

Trans-Canada Highway 1

Medicine Hat Lands, Medicine Hat, AB

Up to ±984.97 acres of development land **for sale** in Medicine Hat, Alberta

Parcels range in size from ±41.83 - ±160.00 acres.

Development Opportunity

Matt Binfet
Executive Vice President
+1 403 870 3130
matt.binfet@colliers.com

Paul Marsden
Executive Vice President | Partner
+1 403 605 9632
paul.marsden@colliers.com

Josh Magnussen
Senior Vice President | Partner
+1 403 771 2064
josh.magnussen@colliers.com



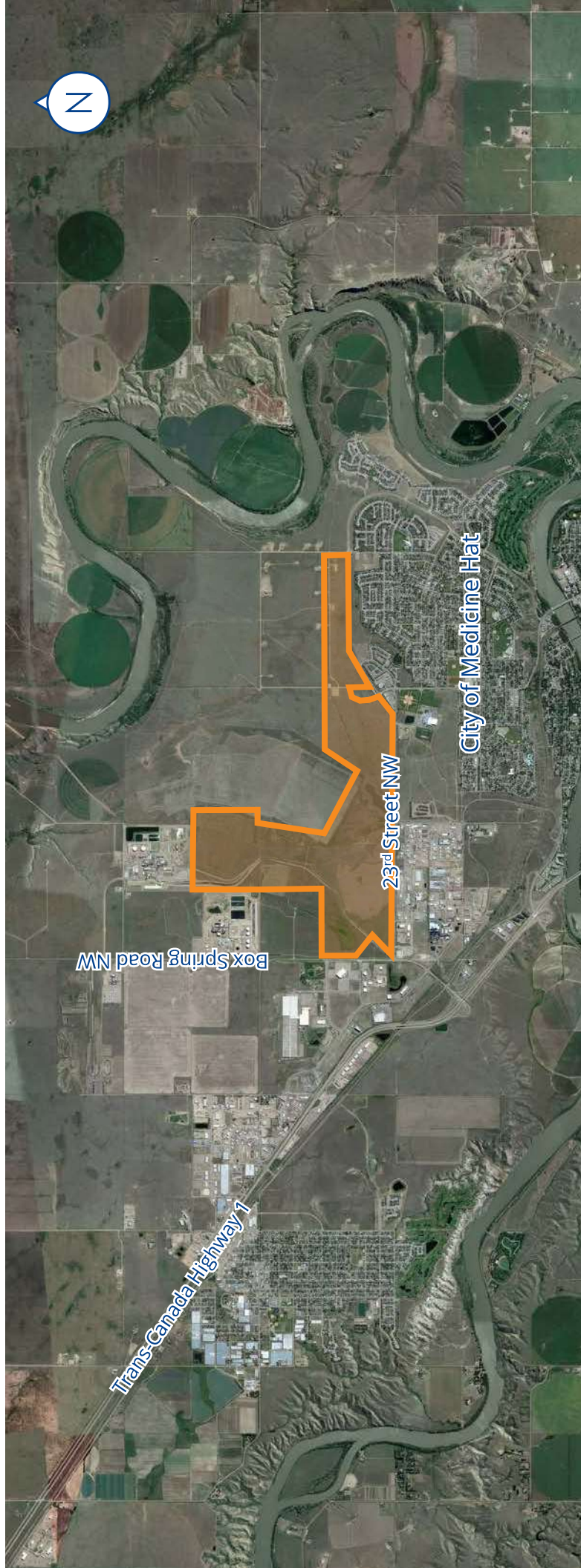
About the Opportunity

The subject property comprises a total of ±984.97 acres available in northwest Medicine Hat, Alberta, forming the most significant future major employment node in the city and region. The area is bordered by Box Springs Road NW on the west side of the property and 23rd/24th Street NW on the south side of the property, and is home to major operations such as Canadian Fertilizer Limited, Methanex, and Unimin. The lands are zoned Heavy Industrial (I-H) and Future Urban Development (FUD).

Today, Medicine Hat is one of the most economical places to live in Canada, with its unique city-owned gas utility and power plant being a major business factor. Property taxes, natural gas, and electricity rates are well below the North American average. These factors, combined with reasonable housing costs, no provincial sales tax, and the lowest income taxes in the country, make the city attractive to new residents and businesses alike.

Property Features

Location	Medicine Hat, Alberta
Zoning	I-H, Heavy Industrial FUD, Future Urban Development
Total Available Area	±984.97 Acres
Parcel Sizes	±41.83 - ±160.00 Acres
Topography	Mainly level with minor undulations
Services	Municipal services located at east and south property boundaries
Asking Sale Price	Market
Available	Immediate





Available Parcels

Property	Legal Address	Site Size (Acres)	Zoning
Property 1	SE;14;13;6;W4	160.00	I-H, Heavy Industrial
Property 2	NE;11;13;6;W4	160.00	FUD, Future Urban Development
Property 3	SW;11;13;6;W4	137.59	FUD, Future Urban Development
Property 4	SE;11;13;6;W4	151.97 (Less Setback)	FUD, Future Urban Development
Property 5	SW;12;13;6;W4M	152.05 (Less Setback)	FUD, Future Urban Development
Property 6	SE;12;13;6;W4M	126.04 (Less Setback)	FUD, Future Urban Development
Property 7	SW;7;13;5;W4M	55.55	FUD, Future Urban Development
Property 8	SE;7;13;5;W4M	41.83	FUD, Future Urban Development

Zoning

Heavy Industrial (I-H): Provides for large scale industrial uses that may be incompatible with uses in other districts; allows for industrial uses that include significant outdoor activities.

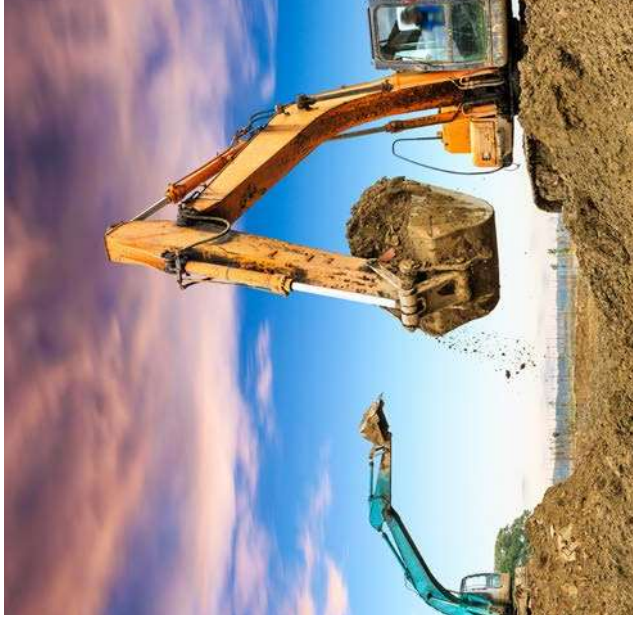
Future Urban Development (FUD): Future greenfield development area protected from premature subdivision and development until urban development of the land can proceed.

Location & Accessibility

Medicine Hat is at the centre of a number of transportation routes and has excellent air, highway, and rail facilities. The city is the southeast entrance to Alberta's industrial corridor, situated at the crossroads of the Trans-Canada Highway #1 and Crowsnest Highway #3, and located 168 kilometers from Lethbridge, 293 kilometers from Calgary and 146 kilometers from the United States border. The Canadian Pacific Railway serves Medicine Hat from its main line and the Medicine Hat Regional Airport is served by both regional and national airlines and is currently undergoing terminal expansion and renovation to support larger aircraft loads and more airlines. Several existing courier and trucking firms provide local, provincial, national, and international intermodal freight services. These combined factors contribute to the city's accessibility to the rest of the world.

Rail: Medicine Hat is a divisional point for CP Rail, which splits south to the Crowsnest Pass and north to the Kicking Horse Pass, both link to the Pacific coast. Northern Alberta markets are served by inter-switching with CN Rail, and access to the United States is available at various border points by inter-switching with Burlington Northern Santa Fe Railway and SOO Line Railway. The CP Railway runs through four of the available Western land parcels.

Highways: The Trans-Canada Highway #1 runs directly through Medicine Hat. Crowsnest Highway #3 provides Medicine Hat with a southern link to the Rocky Mountains and into Vancouver as well as a link to Highway #4 at Lethbridge, Alberta (24-Hour Border Crossing - Coutts). Highway #41 connects Medicine Hat to northern Alberta and south to the U.S. (Border Crossing - Wildhorse) through the Cypress Hills to Havre, Montana.



Calgary, AB

Trans-Canada Highway 1

City of Medicine Hat

US Border



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