

# BROOKS DEVELOPMENT OPPORTUNITY

2nd Street and 15th Avenue, Brooks, AB



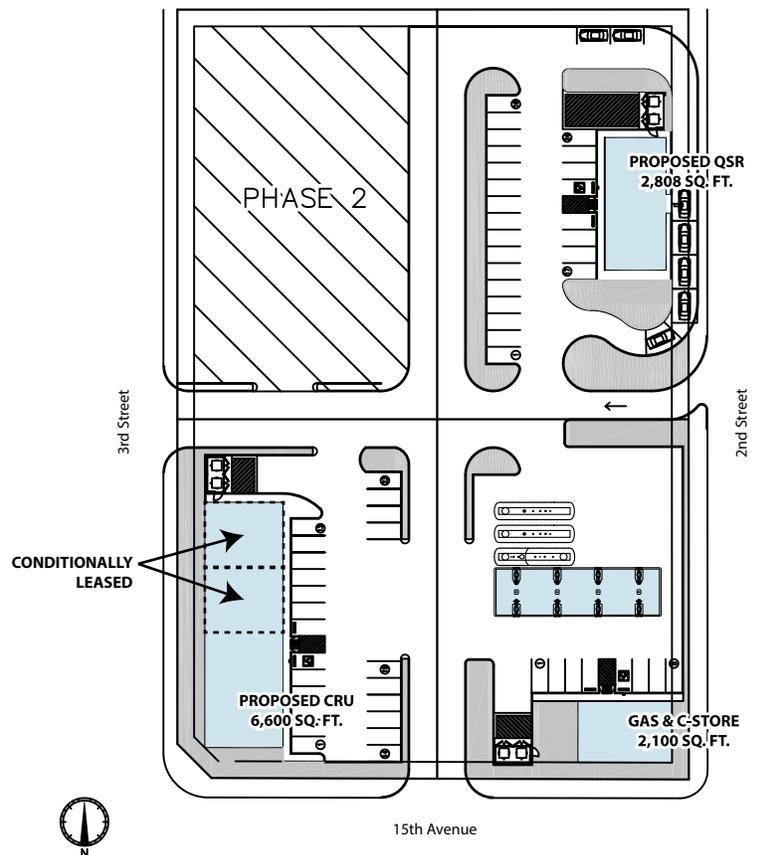
## 3.11 ACRES

### DEVELOPMENT OPPORTUNITY

- First retail node off of Trans-Canada Highway.
- Anchored by major fuel and convenience store brand.
- Located directly across from Ramada and Canalta hotels.

ZONING	HIGHWAY COMMERCIAL
AVAILABLE	FALL 2019
OPERATING COSTS	TBD
RENTAL RATES	MARKET
LEASE STRUCTURE	LAND OR BUILDING LEASE
TERM	10-20 YEARS

### PROPOSED SITE PLAN



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## SURROUNDING AREA



The city of Brooks is located in southern Alberta, directly along the Trans-Canada Highway equidistant between Calgary and Medicine Hat. It is situated at the intersection of several main highways including Highway 873 and Highway 542.

The economic base in Brooks is comprised mainly of oil/gas and agriculture, but is also home to a large beef-processing facility that distributes beef both nationally and internationally. Brooks is the primary retail and service centre for the surrounding area.

- A** Montana's BBQ & Bar
- B** McDonald's
- C** Canalta Hotel
- D** Boston Pizza

- E** Ramada Hotel
- F** Husky Gas & Convenience
- G** Days Inn & Suites
- H** Tim Horton's

- I** Wendy's
- J** Heritage Inn & Suites
- K** Heritage Inn Convention Centre
- L** Honda

## DEMOGRAPHICS

<b>POPULATION*</b>	14,436
<b>POPULATION GROWTH*</b>	5.7% (2011 to 2016)
<b>SERVICE AREA POPULATION**</b>	24,673
<b>WORKING AGE (15-64)*</b>	66.6%
<b>AVG. AGE OF POPULATION*</b>	35.5 yrs
<b>NO. HOUSEHOLDS*</b>	5,406
<b>AVG. HOUSEHOLD INCOME*</b>	\$95,806
<b>MEDIAN HOUSEHOLD INCOME*</b>	\$83,891

**AVG. ANNUAL DAILY TRAFFIC\*\*\*** 9,870

\*Statistics Canada, 2016 Data Brooks [Population Centre]

\*\*Statistics Canada, 2016 Data: Newell County [Municipal District], Rosemary [Village], Bassano [Population Centre], Duchess [Village], Brooks [Population Centre]

\*\*\*Alberta Ministry of Transportation, 2017 Data

## CONTACTS

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