

DIDSBURY



COMMERCIAL DEVELOPMENT

**800 SHANTZ DRIVE
DIDSBURY, AB**

INFORMATION PACKAGE FOR
DEV 2 DIDSBURY COMMERCIAL DEVELOPMENT PREPARED BY: **DEVELOPMENTS 2 INC.**



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DIDSBURY COMMERCIAL DEVELOPMENT

800 SHANTZ DRIVE, DIDSBURY, AB
Lot 8, Block 1, Plan 1310247

LOCATION



THE TOWN OF DIDSBURY

- Estimated population of 5,337 and steadily growing.
- Residential land uses occupy the greatest proportion of land within the Town of Didsbury's boundaries. Previous studies have shown that there are major retail/service gaps within the Town of Didsbury.
- The Town of Didsbury is situated in a strategic location along the Calgary-Edmonton economic corridor and is considered part of the Central Alberta economic region. The Central Alberta economic region consists of approximately 2.5 million people.
- The Town of Didsbury is located approximately 40 minutes from the Calgary (population of 1.3 million) and 30 minutes from the Town of Airdrie (population of 75,707)
- The largest centre within the Central Alberta economic region is the City of Red Deer (population of 106,736) and is located just 45 minutes north of Didsbury.
- Didsbury the immediate trading region to the south, west and north have a total population of approximately 52,459 people.

LOCATION - SUBJECT SITE

- Subject site is located within Shantz Village. Shantz Village is a 45 acre, Mixed-Use, Fully Serviced Phase Development located in north-west Didsbury.
- Subject site is situated adjacent to the newly built Buy-Low-Foods, the only major grocer in town.
- Subject site is in close proximity to two of Didsbury's four school sites.
- Future access to the subject site will be via 23rd Street, which has been identified as a planned major standard roadway. Highway 582 which borders the south of subject site is also identified with the same roadway standard.
- The proposed site forms part of the northern gateway into the town. Highway 582 plays an essential role in creating a positive visual entrance into town.



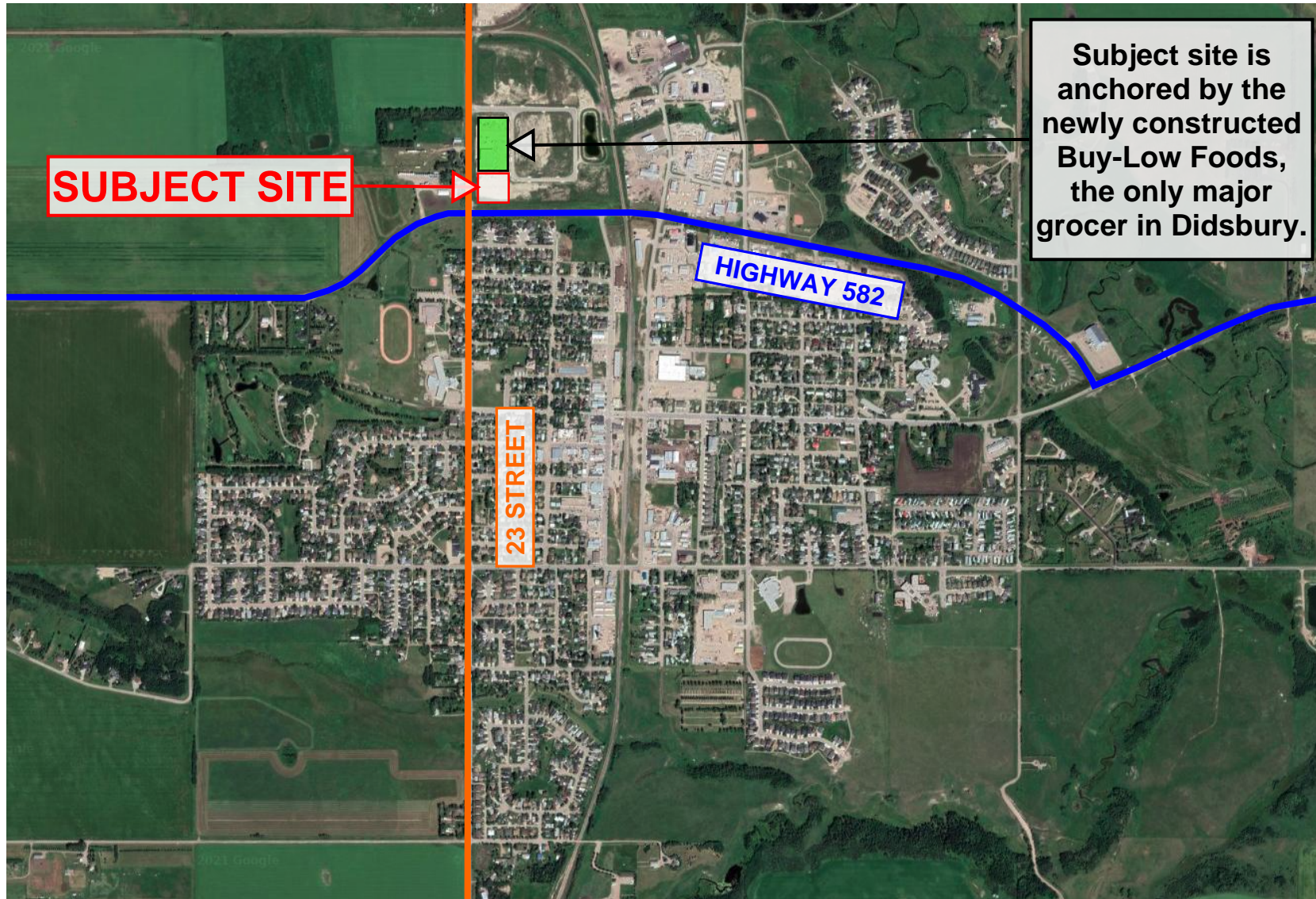
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SUBJECT SITE



SUBJECT SITE

HIGHWAY 582

23 STREET

Subject site is anchored by the newly constructed Buy-Low Foods, the only major grocer in Didsbury.



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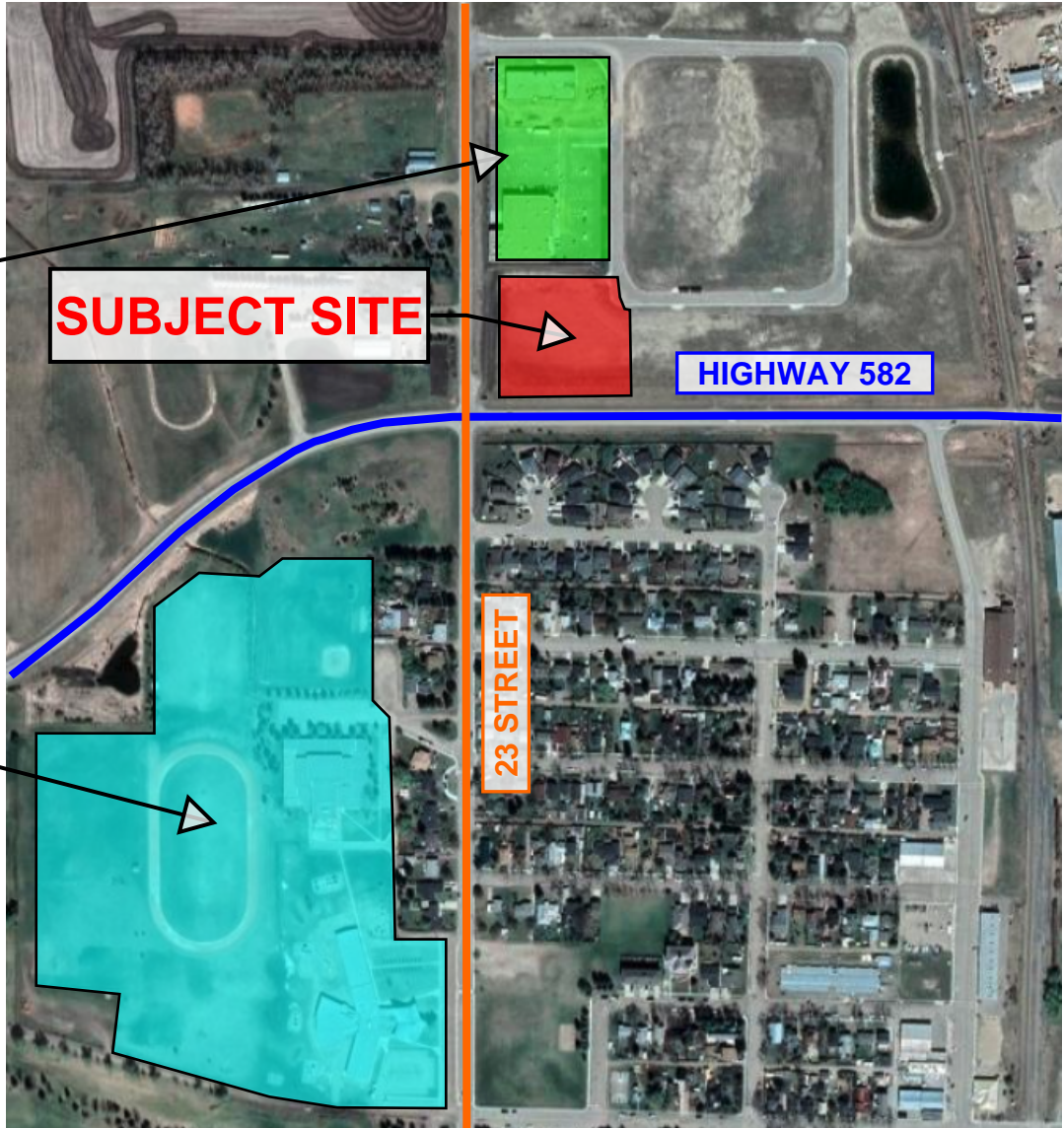
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GROCERY & SCHOOL SITES



Subject site is anchored by the newly constructed Buy-Low Foods, the only major grocer in Didsbury.

Subject site is located in close proximity to Westglen School and Ross Ford Elementary School (two of Didsbury's four school sites).



SUBJECT SITE

HIGHWAY 582

23 STREET



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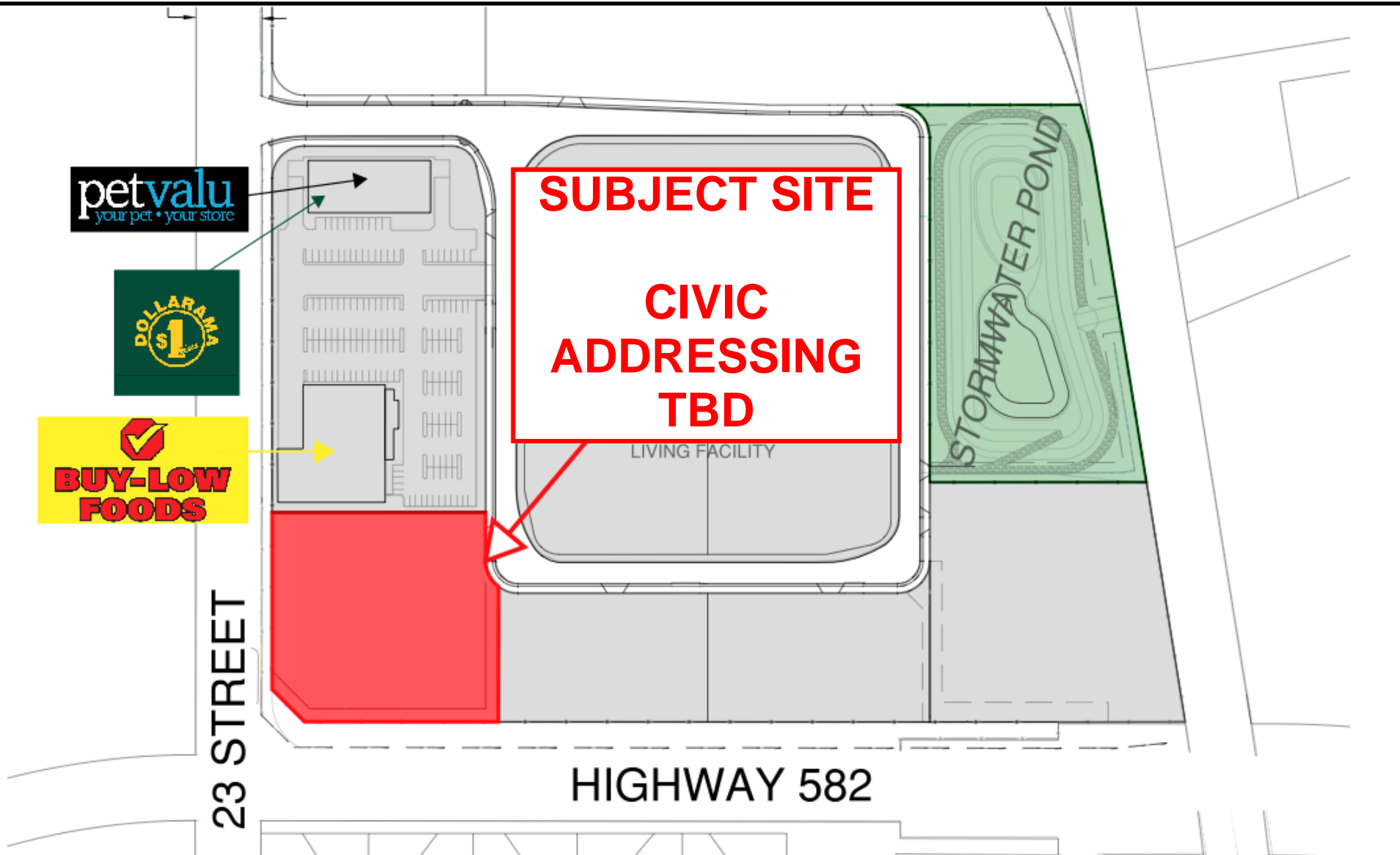
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SUBJECT SITE



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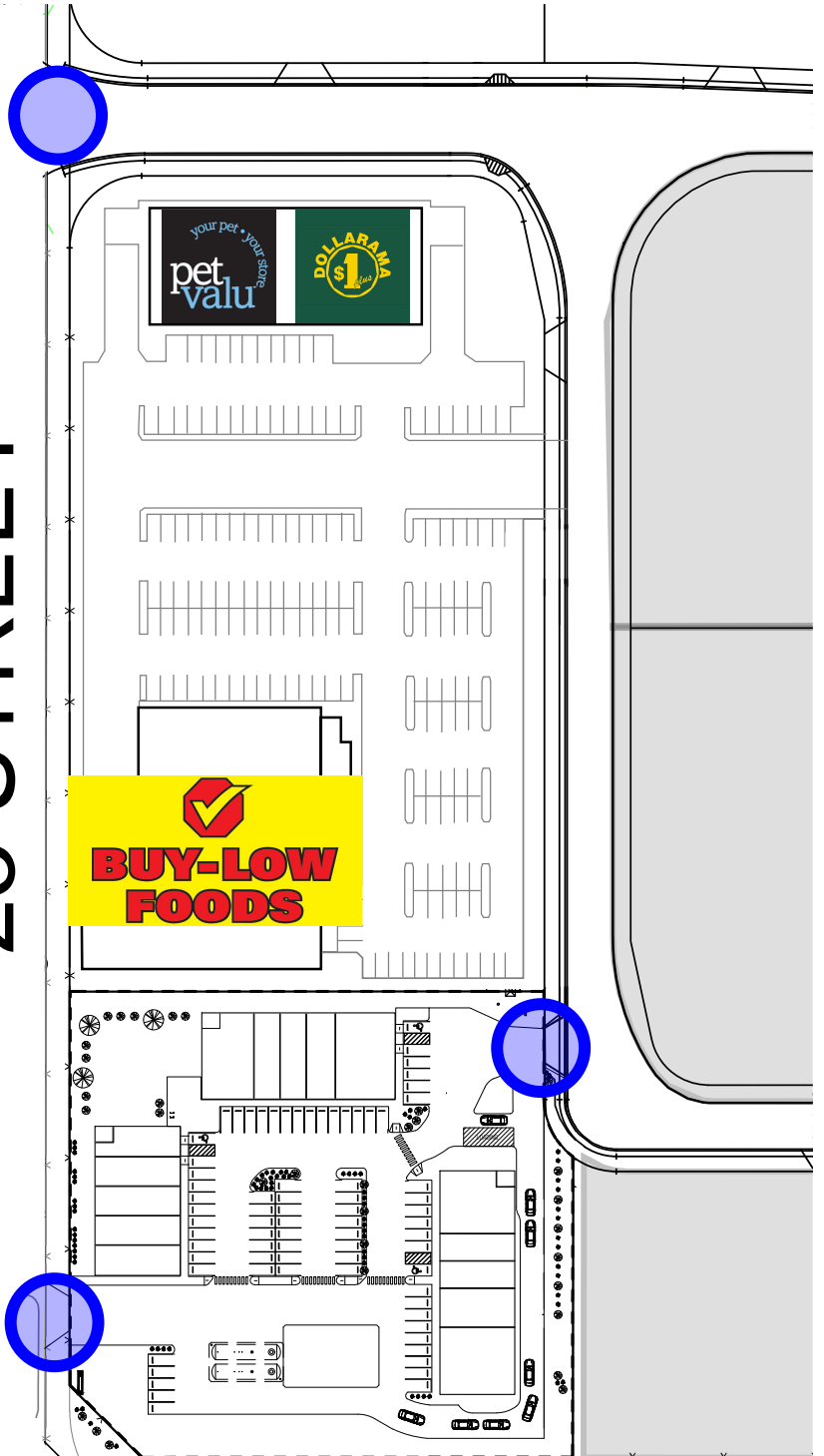
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SITE ACCESS

 ALL TURNS ACCESS

23 STREET



HIGHWAY 582



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SAMPLE ELEVATIONS

