



DIDSBURY COMMERCIAL DEVELOPMENT

DEVELOPMENTS 2 INC.

THE TOWN OF DIDSBURY

- Estimated population of 5,337 and steadily growing.
- Residential land uses occupy the greatest proportion of land within the Town of Didsbury's boundaries. Previous studies have shown that there are major retail/service gaps within the Town of Didsbury.
- The Town of Didsbury is situated in a strategic location along the Calgary-Edmonton economic corridor and is considered part of the Central Alberta economic region. The Central Alberta economic region consists of approximately 2.5 million people.
- The Town of Didsbury is located approximately 70 kilometres from the City of Calgary.
- The largest centre within the Central Alberta economic region is the City of Red Deer (population of 106,736) and is located just 75 kilometres north of Didsbury. There is a population of over 20,000 people within a 15 kilometer radius, mainly located in the nearby towns of Olds and Carstairs.

LOCATION - SUBJECT SITE

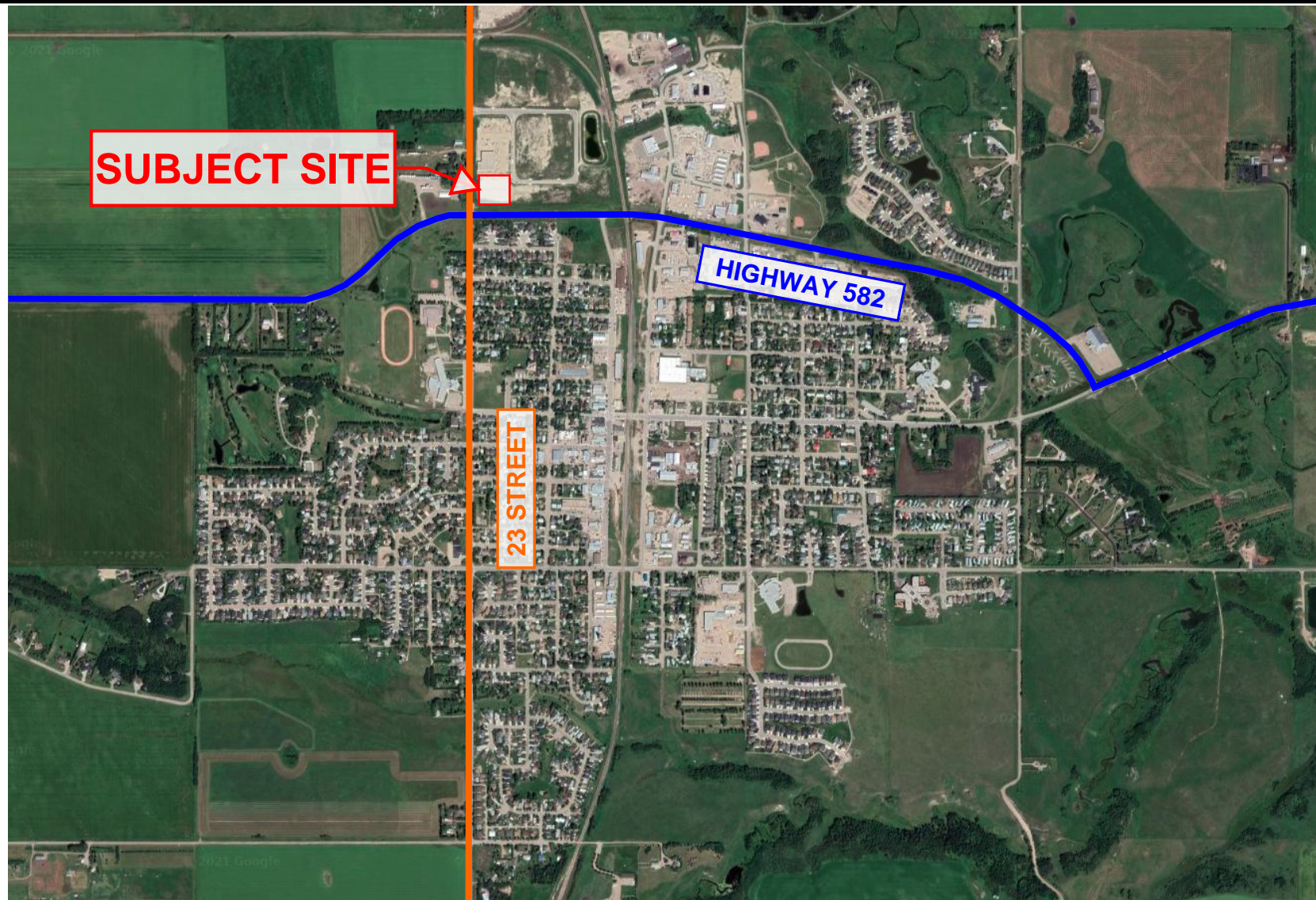
- Subject site is located within Shantz Village. Shantz Village is a 45 acre, Mixed-Use, Fully Serviced Phase Development located in north-west Didsbury.
- Subject site is situated adjacent to the newly built Buy-Low-Foods, the only major grocer in town.
- Future access to the subject site will be via 23rd Street, which has been identified as a planned major standard roadway. Highway 582 which borders the south of subject site is also identified with the same roadway standard.
- The proposed site forms part of the northern gateway into the town. Highway 582 plays an essential role in creating a positive visual entrance into town.

2

DEVELOPMENTS 2

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SUBJECT SITE

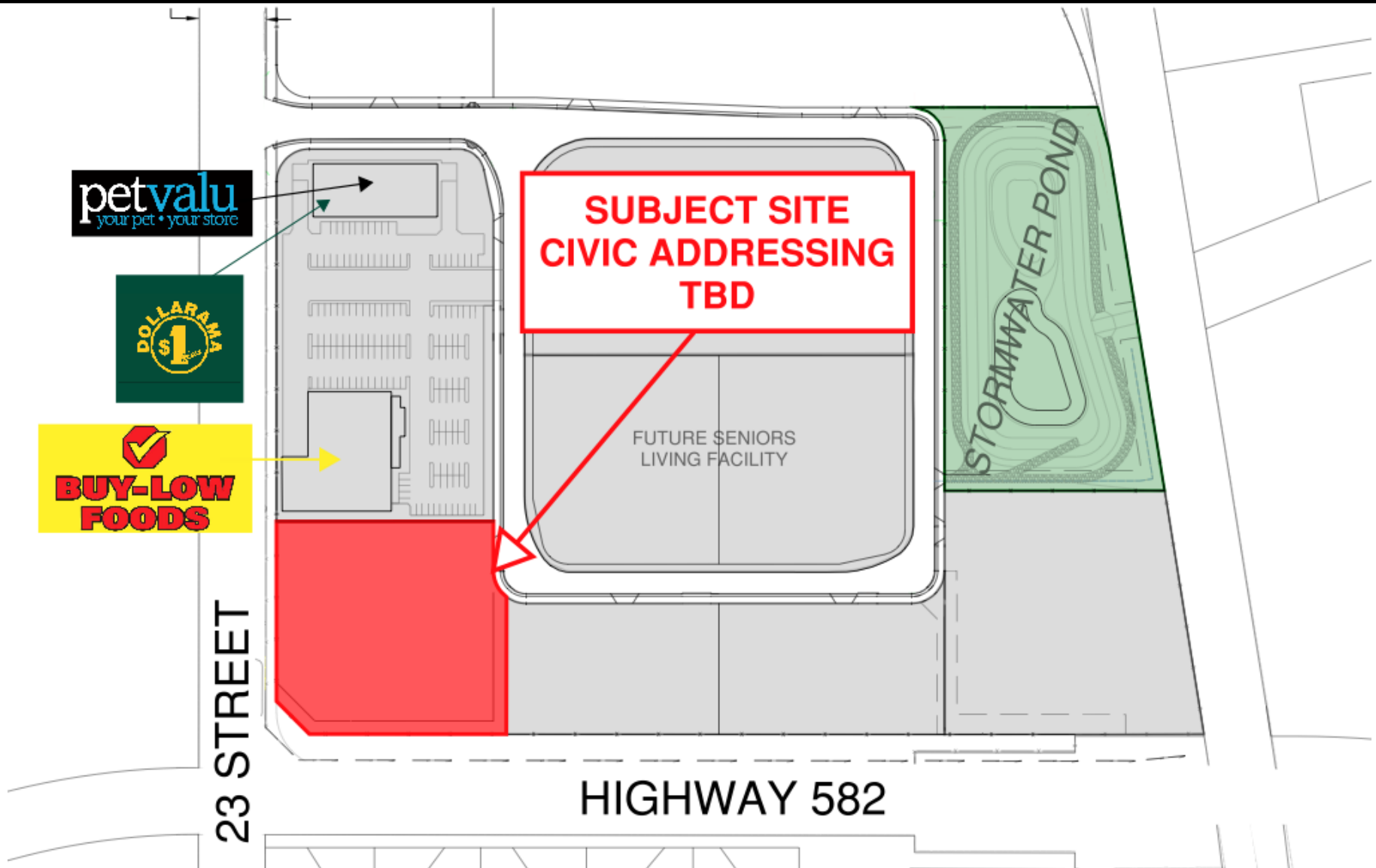


2

DEVELOPMENTS 2

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SUBJECT SITE



2

DEVELOPMENTS 2

DIDSBURY COMMERCIAL DEVELOPMENT

SITE ACCESS

 ALL TURNS ACCESS

23 STREET



HIGHWAY 582

SUBJECT SITE

PRELIMINARY CONCEPT PLAN

DEVELOPMENTS 2

2

