$34.71
Applied Sciences	\$35.60
Education	\$38.99
Social & Community Services	\$20.22
Arts, Culture & Recreation	\$23.72
Manufacturing (labour)	\$20.29
Construction Trades	\$29.82

WORKFORCE BY INDUSTRY



MID-CANADA-GATEWAY DEVELOPMENT ZONE



MID-CANADA-GATEWAY DEVELOPMENT ZONE

Emerson's Development Zone will look to provide additional opportunities to trucking, warehousing/distribution and manufacturing industries, further allowing private businesses to innovate and generate substantial economic benefits in terms of jobs, GDP, incomes and tax revenues for governments. The Development Zone will provide access to a range of new services on the Canadian side of the Emerson-Pembina border crossing while helping to reduce trucking costs and improve the trucking experience at the border. Currently, the Emerson-Pembina border continues to be the most significant land-based port of entry in Western Canada in terms of trade value and border-crossing activity with the United States. It is estimated that 1 million vehicles cross every year and is expected to increase to 2 million vehicles by 2035.

DRIVE TIMES

CANADA US BORDER 28 MINS 44 KM	CENTREPORT 51 MINS 71 KM
PERIMETER HWY 52 MINS 66 KM	WINNIPEG AIRPORT 75 MINS 71 KM

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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MORRIS



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