

Battleford Trail Land

Swift Current, SK

Colonel Otter Drive & Battleford Trail W
Swift Current, SK
www.cbre.ca/saskatchewan

4.4 Acres of Land for Residential Development



The Offering

Accessible Corner Lot of Developable Land

This 4.4-acre corner lot development site is situated in Swift Current, SK on arterial road, Battleford Trail, and collector street, Colonel Otter Drive. The site is easily accessible with excellent visibility. It is development-ready with all municipal services available and a desirable rectangular shape with over 449 feet of frontage on Battleford Trail. With R3 High Density Multi-Unit Dwelling Residential District zoning, it is perfect for multi-family and senior living development. Currently, it is a blank canvas with total flexibility for potential developers.

\$649K

Asking Price

4.37

Acres (Land Area)

R3

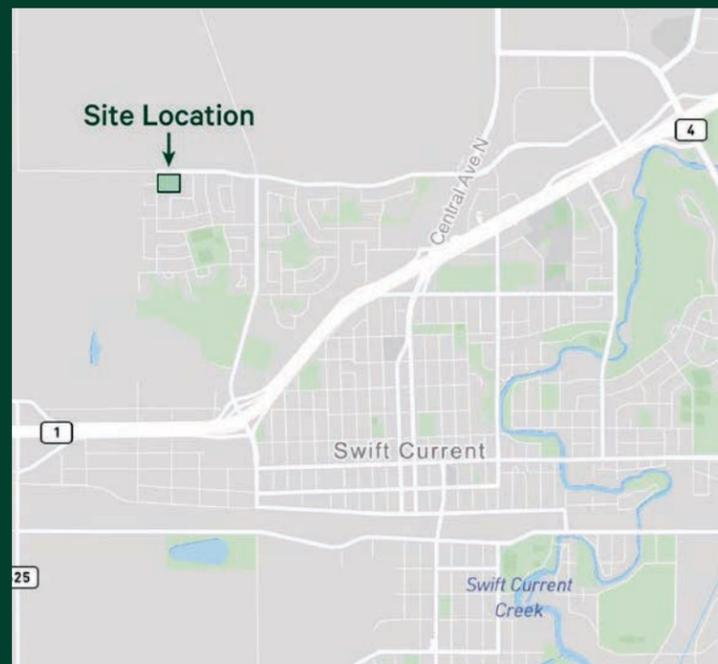
High Density Multi-Unit Dwelling Residential District Zoning

17.8K

Swift Current Estimated Population 2025

Opportunity to Support Swift Current's Expanding Northwest Sector

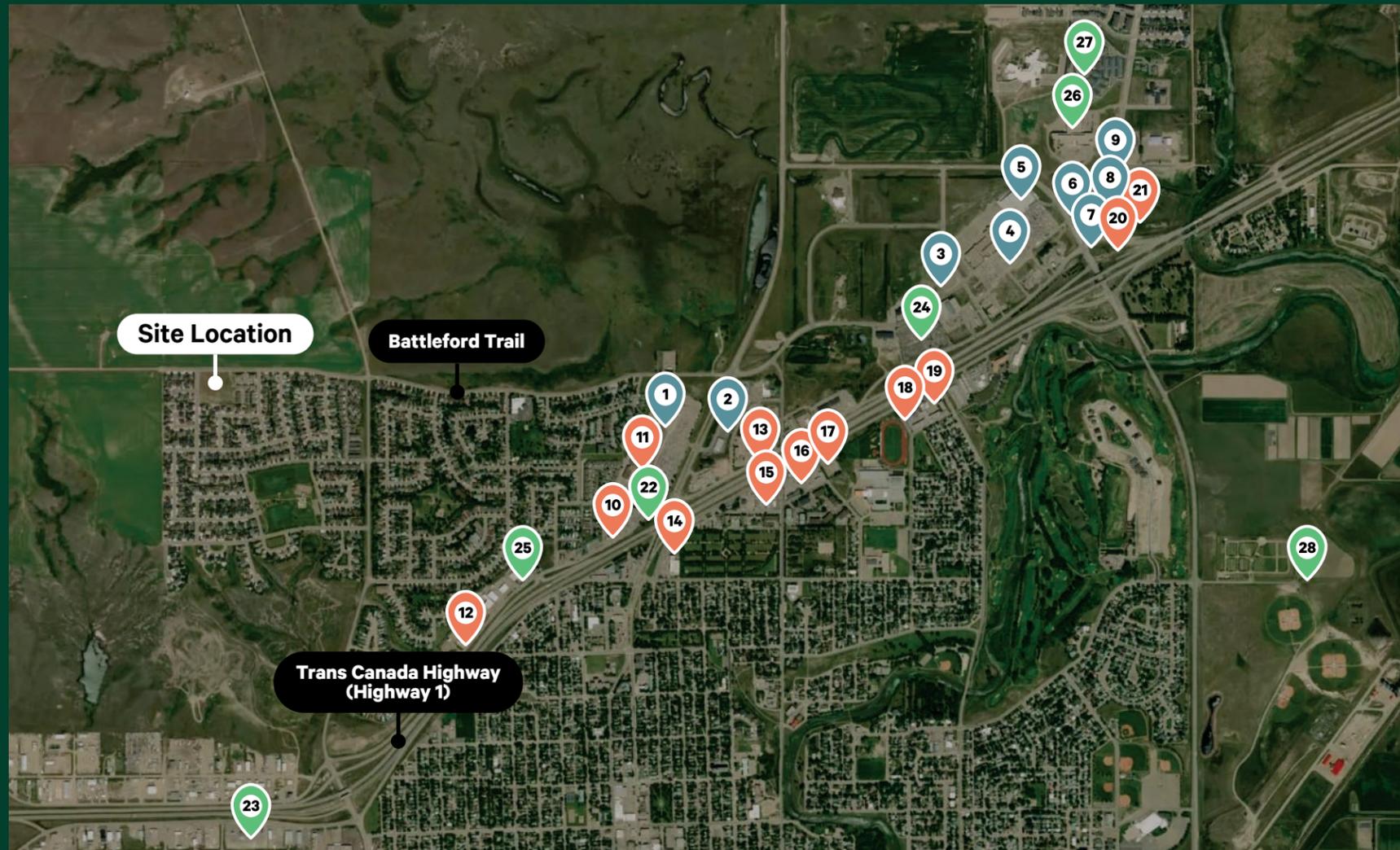
This is a compelling opportunity to be part of the Northwest Sector's expansion in Swift Current. This area's zoning aligns with the city's plans for residential growth, and the site is well-positioned to serve the needs of a thriving community being within close proximity of existing developments. The location anticipates significant growth and high demand for residential development, making it a strategic choice for developers.



Location Overview

Swift Current is a well-established city with several new developments in the works, setting it up to support further population growth and reinforcing itself as a central point between some of the largest cities across western Canada along the Trans-Canada Highway. This development site is situated within Swift Current's Northwest Sector, an area which has big plans for expansion and a charming reputation established by its existing developments. This location offers excellent visibility and easy access, making it conveniently driveable and walkable for potential future tenants.

Within the family-oriented Highland Neighbourhood – currently undergoing expansion with various construction dates – this opportunity is reflected in the area's already long-standing appeal. Existing multi-family developments further demonstrate the growing interest in higher-density housing options in the Swift Current area.



Shopping & Retail	Food & Drink	Services & Recreation
1. Peavey Mart, 2.1km	10. Dairy Queen, 2.2km	22. Swift Current Museum, 2.2km
2. Hillside Plaza, 2.6km	11. Smitty's Family Restaurant, 2.3km	23. Husky/Esso, 2.9km
3. The Brick, 3.2km	12. Popeye's Louisiana Kitchen, 2.9km	24. Living Sky Casino, 2.9km
4. Safeway, 3.3km	13. Tim Horton's, 3.0km	25. Shell Gas, 3.2km
5. Walmart Supercentre, 3.6km	14. Original Joe's, 3.2km	26. Cypress Regional Hospital, 4.4km
6. Canadian Tire, 4.3km	15. McDonald's, 3.6km	27. Cypress Health Region, 5.2km
7. Mark's, 4.3km	16. 7-Eleven, 3.8km	28. Swift Current Dog Park, 6.1km
8. SportChek, 4.3km	17. A&W, 3.8km	
9. Rexall, 4.4km	18. Edo Japan, 4.2km	
	19. Subway, 4.3km	
	20. Starbucks, 4.2km	
	21. Red Swan Pizza, 4.2km	

Demographic Description

The city of Swift Current is quickly approaching **18,000** in population, surrounded by many smaller communities which regularly rely on the city for essentials and entertainment. While Swift Current has been steadily growing, it is projected to jump by **7.1%** from 2023-2028, compared to 2.6% from 2018-2023. This drastic expected growth results in a large demand for residential development, holding promise for any new developers looking to be a part of Swift Current's North Sector growth story. The site is also near various schools and churches, making it a secure and stable area that appeals to families and couples which dominate the community. Overall, Swift Current's average household income is approximately **\$118,346**.

17.8K

2023 Population within 5km*

7.1%

Swift Current Projected Growth 2023-2028*

\$118.4K

2025 Average Household Income within 5km*

*Source: Sitewise

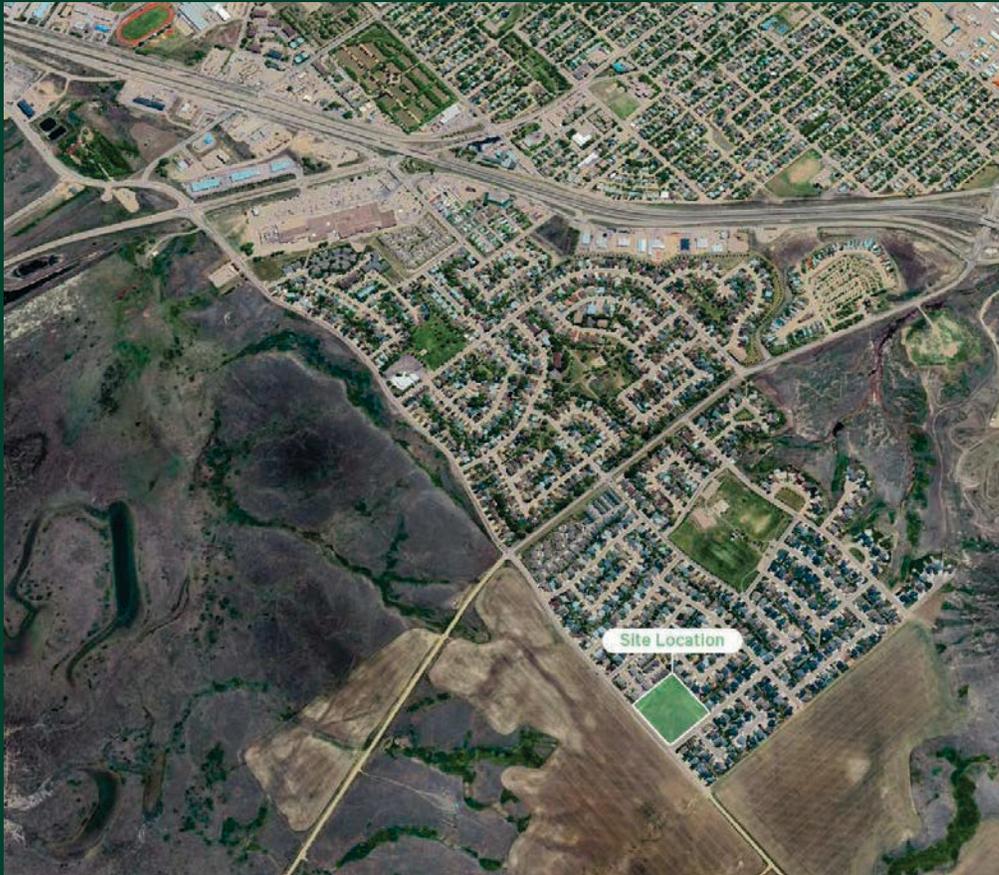


Development Plans

Looking ahead, the Northwest Sector is poised for significant growth. The City's North Sector Plan anticipates a future population of roughly 13,000 residents and 5,000 dwellings. This translates to a higher (and increasing) demand for residential development, including senior living and multi-family housing options, which aligns perfectly with the property's R3 zoning. Undeveloped land designated for future residential development to the north further reinforces the area's upward trajectory.

Property Details

Located at the corner junction of Battleford Trail and Colonel Otter Drive, this land is ready for development for multi-family and senior living residential uses. This is a promising opportunity to respond to Swift Current's expansions within the North Sector, supporting rapid population growth in one of the primary cities along the Trans-Canada Highway.



Additional Information

+ Location

– Corner of Battleford Trail W & Colonel Otter Drive, Swift Current

+ Land Area

– 4.37 acres

+ Asking Price

– \$649,000

+ Legal Description

– Parcel 164343674, Lot 3, Block 62, Plan 99SC12848, Ext. 1

+ Zoning

– R3: High Density Multi-Unit Dwelling Residential District

+ Owner

– The Church of Jesus Christ of Latter-Day Saints

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