

FOR SALE



47.08 Acres of Development Land on Gill Drive

NEEPAWA, MB

~ Development Land for Sale ~



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Property Details



LAND AREA (+/-)	47.08 acres
SALE PRICE	\$1,475,000.00
TAX ROLL #	143500.000
LEGAL DESCRIPTION	PARCELS 1 AND 2 PLAN 6081 NLTO EXC: PLAN 6965 NLTO SUBJECT TO SPECIAL RESERVATIONS AS TO MINES MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT FROM THE CROWN IN SE 1/4 32-14-15 WPM
ZONING	IL - Light Industrial
SERVICES	<ul style="list-style-type: none">• No services, there is a watermain on Gill Drive that can be tied into.• No sewer option



Area Overview



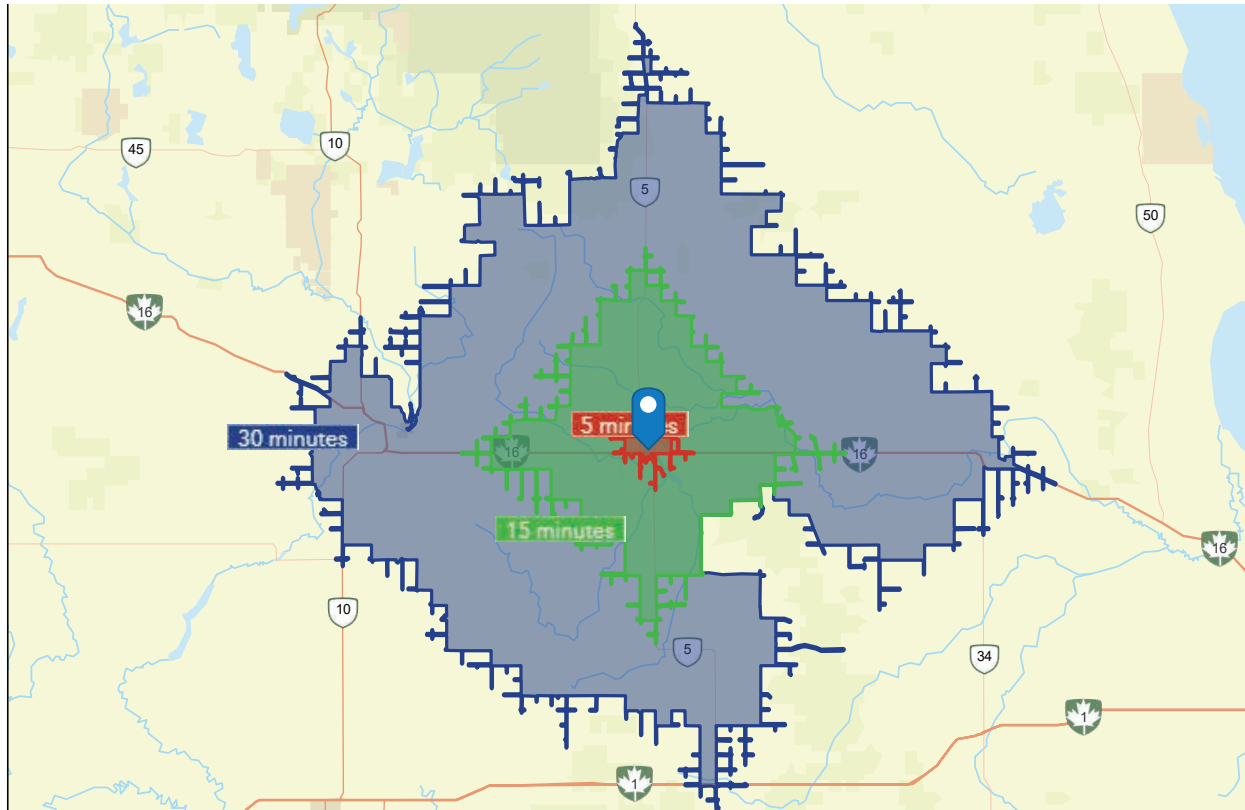
The town of Neepawa, located on Yellowhead Highway at the intersection of Highway 16 and 5, is a growing community with a population of 5,685 residents. Neepawa's culturally diverse workforce supports a regional economy built namely on agriculture, logistics, manufacturing, healthcare and wholesale trade sectors.

Neepawa serves as a major agricultural and manufacturing employer for the town and its surrounding areas. Hylife Ltd., Canada's largest pork producer, made home in Neepawa's thriving agriculture sector as one of its major employers. Between 2011-2016, Neepawa's manufacturing sector grew 22.7%.

With its long-standing reputation of inclusivity and strong community supports for local businesses and its main economic industries, Neepawa continues to be a central retail trading area for over 15,000 people.



Demographic Analysis



POPULATION



	2021	2026
5 MINUTES	5,595	5,640
15 MINUTES	6,797	6,849
30 MINUTES	16,016	16,016

HOUSEHOLD INCOME



	2021	2026
5 MINUTES	\$99,858	\$119,774
15 MINUTES	\$99,967	\$119,434
30 MINUTES	\$95,039	\$112,339

MEDIAN AGE



	Median Age
5 MINUTES	39.1
15 MINUTES	39.4
30 MINUTES	39.8

HOUSEHOLDS



	2021	2026
5 MINUTES	1,281	1,827
15 MINUTES	1,602	1,597
30 MINUTES	3,852	3,896

Contact

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