

SERVING WEST REGINA -The Newest Growth Area in the Queen City







Dewdney Avenue & Pinkie Road West Regina, SK



69 acre regional retail site



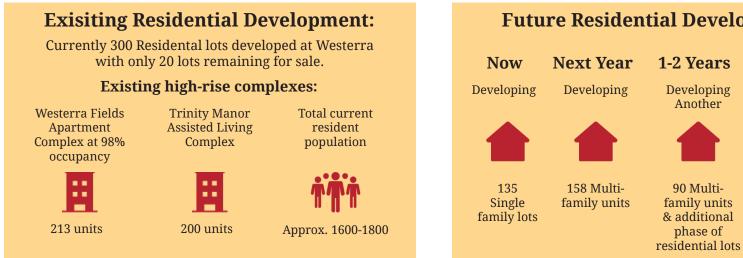
675,000 SF building area



ShopatHorizons.ca







Economic Activity in the Westerra Area:

Here are a few of the large projects that will be located just west of Westerra, either in or near the Global Transportation Hub:

- \$350M Cargill Canola Processing Facility construction started in July 2022 with 50 permanent jobs and 1 million hours of employment during construction.
- \$100M SaskPower Logistics Warehouse construction has begun.
- \$350M RedLeaf Wheat-Straw Facility scheduled to in 2022 with 110 permanent jobs and 250 jobs during construction.
- Amazon recently purchased 14 acres just west of our site. We presume a distribution facility is planned.

With the recent economic activity on the west side of Regina we feel that there is a strong demand for new homes in the Westerra neighbourhood.

Position in the Regina Residential Market:

The City of Regina has reinforced its support for the Offical Community Plan (OCP). Prioritizing phase 1 neighbourhoods, such as Westerra.

Competing residential developments across the city area are getting close to being fully built out.



Westerra is one of two neighbourhoods on the west side of the city that have significant growth to occur based on the residential phasing map.



Construction

scheduled 2023.

fastest and most convenient commute to downtown & easy access to commnity shopping amenities coming soon to Horizons.

Future Residential Development:

Developing Another

90 Multi-

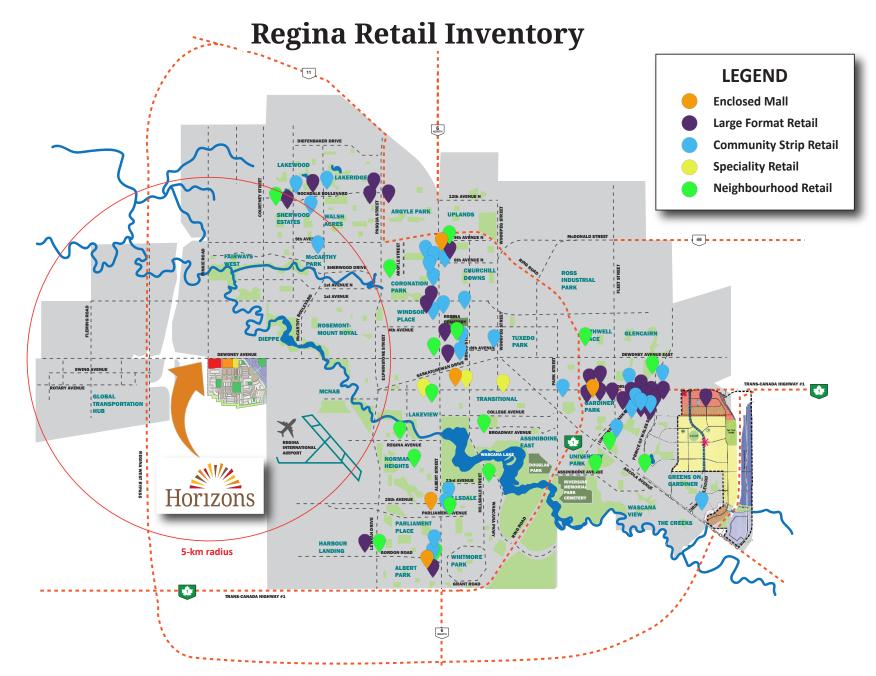
phase of

2-3 Years

Adding

1400-1800

residents



Virtually no competition within approximately 5km (September 2022)





9,000 residents at full build-out.



- HORIZONS is located within the new 490 acre Westerra subdivision, which is currently under development and is expected to house 9,000 residents at full build-out.
- HORIZONS is the only regional retail site servicing West Regina and is easily accessible from the Trans-Canada Highway #1 Bypass located along an express transit route to the downtown core.
- HORIZONS is designed to provide a diverse retail experience comprised of three categories, each supporting a unique type and scale: Regional Retail, Community Retail and Main Street Retail.



City of Regina Median Household Income **37** City of Regina Median Age



Sources: Economic Development Regina / Statistics Canada / Retail Council of Canada / Government of Saskatchewan



- All Horizons

ShopatHorizons.ca

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