



Fort McMurray, Alberta

POPULATION:	58,317 (City of Fort McMurray)
TRADE AREA:	66,380
HOUSEHOLD INCOMES:	\$80,000.00 +
AVERAGE AGE:	28.5 years
% OF POP 15+YRS:	76%

Fort McMurray is an astonishing marketplace. Not only does it have the highest median income in the Province of Alberta, but it's growing at the remarkable rate of 20% a year (Edmonton Journal 5/2/02). Fort McMurray is located 430 kilometers north of Edmonton, AB, and is serviced by a major highway, rail, and major airlines several times daily.

Housing and higher density residential development is roaring forward at an incredible pace with 1718 single family permits issued since January 1, 1999 , and a total of 660 multi-unit permits for the same period. In addition, there is 1,042 new residential single family lots approved for construction, and 776 new multi-unit permits approved for construction, and there's no looking back.

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 Athabaska Oil Sands development. There is 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 it's economy is getting superheated.

BIG BUSINESS, BIG MONEY, BIG GROWTH AND BIG PROFITS

T & T Properties will undertake the development of Fort McMurray's premier large format retail/mixed use centre in 2003.

Clearwater Landing will be situated at the intersection of Manning Avenue and Riedel Streets in the city's midtown commercial district, the property abuts Wal-Mart's property line, and is in close proximity to Canadian Tire, Staples and the Plaza II Mall.

The historical significance of the site as a meeting place on the Clearwater River, an in-land port and barge yard, all started in **1778** when Peter Pond, crossed the Methye Portage. This opened up the valuable MacKenzie Basin fur region. In **1870** a Hudson's Bay Company post was established at the confluence of the Athabasca and Clearwater Rivers by Henry "John" Moberly. He named the post Fort McMurray, after Chief Factor William McMurray . The rest is history.

Our project will involve approximately 130,000 sq ft of large format retail box, two (2) free-standing drive thru pads, and a 200 unit high-rise residential building. These first class residential units, combined with the existing residential neighbourhoods near by, as well as several new residential projects planned for construction will add thousands of new people living within 1 mile of **Clearwater Landing**. The city plans a river walk along the Clearwater River, adjacent to our site on Gordon Road, with adjacent landscaped strip parks, pedestrian walkways, and other public amenities making the Midtown District a major destination for shopping and other lifestyle activities.

Clearwater Landing is already anchored (by Wal-Mart) with its direct sight-lines to, and contiguous parking with the Wal-Mart department store. Consider being part of Fort McMurray's premier mixed use development, with ideal access, powerful neighbouring retail draws with Wal-Mart & Canadian Tire, ample parking, and flexible design & signage elements for the retailer. **For the fall of 2003, put Clearwater Landing on your radar today !**

Leasing Inquiries should be directed to:

Ian J. MacKay – Director of Real Estate – T & T Properties

#320 – 350 #rd Avenue North, Saskatoon SK S7K 6G7

Ph: (306) 653-5883 Fx (306) 653-5873 Mobile (306) 230-8564

imackay@ttproperties.com



Another quality development by **T & T Properties**