

143.99 Acres
**Contact Agent
for Pricing**
Agricultural Zoning

FOR SALE | TARRACO RD

2,268 Frontage on Brady Road

- Potential for Office, Industrial development.
- Directly west of burgeoning Bridgwater neighborhood
- Located between proposed future expansion of Bishop Grandin and Waverly
- RM of MacDonald, no city of Winnipeg Property Business Tax
- Close to Costco, Home Depot, Walmart

**RE/MAX
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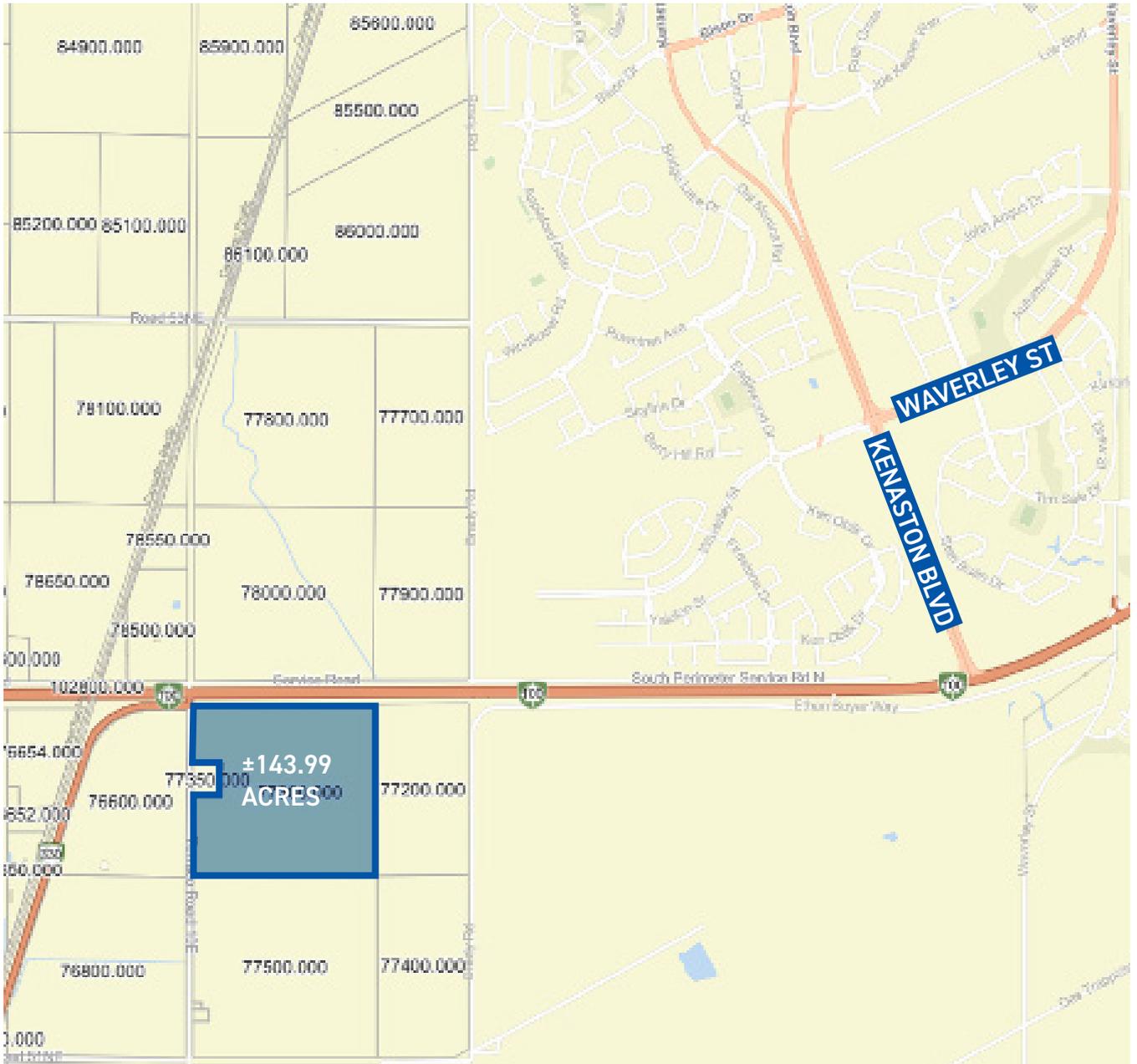


Property Highlights

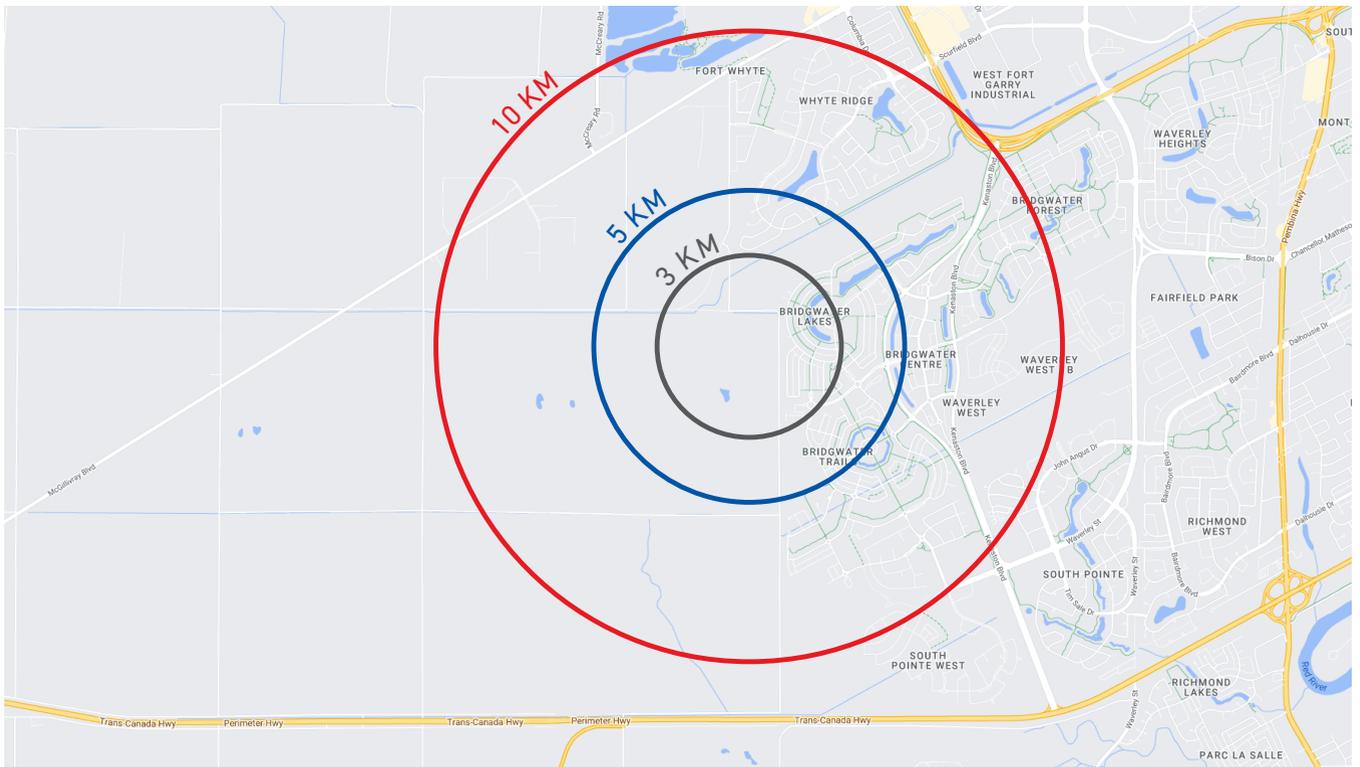
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|--|--|
| ADDRESS | DESC NW23-9-2E |
| MUNICIPALITY | RM OF MACDONALD |
| AREA AVAILABLE | 143.99 acres (±) |
| SALE PRICE | Contact agent for pricing |
| TAXES | \$1,093,600 (2023) |
| REGISTERED OWNER | Govind Thawani |
| TAX ROLL # | 77300.000 |
| TITLE NUMBER | 1594957 / WINNIPEG |
| LEGAL DESCRIPTION | NW-23-09-02-E EX 1-16343 EX RD6788 ALL THOSE PORTIONS OF THE FRAC NE 1/4 AND OF THE E 1/2 OF THE NW 1/4 35-9-2 EPM, WHICH LIE BETWEEN THE STRAIGHT PRODUCTION SWLY OF THE NORTHERN LIMIT OF LOT 13 AND THE STRAIGHT PRODUCTION SWLY OF THE SOUTHERN LIMIT OF OTM LOT 11 PARISH OF ST VITAL EXC OUT OF SAID E 1/2 OF NW 1/4, FIRSTLY: RIGHT OF WAY OF RLY, PLAN 374 WLTO, AND SECONDLY: DRAINAGE DITCH, PLAN 1382 WLTO; AND FURTHER EXC OUT OF ALL THOSE PORTIONS OF THE ABOVE DESCRIBED LAND WHICH LIE BETWEEN THE STRAIGHT PRODUCTIONS SWLY OF THE NORTHERN AND SOUTHERN LIMITS OF SAID LOT 11, AND OF THE NORTHERN AND SOUTHERN LIMITS OF SAID LOT 13: ALL MINES AND MIN N (MANITOBA) BY THE REAL PROPERTY ACT. |
| ZONING | AG - Agricultural General Zone |
| FLOOD PROTECTION | The subject property is located near the Red River and Assiniboine River but is protected from flooding by the Red River Floodway |
| FRONTAGE (±) | 2,268 frontage on Brady Road ft |
| UTILITIES AND PUBLIC IMPROVEMENTS | Electricity: Hydroelectricity (overhead lines) Water: Municipal water Natural Gas: Natural gas service is not available Drainage system: Open ditches Telephone/Internet: High speed Internet access and both cellular and land line telephone services are in the area Adequacy: Utilities are typical and adequate for the market area |
| PROPOSED PUBLIC OR PRIVATE IMPROVEMENTS | There are no known public or private improvements in the immediate area, however plans call for the redesign of the perimeter interchange at Oak Bluff a few miles to the northwest. This is anticipated to start in the next few years. The Province of Manitoba Infrastructure and Transportation website indicates 'traffic safety improvements on 100' to the east of the subject area along PTH 100 (start date Summer 2020 and completion Winter 2024) |
| COMMENTS | The site is typical for the area and is suitable for agricultural cropping at present (with an MASC crop insurance rating of 'D' which is above-average quality farmland). The site is composed of Red River Clay and Osborne Clay per assessment records with minor discounts for water, erosion, solonetz and shallow phase. |



Tax Roll Assessment Map



Demographic Analysis



POPULATION

| | 2022 | 2027 |
|-------|---------|---------|
| 3 KM | 9,383 | 11,072 |
| 5 KM | 35,695 | 40,403 |
| 10 KM | 183,898 | 202,554 |

MEDIAN AGE

| | Median Age |
|-------|------------|
| 3 KM | 32.2 |
| 5 KM | 34.2 |
| 10 KM | 39 |

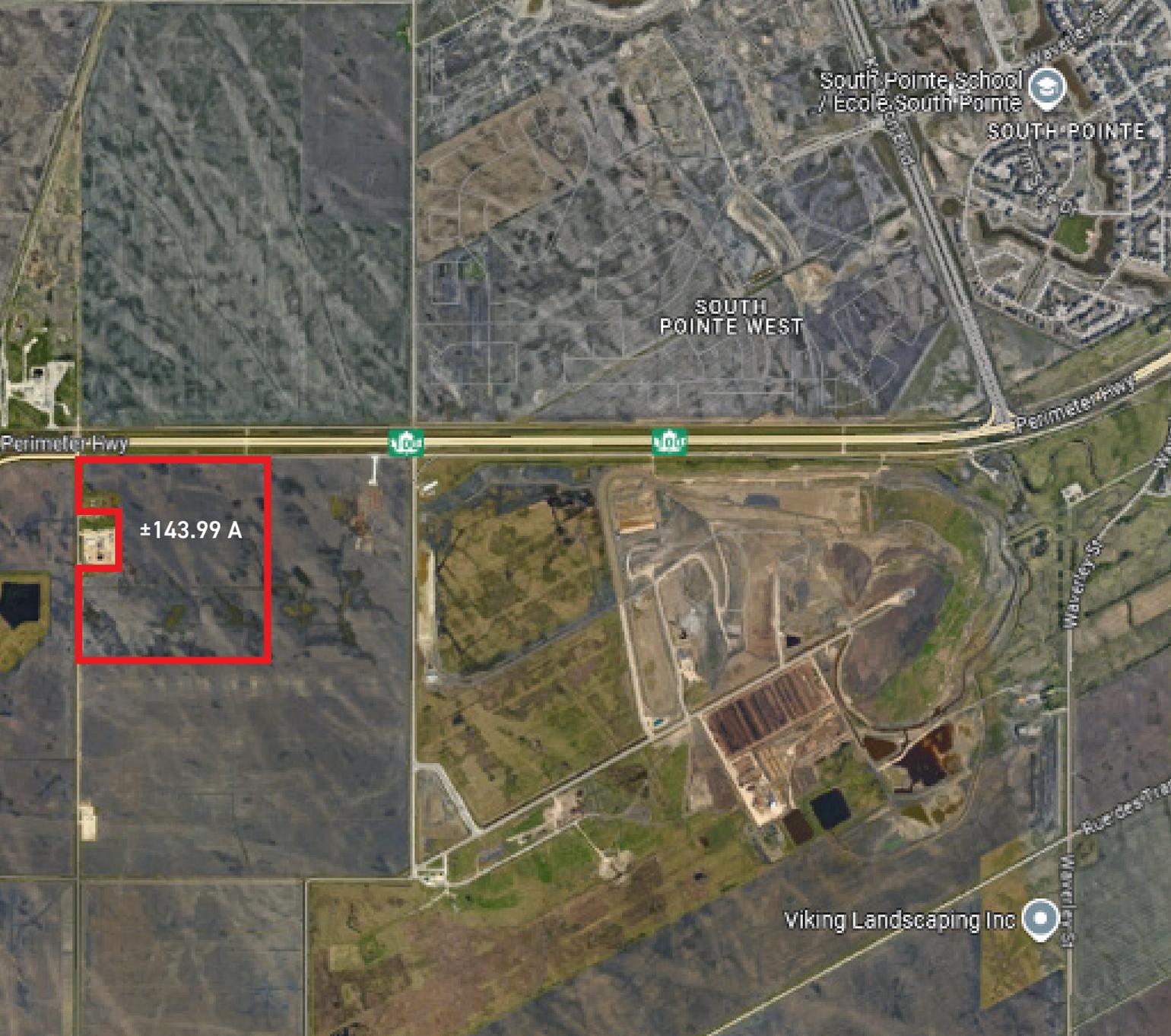
HOUSEHOLD INCOME

| | 2022 | 2027 |
|-------|-----------|-----------|
| 3 KM | \$153,660 | \$172,634 |
| 5 KM | \$145,442 | \$164,633 |
| 10 KM | \$131,847 | \$151,467 |

HOUSEHOLDS

| | 2022 | 2027 |
|-------|--------|--------|
| 3 KM | 2,664 | 3,162 |
| 5 KM | 10,854 | 12,326 |
| 10 KM | 67,308 | 74,262 |





CONTACT:

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