



Colliers

Sold

Neighbourhood
Shopping Centre

Conditionally Sold

Meadowlands Place, West St. Paul | MB

Shopping Centre Development

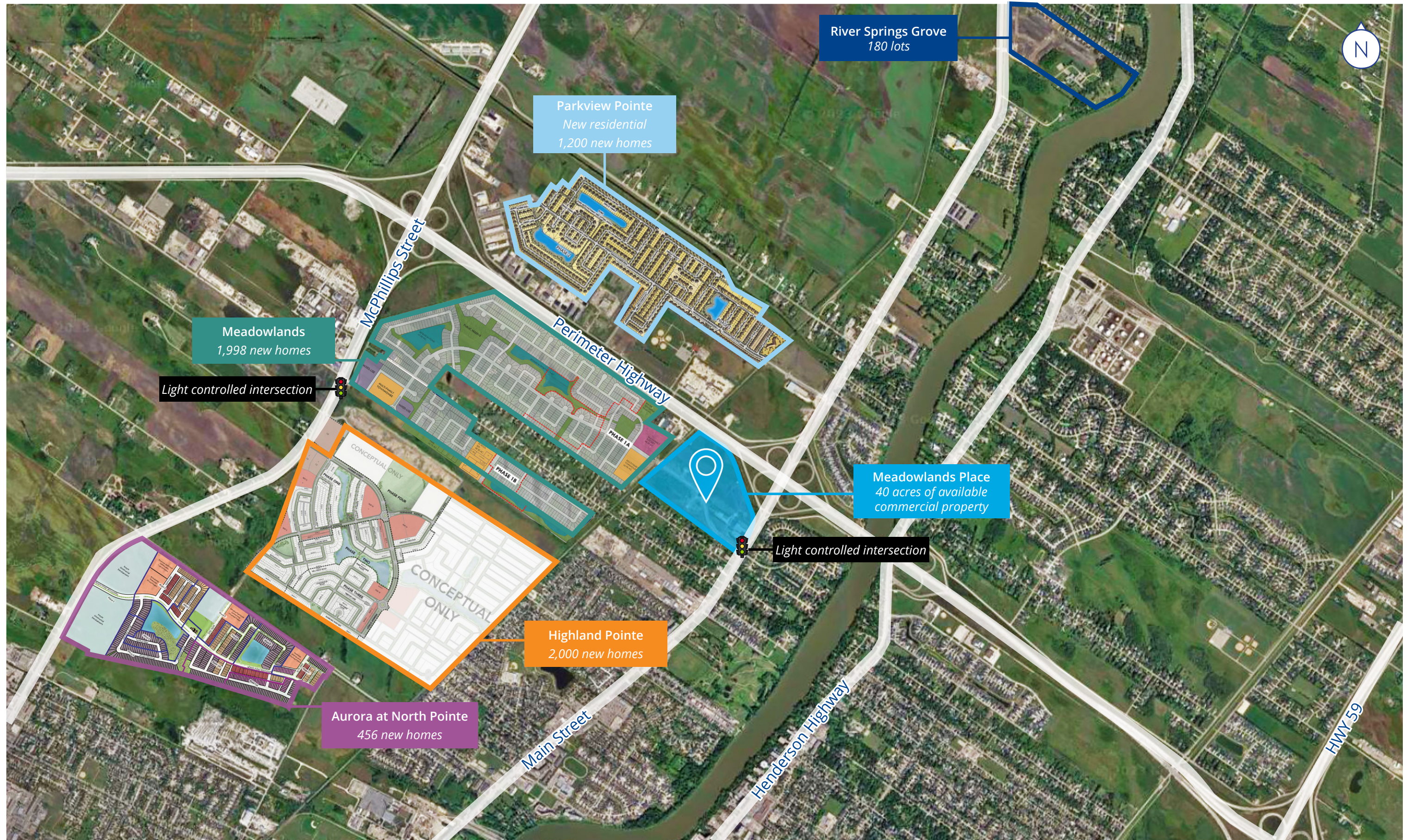
Over 40 acres of commercial property presents a unique opportunity to allow retailers to service a void in the market. A commercial gap exists between the nodes at McPhillips Street, Leila Avenue, Regent Avenue at Lagimodiere Boulevard with a significant trade area to the north of the Perimeter Highway.

John Prall

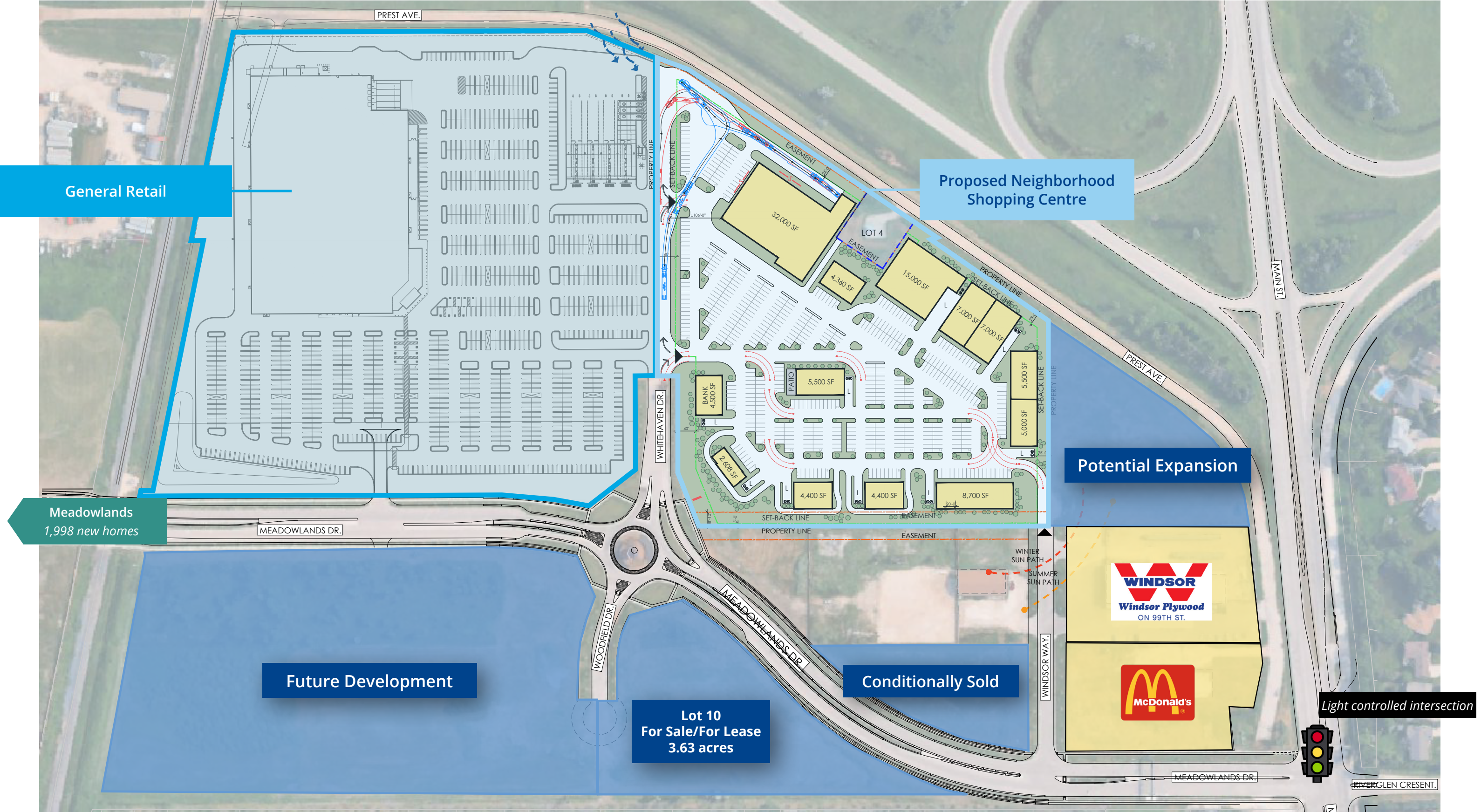
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Preliminary Development Plan



Residential Growth

Meadowlands

- Total Units: 2,200
- Population: 6,000 (2021)
- Phase 1A - 168 Lots Sold out
- Phase 2 - 198 lots serviced, 118 Sold (2022)

Parkview Pointe

- 327 lots - Current Phase
- 1,000 lots total
- Population: 2,700 (est.)

The Trails

- Units: 250
- Population: 700 est.
- Sold out/Built out

Highland Pointe

- Capacity: 2,000 Lots
- Population: 5,500 est.
- Phase 1 2021: 249 Lots Sold out (plus Multi-Family)
- Phase 2 - 300 Lots (to be serviced 2022)

Countryside Crossing

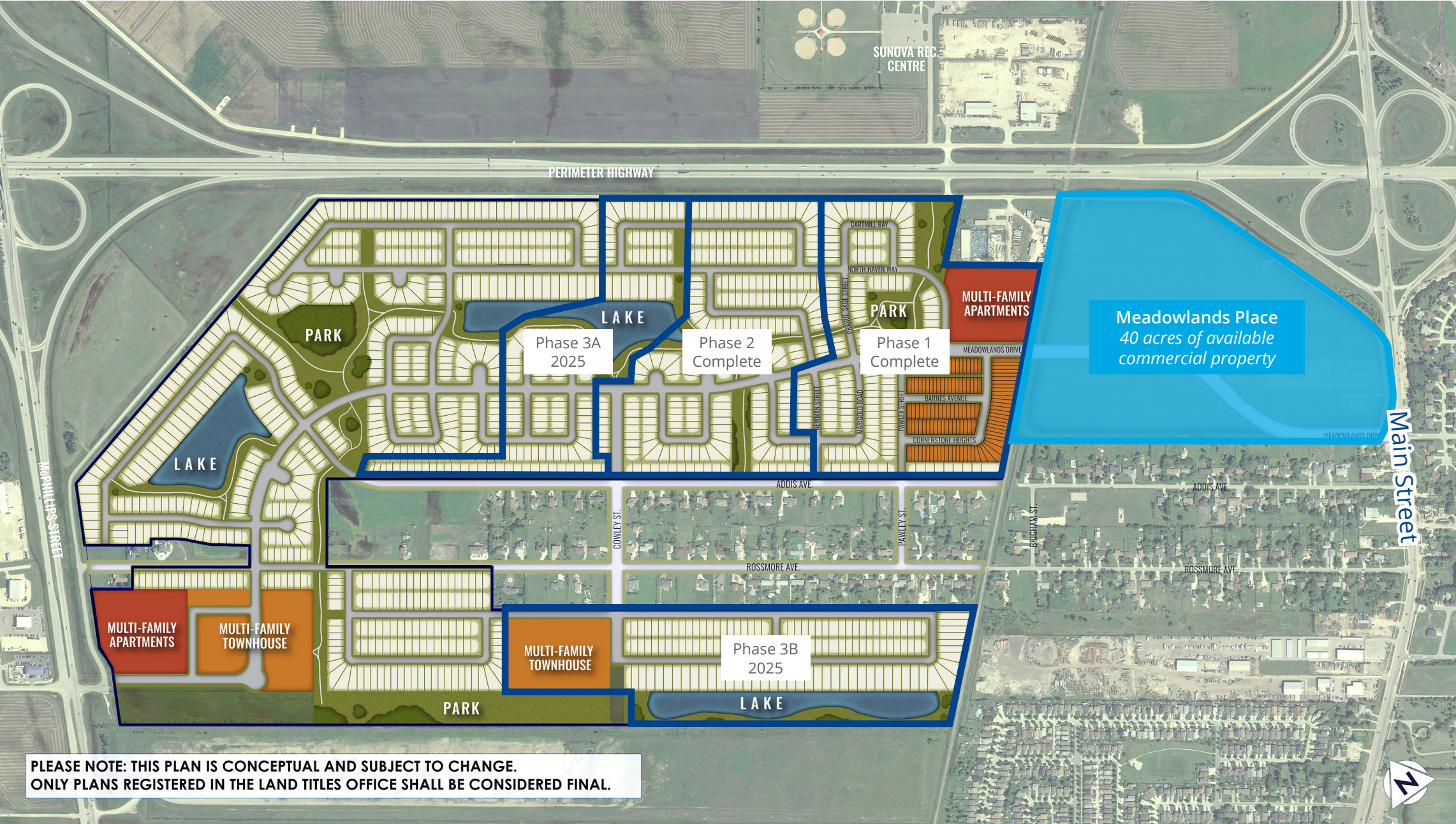
- 175 Lots
- Population: 480 est.
- 175 Lots Sold out/Built out

River Springs Grove

- 179 lots
- Population: 450 (est.)

Aurora at North Point

- Approx. 50% complete
- 114 Lots - Semi-Detached
- 117 Town homes
- 234 Lots - Single Family
- Population: 1,278 est.



West St. Paul is the 10th fastest growing municipality in Canada.

West St. Paul, a vibrant municipality situated just north of Winnipeg, Manitoba, encapsulates a unique blend of rural charm and urban convenience. Boasting picturesque landscapes adorned with sprawling fields and serene riverfront views, this community offers a tranquil respite from the bustling city life while maintaining close proximity to essential amenities.

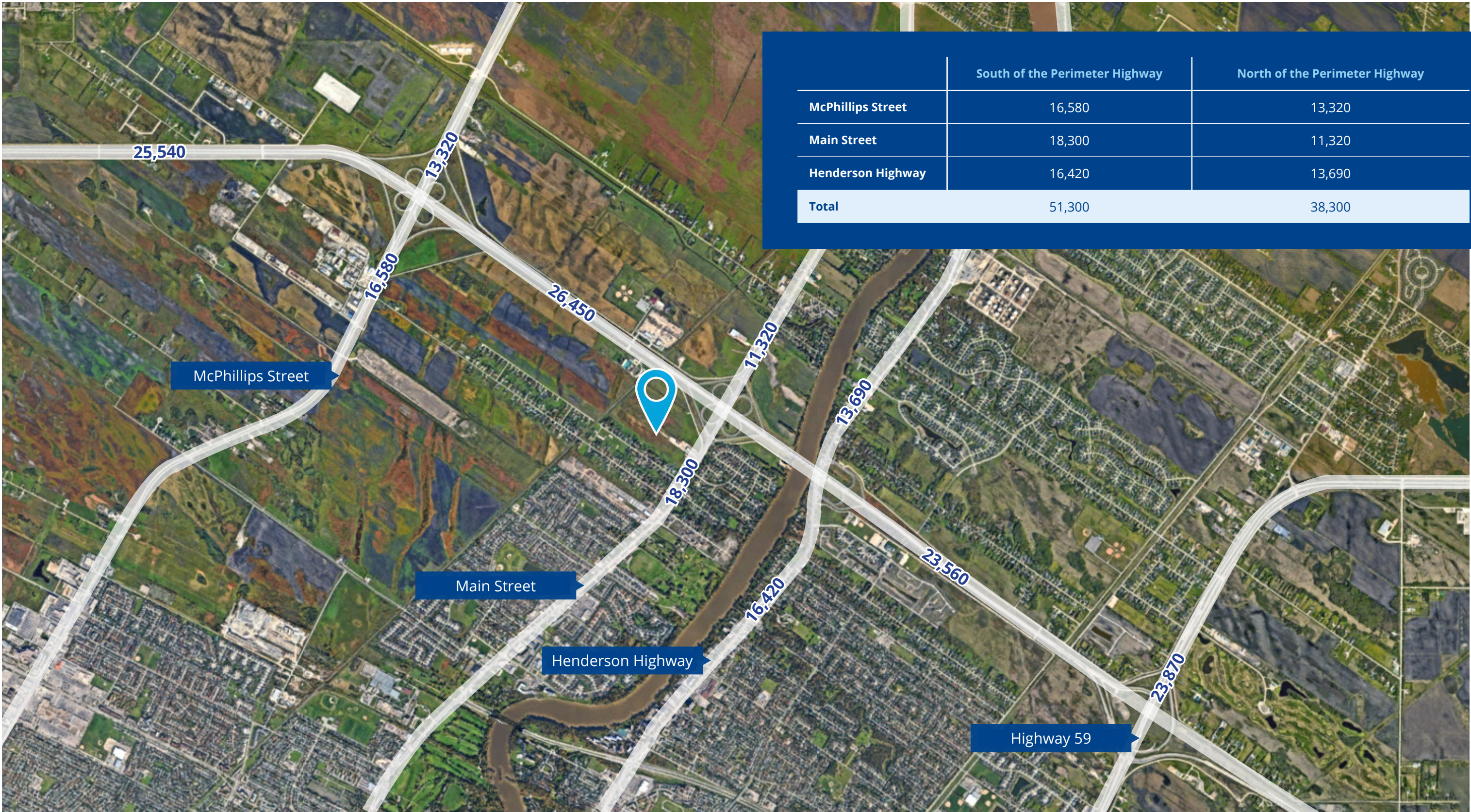
Meadowlands of West St. Paul

Meadowlands is West St. Paul's largest residential community. A 380 acre master planned community, comes with all the amenities that make for the perfect backdrop for people to live, connect & form lasting

memories in. The architectural vision transcends time by blending classical architecture and modern detailing. A master planned community idealizes both form and function.

- Single Family - 1285 units
- Multi-Family - 160 units
- Multi-Family Townhouse - 390 Units
- Mixed-Use - 163 Units
- 270 Lots Pre-sold

Traffic Counts





Meadowlands Place Development

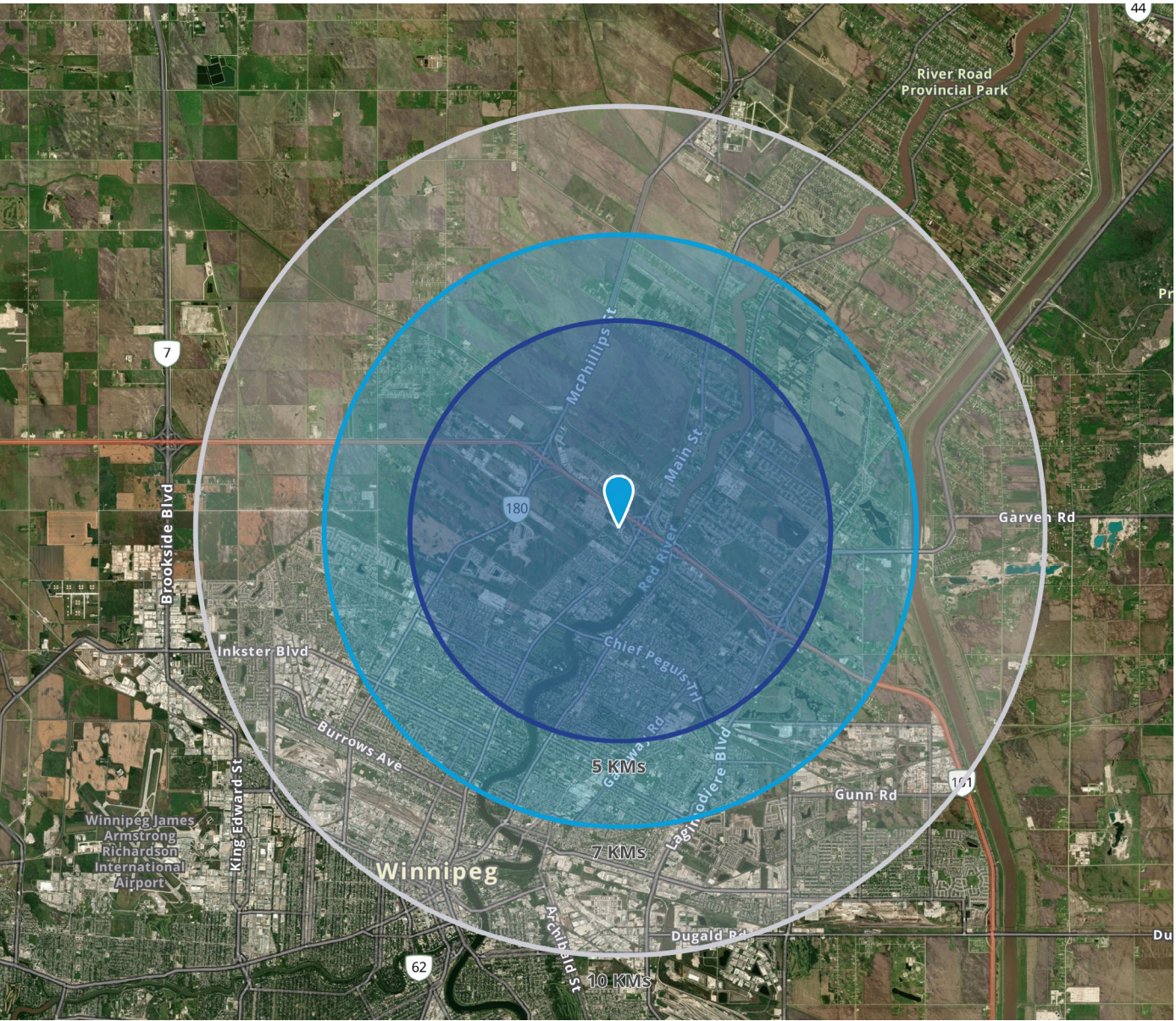


Meadowlands Drive



Main Street and Meadowlands Drive controlled intersection

Radius Demographics



	Total Population (2024)	Projected Population (2029)	Median Age	Average Household Income
5 km	87,638	93,780	40.4	\$120,976
7 km	188,491	200,005	37.9	\$109,527
10 km	350,445	374,276	36.9	\$101,459

10 Mins Drive Time Demographics



	Total Population (2024)	Projected Population (2029)	Median Age	Average Household Income
10 mins	132,808	143,609	39.0	\$116,884



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