



±93.69 A

93.69 Acres
Contact Agent
for Pricing
Agricultural Zoning

FOR SALE | WEST BRADY RD

Bridgwater Area - Rare Land Assembly Opportunity!

93 Acres with 2,268 Foot 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

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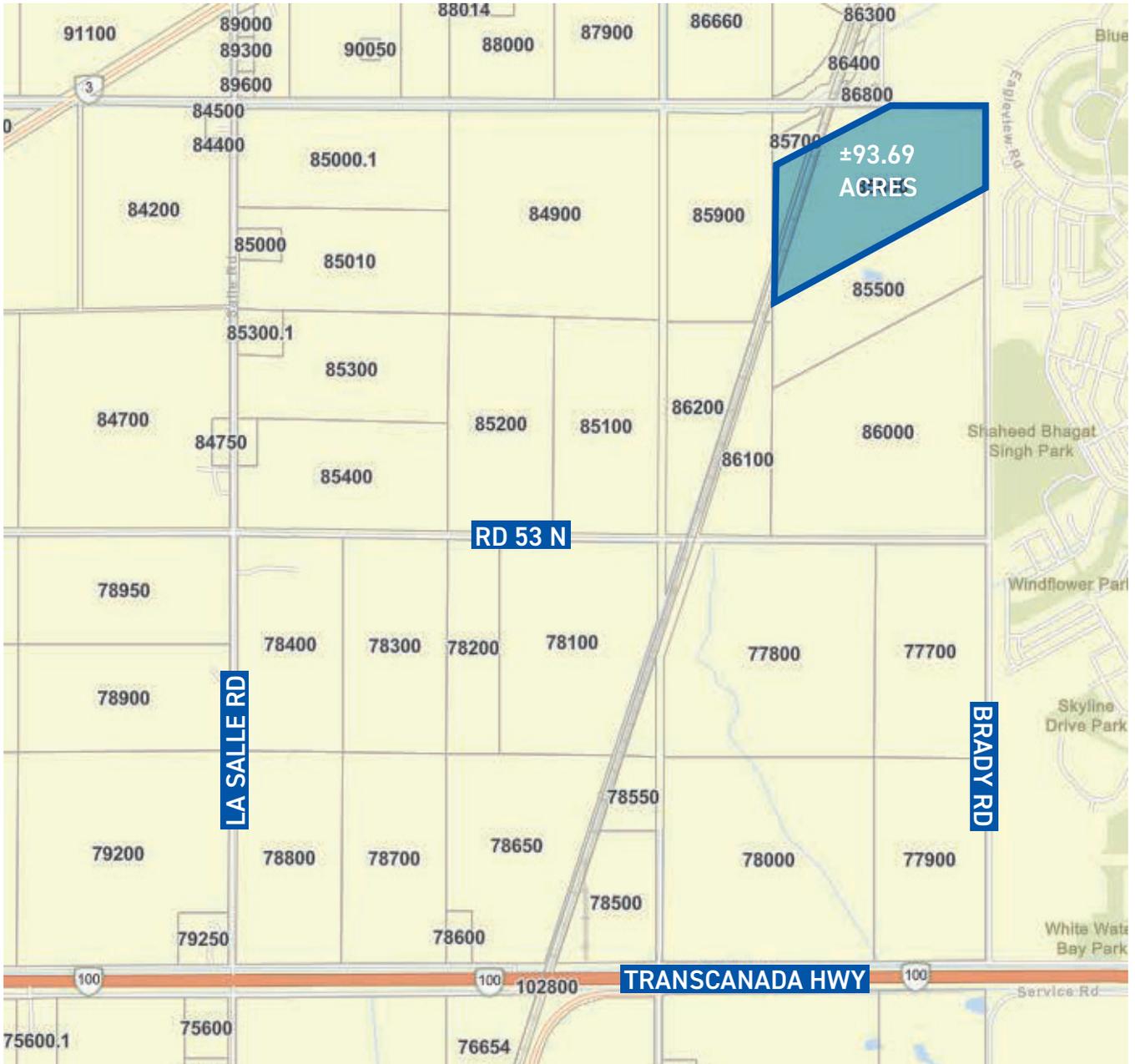


Property Highlights

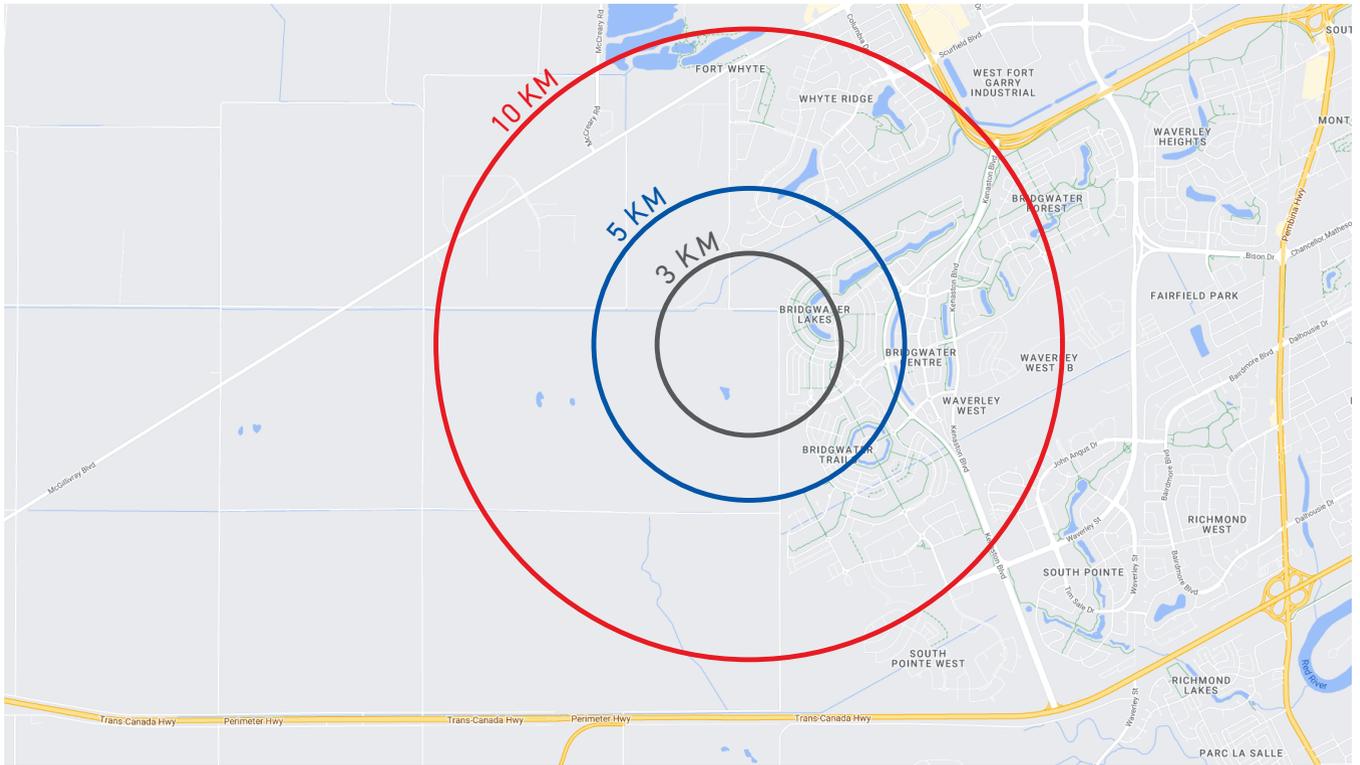
ADDRESS	DESC NE35-9-2E Oak Bluff, Manitoba
AREA AVAILABLE	93.69 acres (±)
SALE PRICE	Contact agent for pricing
TAXES	\$1,985.12 (2023)
TAX ROLL #	85600.000 / 85700.000
LEGAL DESCRIPTION	ALL THOSE PORTIONS OF THE FRAC NE 1/4 AND OF THE E 1/2 OF THE NW 1/4 35-9-2 EPM, WHICH LIE BETWEEN THE STRAIGHT PRODUCTION 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





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