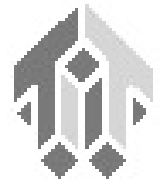




Fort McMurray, Alberta

Canada's Energy Eldorado



FORT McMURRAY is an astonishing marketplace, located 435 kilometers northeast of Edmonton, AB, and is serviced by a major highway, rail, and major airlines several times daily. Not only does it have the highest median income in the Province of Alberta, but it's growing at the mind boggling rate of 9% per annum. Local planners predict the Municipality of Wood Buffalo will be 100,000 people by 2008. The City of Fort McMurray is the urban centre of Wood Buffalo (which is a municipal district). See the municipal web site at www.woodbuffalo.ab.ca

POPULATION: 64,441 (City of Fort McMurray 2006 Census)

TRADE AREA POP: 79,810 (Wood Buffalo 2006 Census)

HOUSEHOLD INCOMES: average \$115,674 (Financial Post Canadian Markets 2006)

<http://www.woodbuffalo.ab.ca/business/demographics/demographics.asp>

HOUSING and higher density residential development is roaring forward at an incredible pace with an average 1500 new homes per year being constructed.

THE ECONOMY

Fort McMurray's economy is fueled by **OIL**. Plain and simple. Big industry has announced **\$86 BILLION** in new investment in Fort McMurray and the Athabasca Oil Sands development. There are over **3 TRILLION** barrels of oil in the ground, and over **315 BILLION** barrels of that are recoverable using today's technologies. That's more oil than the 260 billion barrels known to exist in Saudi Arabia. From this fact alone you can get an indication of how important this area is on a global scale, and why its economy is superheated. Virtually every major player in the oil game has a major stake in this region; and international governments (China / India) are vying for a piece of the action. Projects in McMurray are measured in the **BILLIONS** of dollars. **For so long as oil remains the world's major energy resource, Fort McMurray and its immediate region will remain a major player in the World Economy.**

BIG BUSINESS, BIG MONEY, BIG GROWTH AND BIG PROFITS

T & T Properties is Fort McMurray's largest retail landlord with this city's only enclosed regional mall (Peter Pond Shopping Centre), and the premier large format retail open centre, (Clearwater Landing), and the city's largest mixed use office/retail complex (River City Centre).

Peter Pond Shopping Centre

Peter Pond is an enclosed 2 level mall prominently located on Franklin Avenue, in the central business district of Fort McMurray.

This is Fort McMurray's only enclosed shopping centre, and is currently performing at \$539 a foot (rolling 12 through 9/06).

Peter Pond is anchored by a Zellers Department store, and occupied by national chains like La Senza, People's (Zales) Jewellers, The Body Shop, Le Chateau, Footlocker, Bluenotes, Claire's Boutique, Coles, Hallmark, and other regional and independent tenants.



Clearwater Landing

Clearwater Landing is this city's premier large format retail centre, located downtown, contiguous with Wal-Mart and with tenants like Mark's, Sport Chek, The Brick, Reitmans, and a great line up of complimentary small shops (EB Games, M&M Meats, Telus to name a few). The 2nd Phase of construction is well underway for a Q1 – 2007 opening. On completion this 142,000 sf open centre will house most of this City's national large format retailers.

It's central location, proximity to Wal-Mart, and the shadow anchors – Canadian Tire, Staples, Royal Bank, and CIBC make this development attractive for any retailer looking for traffic, and quality development.



River City Centre

Located on McMurray's busiest intersection at Franklin & Hospital this 100,000 sq.ft. mixed use centre is anchored by IGA Foods, Shoppers Drug Mart, and TD Canada Trust, with great independent retailers filling out the mainfloor, and professional/medical/dental office space occupying the second level.

Leasing Inquiries should be directed to:



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