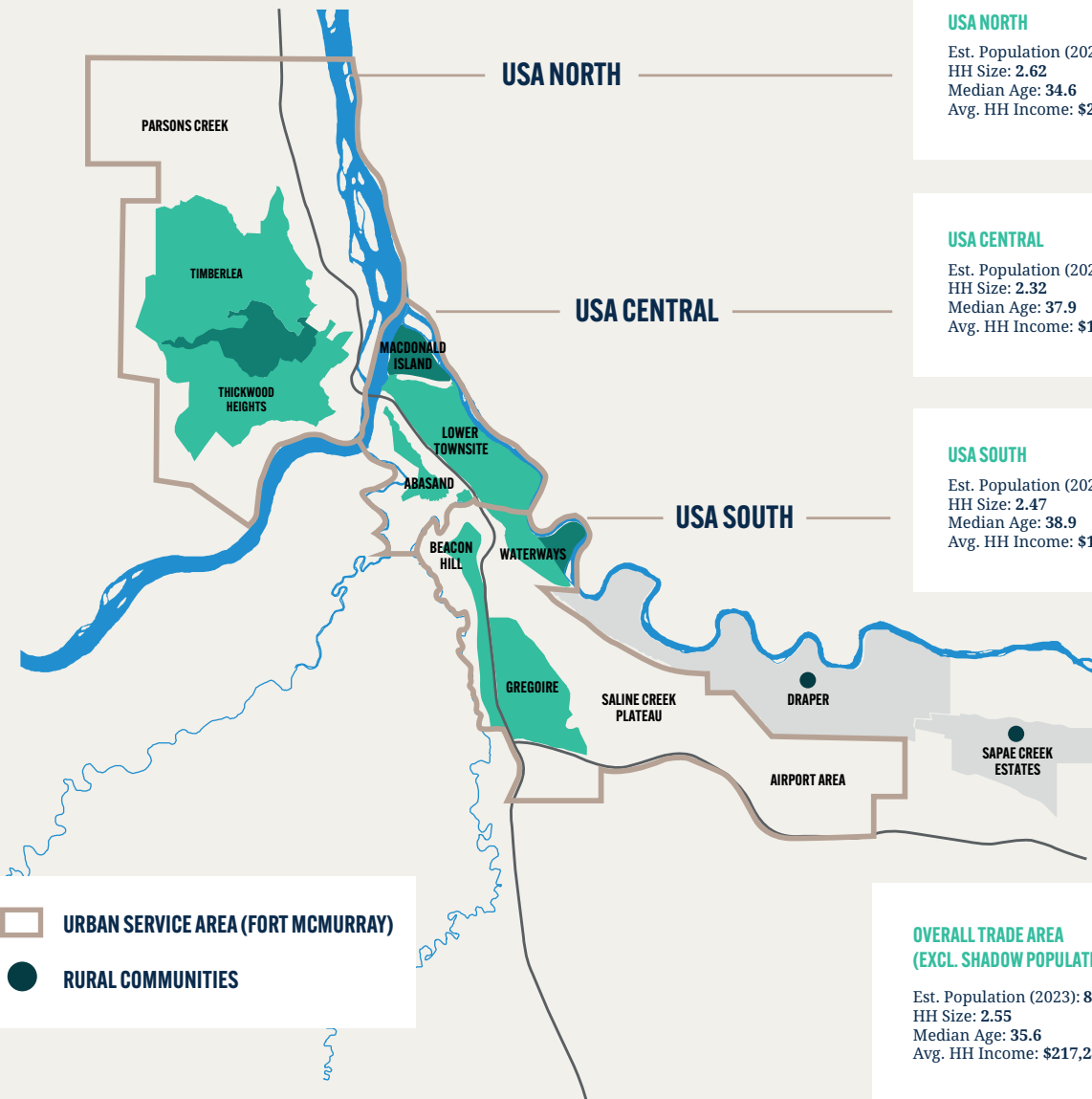


FORT MCMURRAY WOOD BUFFALO BUFFALO TRADE AREA



USA NORTH

Est. Population (2023): 56,400
HH Size: 2.62
Median Age: 34.6
Avg. HH Income: \$238,261

USA CENTRAL

Est. Population (2023): 14,900
HH Size: 2.32
Median Age: 37.9
Avg. HH Income: \$167,661

USA SOUTH

Est. Population (2023): 5,915
HH Size: 2.47
Median Age: 38.9
Avg. HH Income: \$197,444

OVERALL TRADE AREA (EXCL. SHADOW POPULATION)

Est. Population (2023): 80,038
HH Size: 2.55
Median Age: 35.6
Avg. HH Income: \$217,284

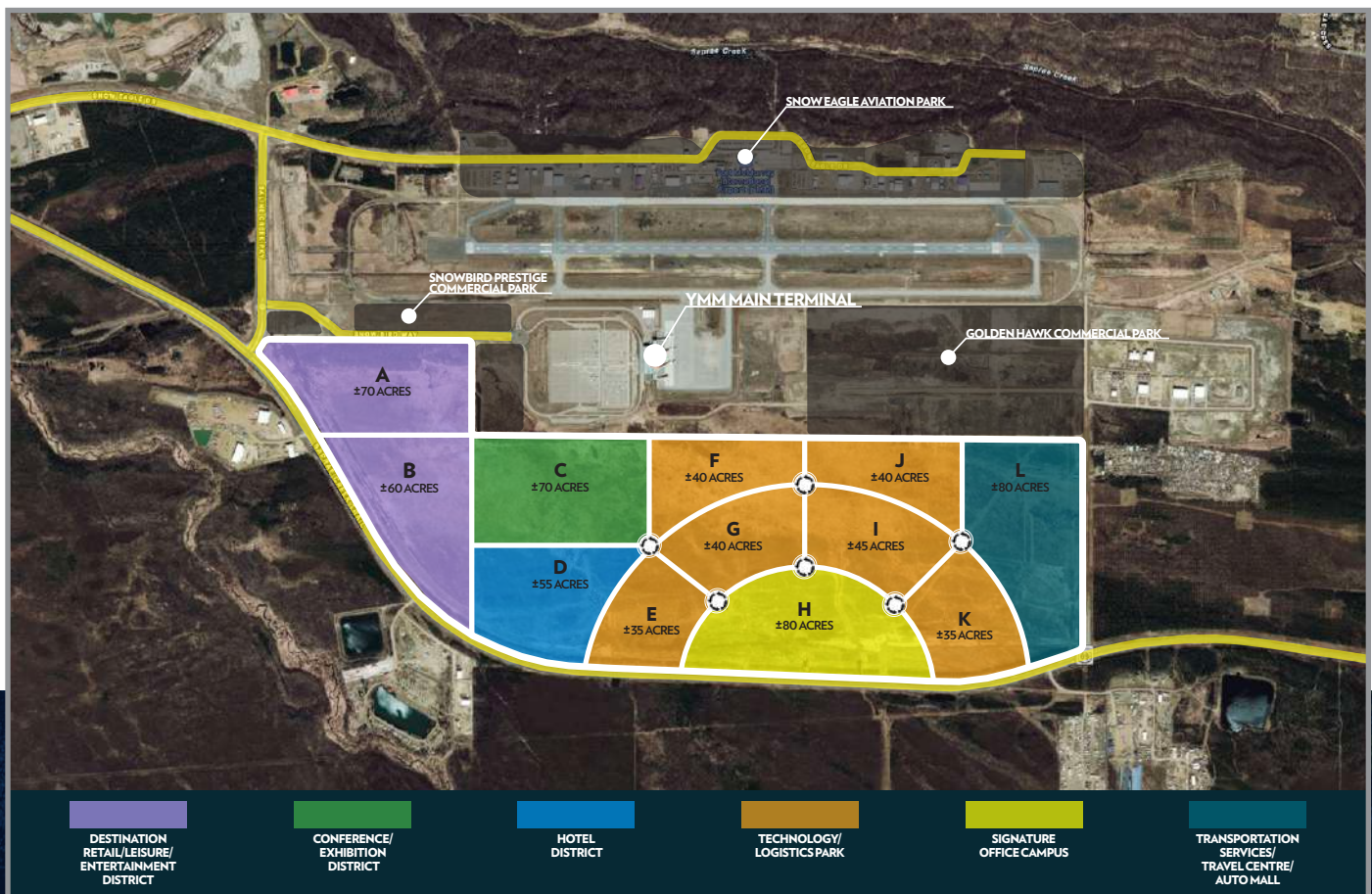


AURORA LANDING

Fort McMurray's Largest Comprehensive Commercial Masterplan

Fort McMurray, Alberta

- ±650 Acres of destination retail, light industrial and commercial zoned greenfield development land
- Land sale, long term land lease, and joint venture opportunities
- ±4km Commercial frontage
- Accessible to all of Fort McMurray within ±20 minute drive time



DOWNTOWN CENTRAL BUSINESS DISTRICT

Downtown Central Business District Development Opportunity

- 0.54 acres available for development in the heart of downtown Fort McMurray.
- Prominent frontage on main thoroughfare Franklin Avenue, with immediate access to Highway 63.
- Zoned Central Business District, permitting mixed-use development.
- Walking distance to key amenities: Provincial & Municipal Buildings, Peter Pond Mall, MacDonald Island Park (recreation & golf), and Waterfront.
- Adjacent to kiyām Community Park, a central gathering place for community events.
- Strategic urban location with 10,000 households within a 5-minute drive.
- RFP-2025-1261 will be posted here: rmwb.bidsandtenders.ca/Module/Tenders/en



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



FORT McMURRAY
WOOD BUFFALO

WWW.FMWB.CA | INVEST@FMWB.CA



NE Corner of Prospect Drive and Confederation Way



PARSONS CREEK TOWN CENTRE

54 Acre Greenfield Commercial/Retail Zoned Shovel Ready Development

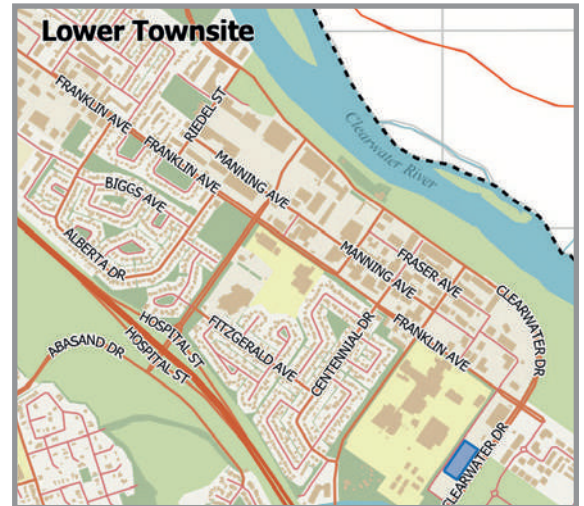
- Breaking ground Spring 2025, with Walmart Supercentre anchoring the site
- Located in Parsons Creek, Fort McMurray's newest neighborhood development
- Primary trade area exceeds 30,000 households
- Located 10 minutes from downtown Fort McMurray
- Average household income: \$217,284 (2023)
- Adjacent to major transportation routes, Highway 63 and 686



PENHORWOOD

Exciting new redevelopment opportunity in Downtown Fort McMurray

- 4.74 acres available for redevelopment in downtown core.
- Borders Clearwater Drive, with immediate access to Highway 63 and Franklin Avenue.
- Well suited for high density residential, light commercial, or retail development.
- Nearby amenities include Keyano College, Syncrude Sport & Wellness Centre, North Lights Regional Hospital, restaurants, and grocery stores.
- Access to 10,000 households within a 5-minute drive.
- Land sale, lease, or joint venture opportunity.

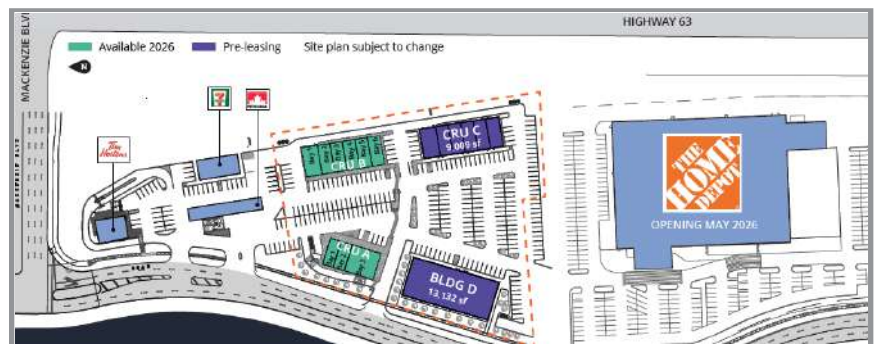


QUARRY RIDGE

Redefining Retail in Fort McMurray's Gateway

Highway 63 & MacKenzie Blvd, Fort McMurray, Alberta

- Anchored by Home Depot, this premier commercial hub offers unbeatable highway access and visibility at the city's entry point.
- 32,620 vehicles per day (2024)
- Commercial retail opportunities for Fall 2026
- Average household income of \$218,208 (2024)
- 16 acres of future expansion land available for large-format or complementary uses.

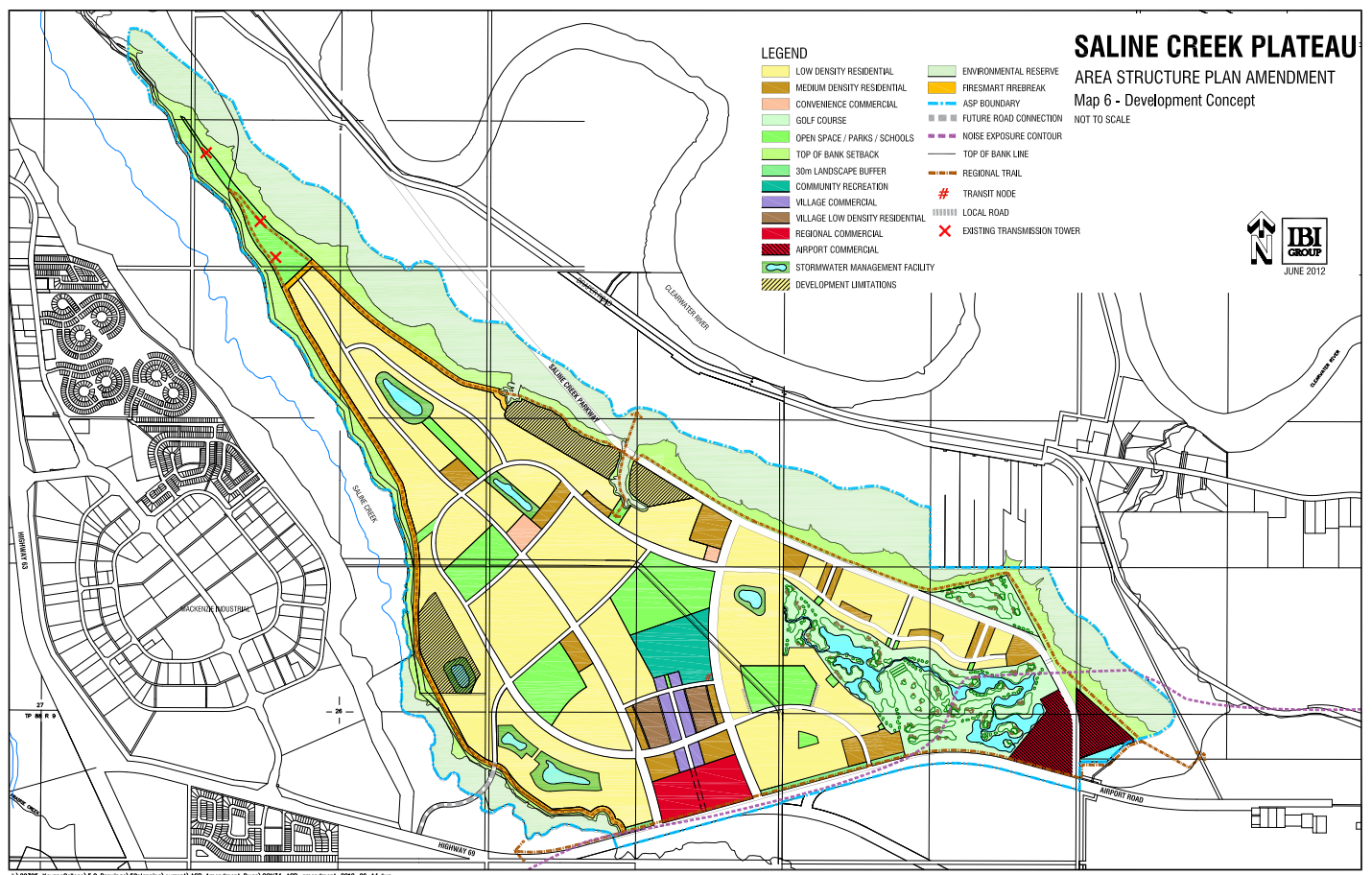


SALINE CREEK PLATEAU

Greenfield Residential and Commercial Development Opportunity

Saprae Creek Trail (Highway 69), Fort McMurray, Alberta

- 489 Hectares
- Complete community including recreational amenities, commercial, residential and light industrial opportunities
- Estimated density: 20,000 residents
- Anchored by brand new 18-hole golf course
- Minutes West of Fort McMurray International Airport



THE COMMONS AT EAGLE RIDGE

Retail, Entertainment, Restaurants & Services

116 Eagle Ridge Boulevard, Fort McMurray, Alberta

- C3 Shopping Centre Commercial District
- Phase 3 represents 8 acres of shovel-ready lands for future retail and commercial growth
- Average household income: \$217,284 (2023)
- Access to 30,000 rooftops within 10-minute drive

