



COMING SOON CRYSTAL CREEK DEVELOPMENT West Leduc, Alberta

Now Leasing

Phone: (780) 448-2020
Fax: (780) 910-3997
Email: rggaetz@telus.net
www.gaetzrealty.ca

EXECUTIVE SUMMARY

Location

- Leduc, in recent years, has experienced growth rates in the top range of metropolitan Edmonton growth. With a total population approaching 35,000 people, the distribution of population to the West and East of Highway QEII is 40%/60% respectively. Leduc's approved residential development land, in future, will result in a majority of residents residing in West Leduc. This growth path will require a very large increase in commercial development to service West Leduc's residential growth. The projected trade area for this location approaches 100,000 people.

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Regional Traffic
Generators (within a
10 minute drive)

- Premium Outlet Collection Mall
- Costco Wholesale
- Century Mile Casino & Horse Racing
- Redtail Landing Golf Course
- Edmonton International Airport
- Nisku/Leduc Industrial Complex (6,000 acres ±)
- Leduc Common Power Centre

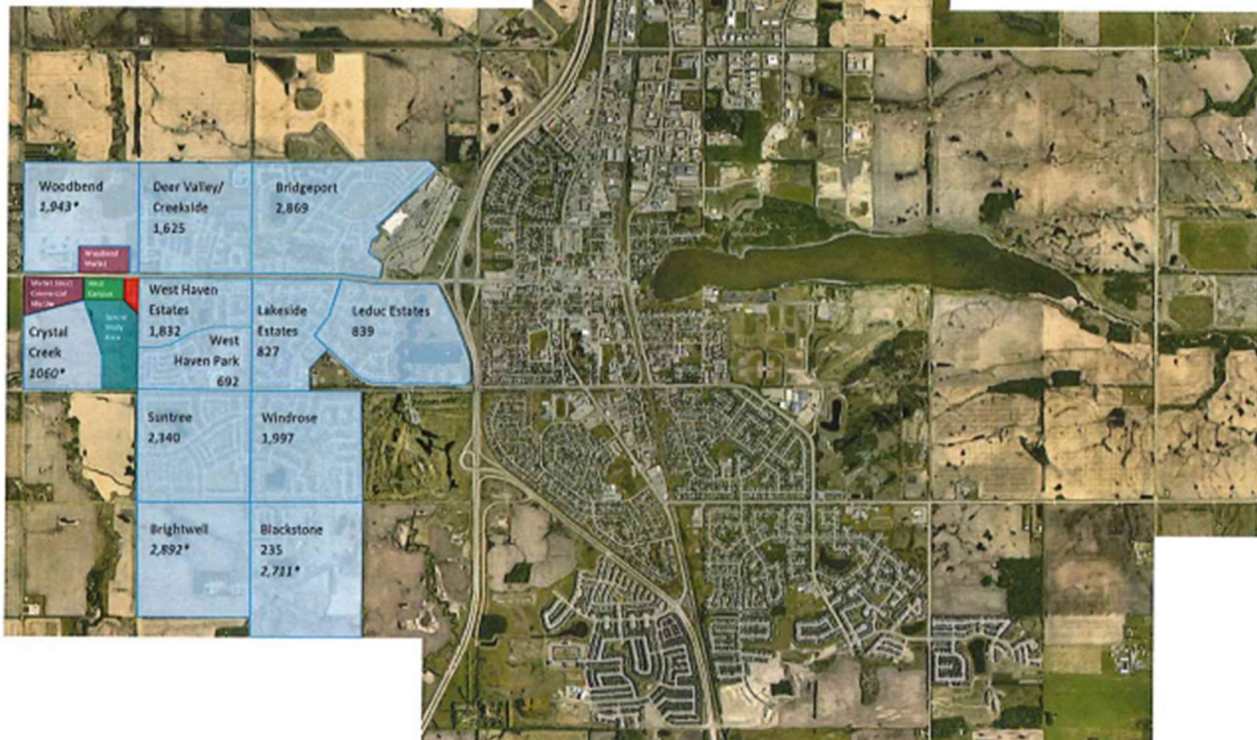
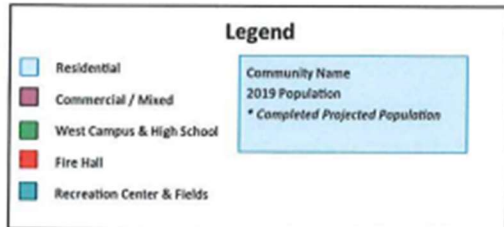


Neighbours

- Crystal Creek Commercial is located on Highway 39 which extends to the East to Leduc's historic downtown and to the West to Calmar and on to Drayton Valley.
- Crystal Creek is strategically located in the middle of the West Leduc Area Structure Plan.
- Notable built up neighbourhoods to the East include Windrose, Suntree, West Haven and Deer Valley.
- The developing Woodbend residential/commercial neighbourhood is located directly across Hwy 39 to the North from Crystal Creek Commercial.

Strategic Neighbours

- Leduc Emergency Services Complex Just to the East
- A New High School of 1,000 student capacity expandable to 1,500 students is easterly adjacent to the site and is about to commence construction.



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Municipal Address	<ul style="list-style-type: none">• SE Corner Highway 39 and 74th Street, Leduc
Legal Description	<ul style="list-style-type: none">• Portion of Lot 2, Block 1, Plan 2021723 (subdivision is in process)
Zoning	<ul style="list-style-type: none">• Present Ur zoning is in process to convert to a major commercial zoning class.
Rental Rates	<ul style="list-style-type: none">• Market
Price to Purchase	<ul style="list-style-type: none">• Negotiable for a limited site.
Operating Costs & Taxes	<ul style="list-style-type: none">• To be determined



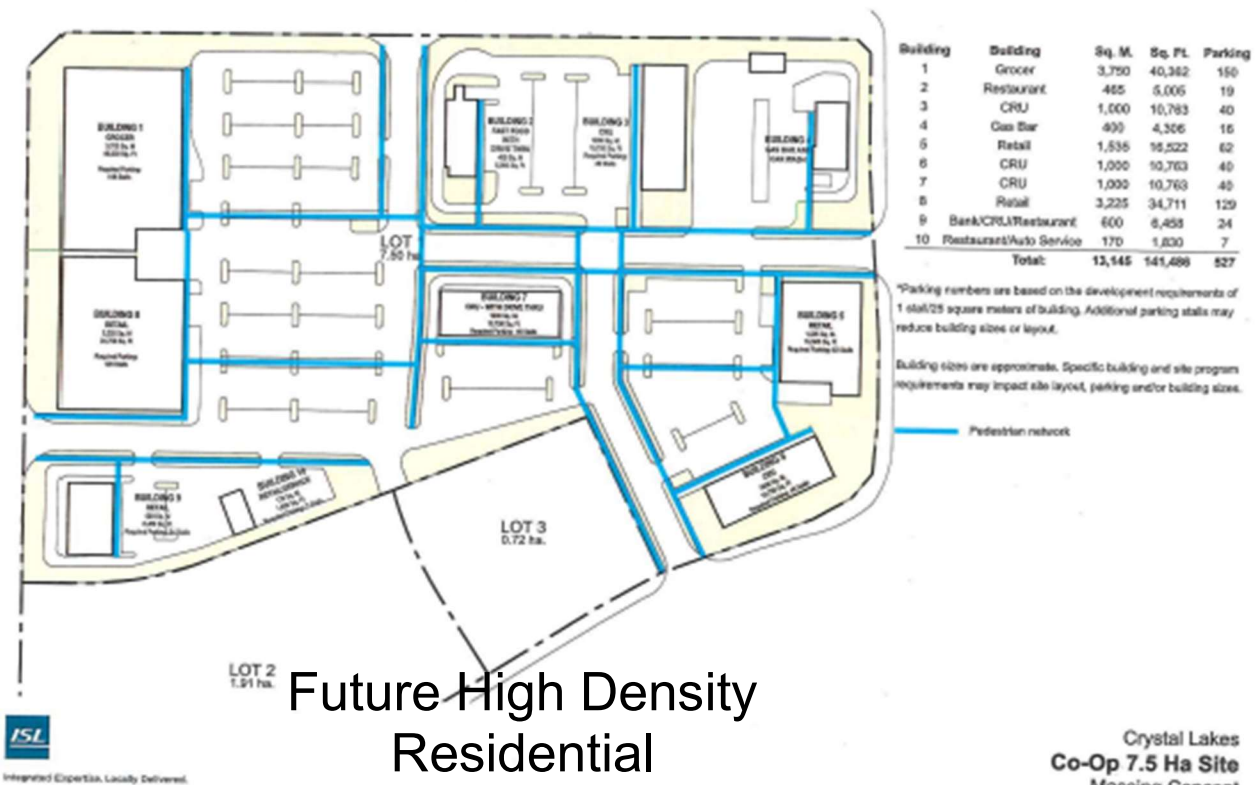
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Future High Density
Residential



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