



COMMERCIAL REAL ESTATE  
SERVICES INC.

# For Sale

## PRIME DEVELOPMENT OPPORTUNITY



## PTH #26 ST.FRANCOIS XAVIER, MB

81.16 acres (+/-) of prime development land located just west of  
Winnipeg, MB

### CONTACT

**Bob Antymniuk**

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204.943.5700  
bob.antymniuk@capitalgrp.ca

[capitalgrp.ca](http://capitalgrp.ca)

# PTH #26 ST. FRANCOIS XAVIER, MB

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## OFFERING DETAILS

### RESIDENTIAL DEVELOPMENT

On February 22, 2011, Council adopted by-law 13-2010, which is a secondary plan for the village of St. François Xavier. The intent is to provide a plan for sustainable growth and infrastructure development within the village for the next 20 years. The subject property is included in this secondary plan. Continual residential single family development on fronting on both the North & South sides of PTH #26. New "White Horse" residential subdivision on North side of PTH #26 at Caron Drive. New "Stanley Cove" residential subdivision on South side of PTH #26 at Street A. Existing subdivisions continue to expand on both North and South sides of PTH #26.

### POPULATION

The population of St. François Xavier as of the 2011 Census was 1,240. This is an increase of 216, or 21%, from the 2001 population of 1,024. St. François Xavier is the second-fastest growing municipality in the capital region.

### ECONOMIC BASE

The rural economic situation in St. François Xavier focuses around agriculture, with farmers operating a variety of different grain, seed and livestock operations.

The village and surrounding area has a wide range of services such as a grocery store, liquor outlet, deli, bakery, a Credit Union, veterinary clinic, hardware, cabinetmakers, tree nurseries and a chiropractic & massage therapy clinic. Local contractors provide services in the areas of construction, electrical, plumbing, heating, refrigeration, mechanical repairs, roofing, landscaping and yard maintenance. Home based businesses offer trophies & engraving, crafts & hobbies, financial and estate planning, clerical services, carpet cleaning & janitorial and hairdressing. Industries include auto parts recycling at Direct Auto Parts, pellet fuel manufacturing at Elf Industries and Westward Industries, manufacturers of GO-4 vehicles.

### AREA HIGHLIGHTS

- Great opportunity for residential subdivision in a strong growth "bedroom" community to Winnipeg
- Subject property is located in St. François Xavier on north side of P.T.H. #26, west of the "Gift Emporium"
- 0.85 km (+/-) distance from the Trans-Canada Highway #1
- Available immediately

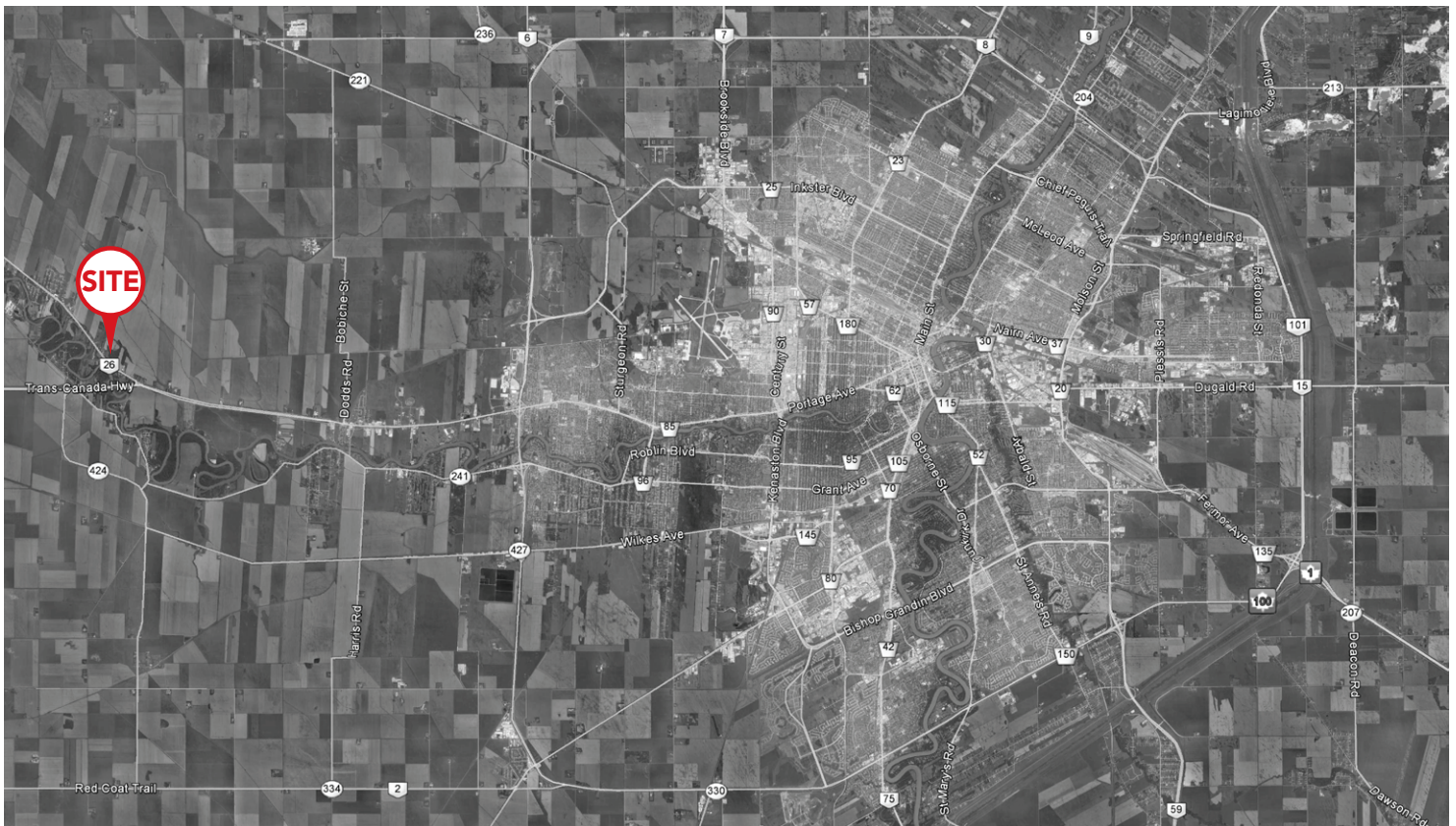
# PTH #26 ST. FRANCOIS XAVIER, MB

## PROPERTY DETAILS

LAND AREA	81.16 acres (+/-)
ZONING	RS Residential Single Family RV Residential Village
PROPERTY TAXES	\$1,289.40 (2012)
ROLL NUMBER	0117300.000
TITLE NUMBER	1921031/1
LEGAL	ALL THOSE PORTIONS OF RL 199 AND 200 PARISH OF SAINT FRANCOIS XAVIER WHICH LIES TO THE NORTH OF THE NORTHERN LIMIT OF ROAD PLAN 4600 WLTO EXC OUT OF SAID RL 199 ALL THAT PORTION OF WLY 241.59 FEET PERP WHICH LIES BETWEEN THE SAID NORTHERN LIMIT AND A STRAIGHT LINE DRAWN NORTH OF PARALLEL WITH AND PERP DISTANT 1001.89 FEET FROM THE SAID NORTHERN LIMIT
SALE PRICE	\$25,000/acre

## ADDITIONAL INFORMATION

- Land is included in the St. Francois Xavier 'settlement centre' policy area
- RM is open to receiving applications for rezoning



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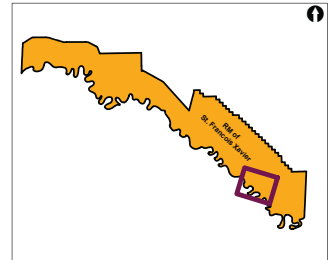
## ZONING PLAN

### RM of St. Francois Xavier Zoning By-Law 4-2011

### MAP 2

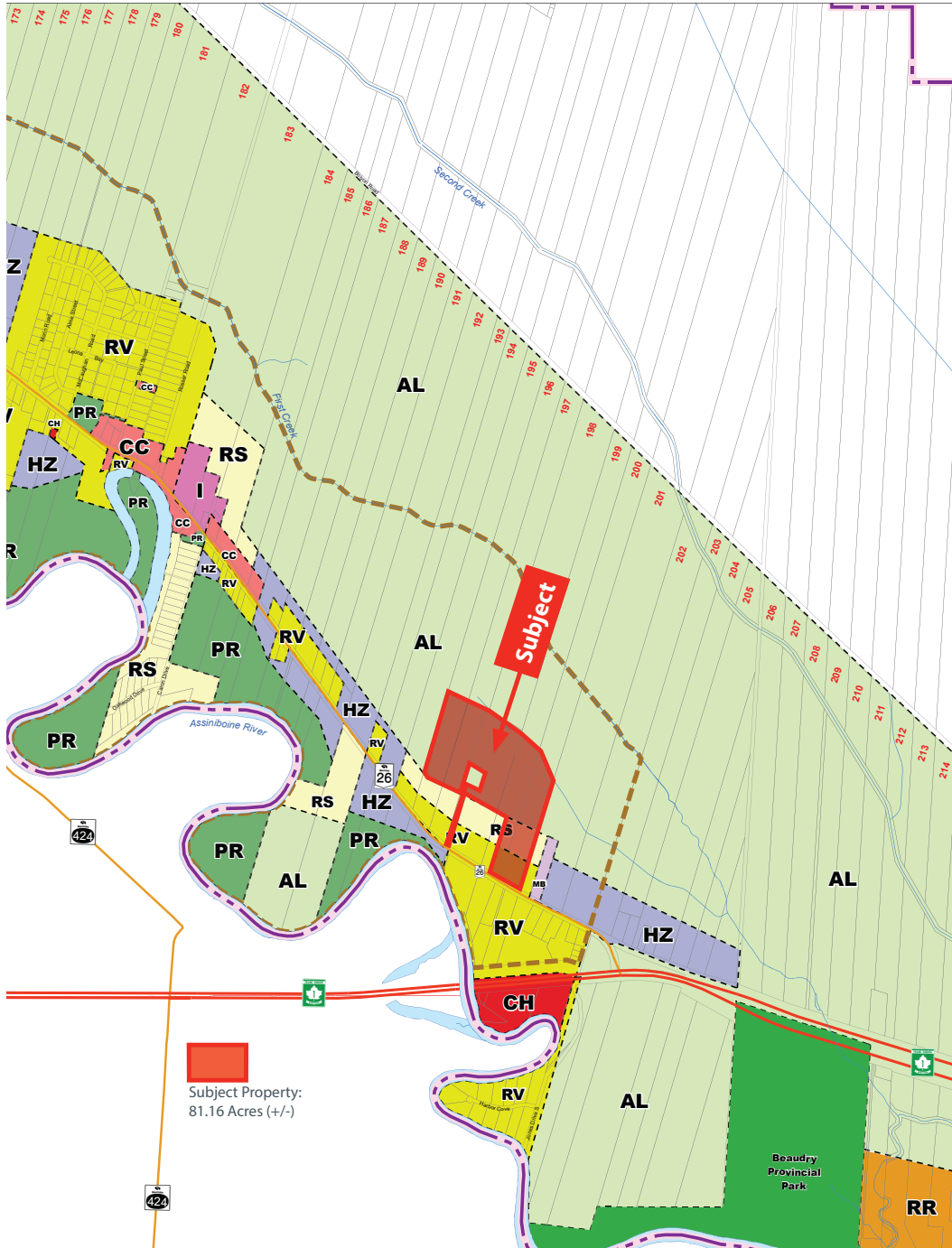
## St. Francois Xavier Village

#### Key Map



### LEGEND

- AG - Agricultural General Zone
- AL - Agricultural Limited Zone
- CC - Commercial Central Zone
- CH - Commercial Highway Zone
- HZ - Holding Zone
- I - Institutional Zone
- MB - Industrial Business Zone
- MG - Industrial General Zone
- PR - Parks and Recreation Zone
- RS - Residential Single-Family Zone
- RV - Residential Village Zone
- RR - Rural Residential Zone
- Municipal Boundary
- Secondary Plan (13-2010) Boundary

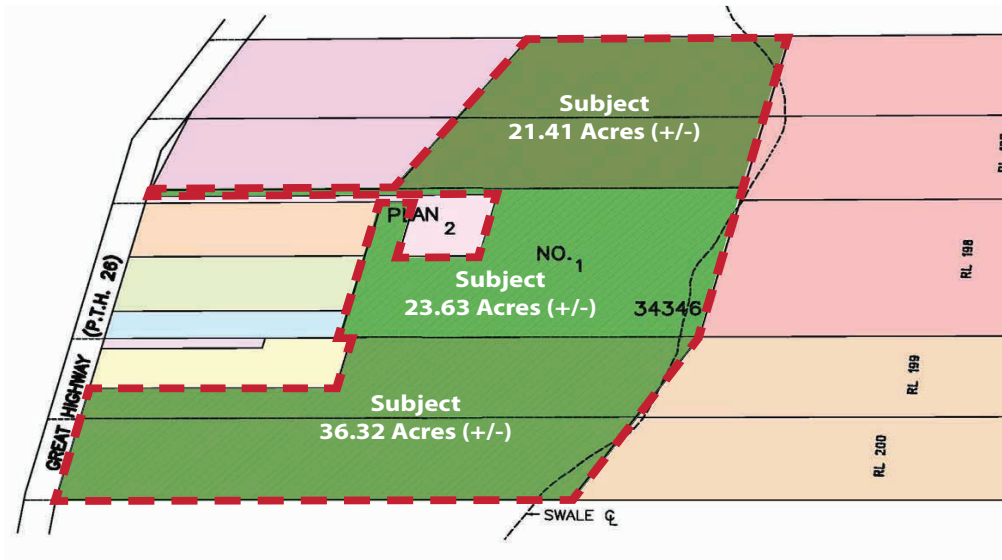


Subject Property:  
81.16 Acres (+/-)









# PTH #26 ST. FRANCOIS XAVIER, MB

## SITE PLAN



 Subject Property – 81.16 Acres (+/-)

 <p><b>POPULATION</b></p> <table border="1"> <tr><td>1 KM</td><td>161</td></tr> <tr><td>3 KM</td><td>1,052</td></tr> <tr><td>5 KM</td><td>1,983</td></tr> </table>	1 KM	161	3 KM	1,052	5 KM	1,983	 <p><b>PROJECTED POPULATION (2029)</b></p> <table border="1"> <tr><td>1 KM</td><td>203</td></tr> <tr><td>3 KM</td><td>1,294</td></tr> <tr><td>5 KM</td><td>2,378</td></tr> </table>	1 KM	203	3 KM	1,294	5 KM	2,378	 <p><b>MEDIAN AGE</b></p> <table border="1"> <tr><td>1 KM</td><td>33</td></tr> <tr><td>3 KM</td><td>33</td></tr> <tr><td>5 KM</td><td>36</td></tr> </table>	1 KM	33	3 KM	33	5 KM	36
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 <p><b>TOTAL HOUSEHOLDS</b></p> <table border="1"> <tr><td>1 KM</td><td>33</td></tr> <tr><td>3 KM</td><td>270</td></tr> <tr><td>5 KM</td><td>599</td></tr> </table>	1 KM	33	3 KM	270	5 KM	599	 <p><b>AVERAGE HOUSEHOLD INCOME</b></p> <table border="1"> <tr><td>1 KM</td><td>\$136,970</td></tr> <tr><td>3 KM</td><td>\$133,801</td></tr> <tr><td>5 KM</td><td>\$130,184</td></tr> </table>	1 KM	\$136,970	3 KM	\$133,801	5 KM	\$130,184	 <p><b>PROJECTED HOUSEHOLD INCOME (2029)</b></p> <table border="1"> <tr><td>1 KM</td><td>\$187,035</td></tr> <tr><td>3 KM</td><td>\$180,955</td></tr> <tr><td>5 KM</td><td>\$177,559</td></tr> </table>	1 KM	\$187,035	3 KM	\$180,955	5 KM	\$177,559
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