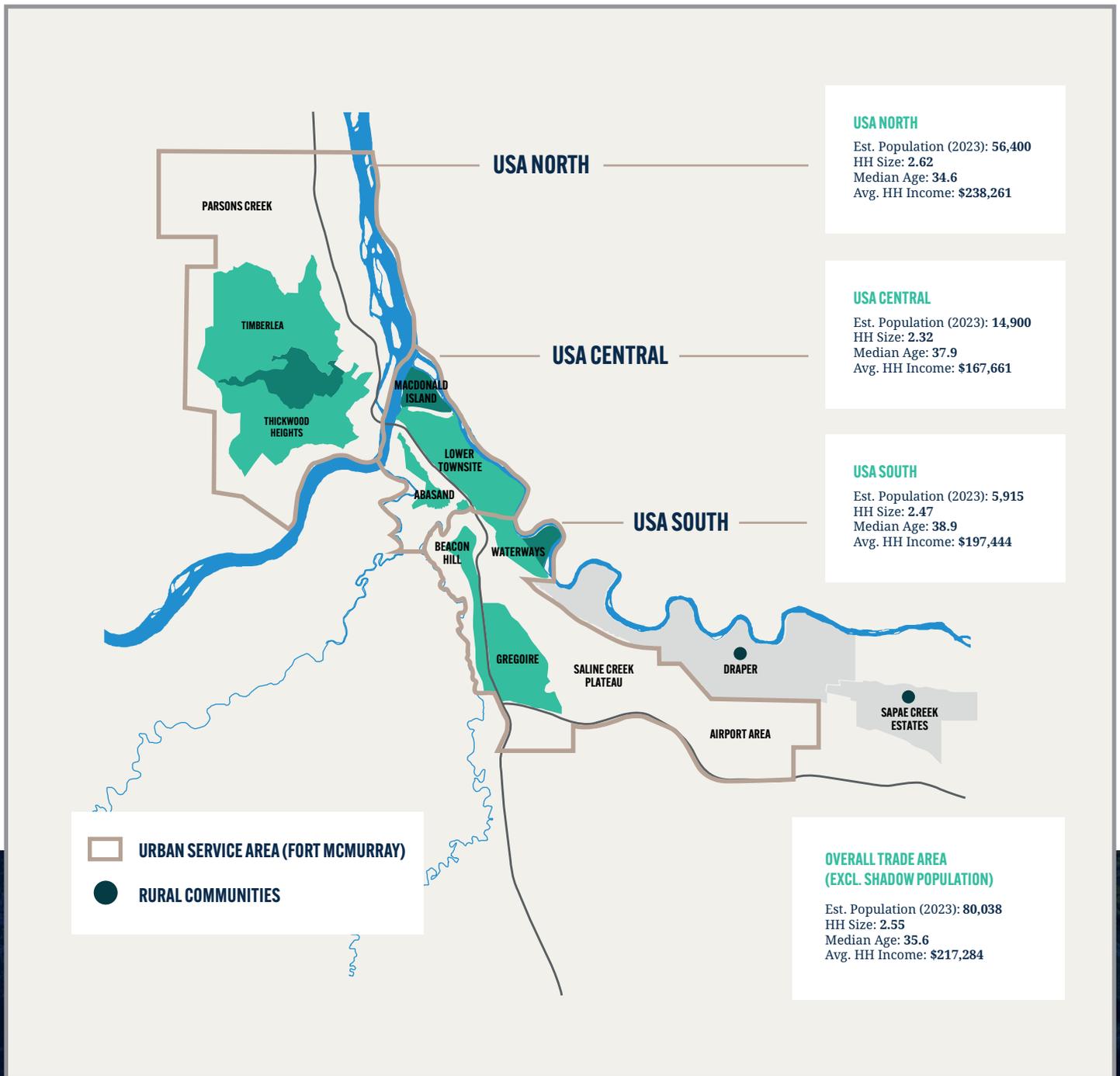


# FORT MCMURRAY WOOD BUFFALO TRADE AREA

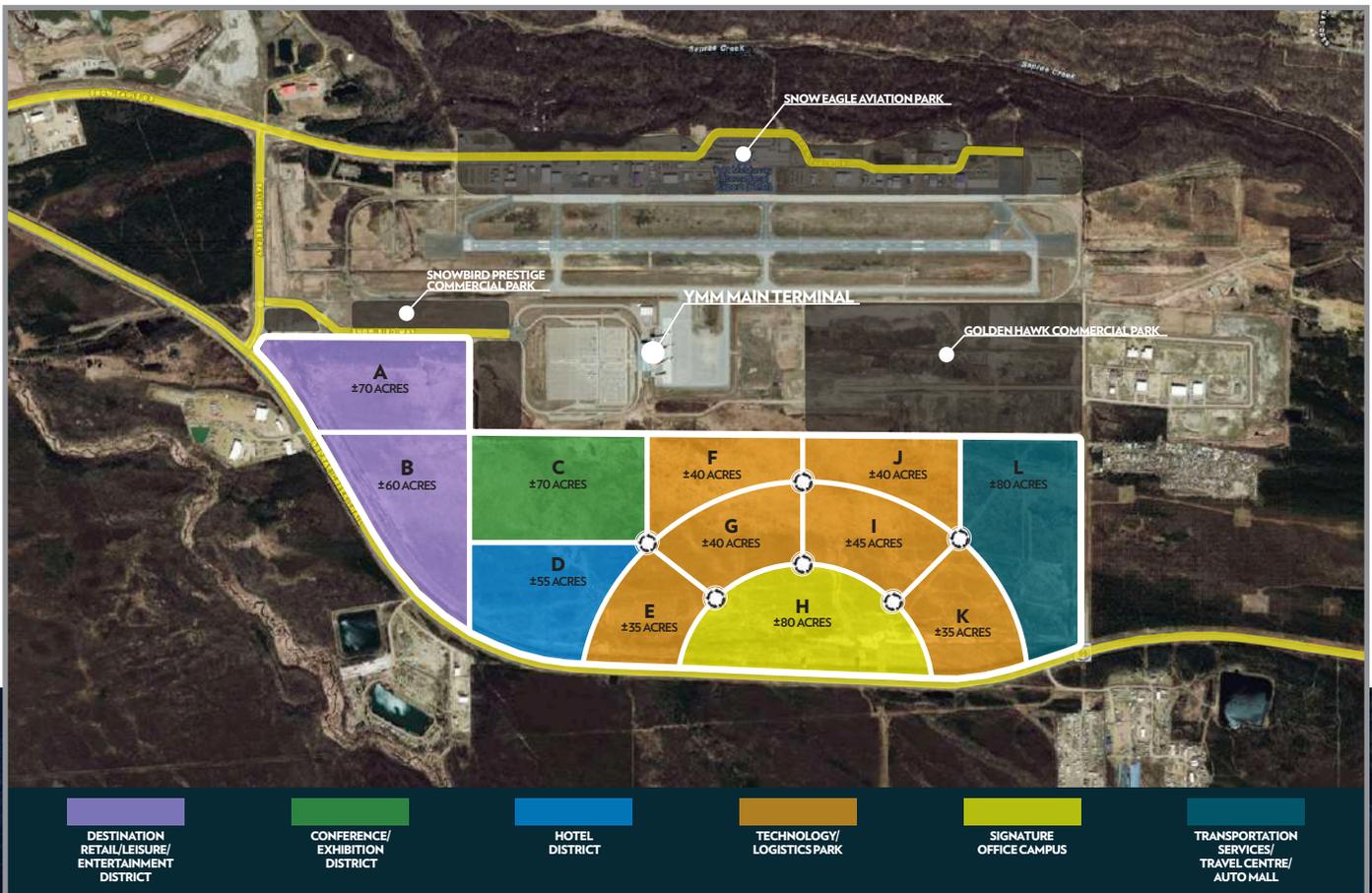


# AURORA LANDING

## 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



# THE COMMONS AT EAGLE RIDGE

## Retail, Entertainment, Restaurants & Services

116 Eagle Ridge Boulevard, Fort McMurray, Alberta

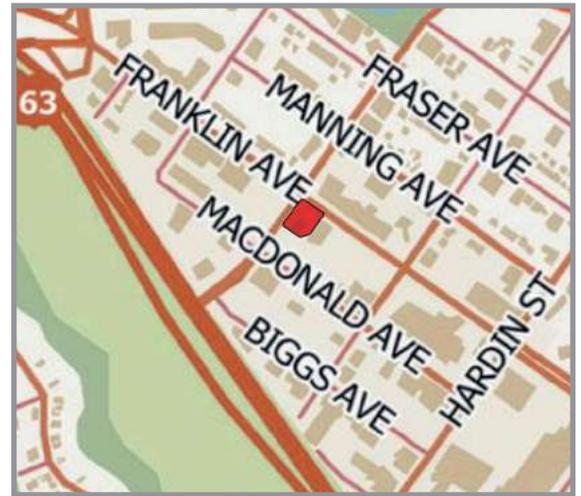
- C3 Shopping Centre Commercial District
- Phase 3 represents 8 acres of shovel-ready lands for future retail and commercial growth
- Average household income: \$217,284 (2023)
- Access to 30,000 rooftops within 10-minute drive



# 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.



# THE MARKETS ON PROSPECT

## NE Corner of Prospect Drive and Confederation Way

- 18.8 acres of retail zoned land
- Access to 30,000 rooftops within 10-minute drive
- Average household income: \$217,284 (2023)
- Strategically located with visibility and accessibility to major transportation routes (Highway 63 and Prospect Drive)



# PARSONS CREEK DEVELOPMENT OPPORTUNITIES

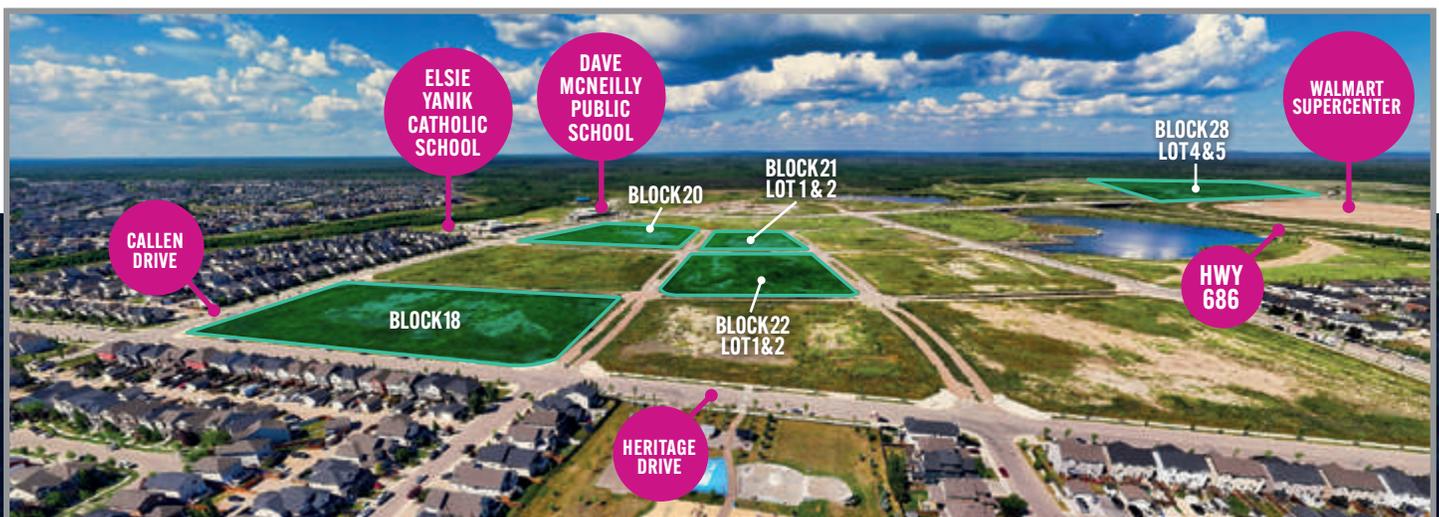
## Mixed-Use & Residential Development Opportunities in an emerging, master-planned community on the north side of Fort McMurray

Parsons Creek represents one of Fort McMurray Wood Buffalo's most significant growth areas, offering a rare opportunity for mixed-use and residential developers to invest early in a fully planned, amenity-rich neighbourhood.

The neighbourhood is designed around walkability and quality of life, supported by established and planned infrastructure, schools, parks, and commercial development. A new 54-acre commercial development is currently under construction, anchored by a Walmart Supercentre, further strengthening the area's appeal.

### Key Advantages

- **Established & Growing Neighbourhood:** Master-planned, multi-phase community
- **Commercial Momentum:** 54-acre commercial development under construction, anchored by Walmart Supercentre.
- **Family-Oriented Amenities:** Two elementary schools, extensive green spaces, paved trail network, ponds, skate park, and splash park.
- **Established Base with Significant Growth Capacity:** Current population of approximately 3,880 residents, capacity to grow to 24,000 residents.
- **Direct Highway Connectivity:** Immediate access to Highway 63, the region's primary north-south transportation corridor and emerging east-west connectivity via Highway 686 (GOA approved capital project).
- **Strategic Location:** Approximately 20-minute drive to major oil sands operations.
- **Ownership Flexibility:** Lands include a mix of municipal surplus and Government of Alberta ownership, offering multiple pathways to development.



# PARSONS CREEK DEVELOPMENT OPPORTUNITIES

## Available Development Parcels

### Mixed-Use & Main Street Opportunities

#### Block 18, Lot 1

- **Size:** 8.06 acres
- **Zoning:** R3 Mid-Rise Medium Density Residential District
- **Highlights:** Corner location with significant frontage.

#### Block 20, Lot 1

- **Size:** 3.48 acres
- **Zoning:** Main Street District
- **Highlights:** Prominent location across from schools, designed for pedestrian-oriented, mixed-use or commercial development.

#### Blocks 21 & 22

- **Sizes:** Approximately 1.2-1.7 acres
- **Zoning:** Main Street District and R3 Mid-Rise Medium Density Residential District
- **Highlights:** Ideal for mid-rise residential, mixed-use, or neighbourhood commercial projects.

### Neighbourhood Residential Opportunities

#### Block 28, Lots 4 & 5

- **Sizes:** Approximately 13-14 acres each
- **Zoning:** R2 - Low-Rise Medium Density Residential District
- **Highlights:** Located directly across from the new commercial development.



# 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.

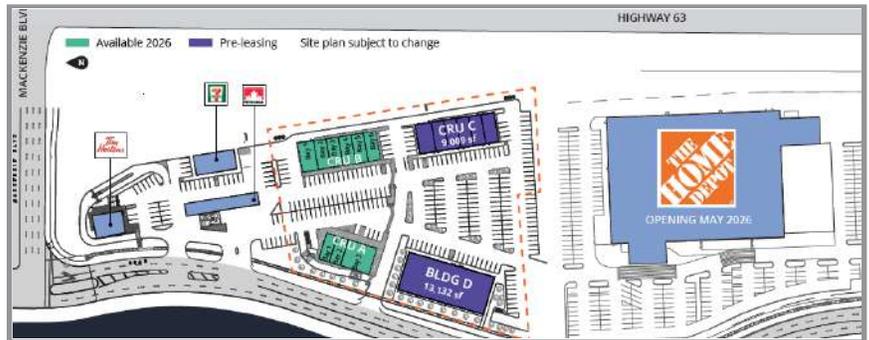


# QUARRY RIDGE

## 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

