

FOR SALE

The Yard District

Purchase serviced lots in the newest and largest development opportunity in the City of Prince Albert
103.5-acre development site adjoining the new City of Prince Albert Aquatic/Hockey/Entertainment Centre
C4 Highway Commercial Zoning



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Whether you are local, provincial, national, or international, don't miss out on a unique opportunity to own a piece of the pride and potential that Prince Albert and northern Saskatchewan have to offer.

KEY HIGHLIGHTS:

- An exciting opportunity to purchase and develop serviced lots in a first-of-its-kind concept in Prince Albert
- Be a part of the energy and growth in the city and surrounding region
- One-stop, fully integrated destination for dining, events, entertainment, business and professional services, sporting facilities, commercial and retail spaces
- C4 Highway Commercial Zoning

Current confirmed development includes:

- The new City of Prince Albert Aquatic and Ice Surface Complex, featuring competitive swimming lanes, water park, and two recreational hockey rinks
- An adjacent WHL arena is in the design stage
- Parcel 1 (4.85 acres) is sold and is to be developed by Malkon Properties Ltd. as a food service hub
- Parcel 2 (2.9 acres) is also sold to Malkon Properties Ltd.
- Parcel 2A (2.11 acres) is sold to an international hotel brand
- Parcel 4 (4 acres) is sold to an auto dealership
- Convenient access from the CanAm Highway and within a 10-minute drive to downtown Prince Albert and all major amenities

“A mixed-use development totaling 103.5 acres. Currently 55 developable serviced acres remain for sale.”



We are Creating the Extraordinary, Right Next Door

Welcome to The Yard District, a forthcoming commercial, entertainment, and sports and business nexus offering serviced lots for purchase and development in Prince Albert, Saskatchewan. Envisioned as a catalyst of change for residents, visitors, and local businesses, and intended as a magnet to draw new business investment to the city of Prince Albert, The Yard both embodies the entrepreneurial legacy of Prince Albert and lights the way for a brighter future.

With a dynamic combination of commercial, retail, office, and leisure spaces, The Yard is without parallel in the region. It is a unique stage seeking the right players. An investment in The Yard today will establish your business for the future, create new opportunities, attract further development, and inspire deeper, more diverse connections within the community for decades to come.

The Yard is truly a place of opportunity and excitement – where the extraordinary can be found, right next door.



Built with Purpose

Our plan for The Yard is flexible. It is primarily built around attracting land Purchasers, Investors, Owner/Users, and Developers to create an optimal mix of developments focused on a dynamic array of commercial, retail, professional services, recreation, and entertainment. This unique multi-dimensional leisure, entertainment and business concept will be designed to create eclectic and attractive spaces that showcase individual businesses to form a one-of-a-kind entertainment, sports, and commercial hub.

LOCATION

South-east quadrant of the city of Prince Albert, situated along the city centre side of the CanAm Highway (Highway 3) and intersecting at Marquis Road

SITE AREA

103.5 acres total, 55 serviced acres remain for sale to be developed

ZONING

C4 Highway Commercial

HIGHWAY FRONTAGE

1.5km

TRAFFIC VOLUME

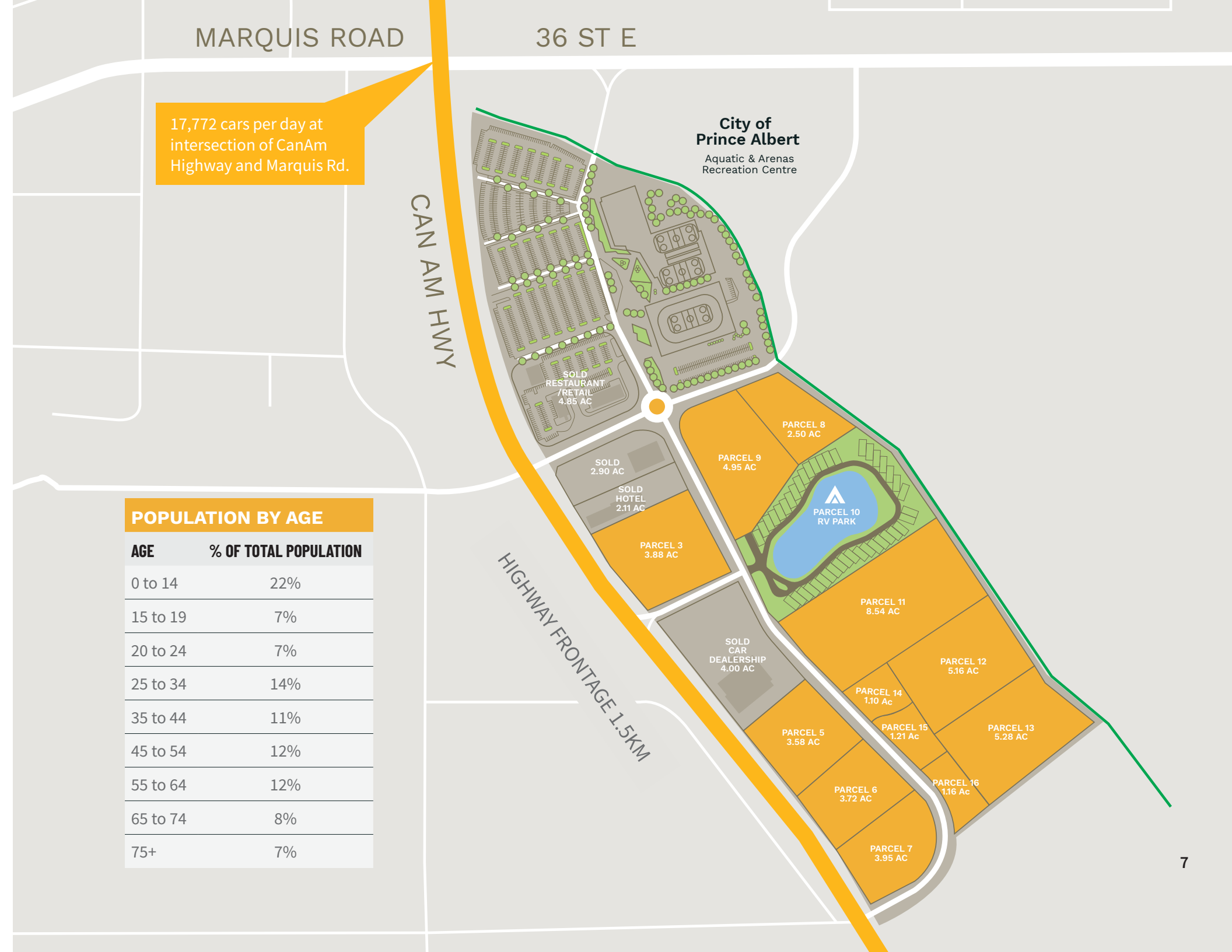
High traffic roadways with 17,772 cars per day at the intersection of CanAm Highway (Highway 3) and Marquis Road, one of three major highway entrances to the city

CURRENT CONFIRMED DEVELOPMENTS

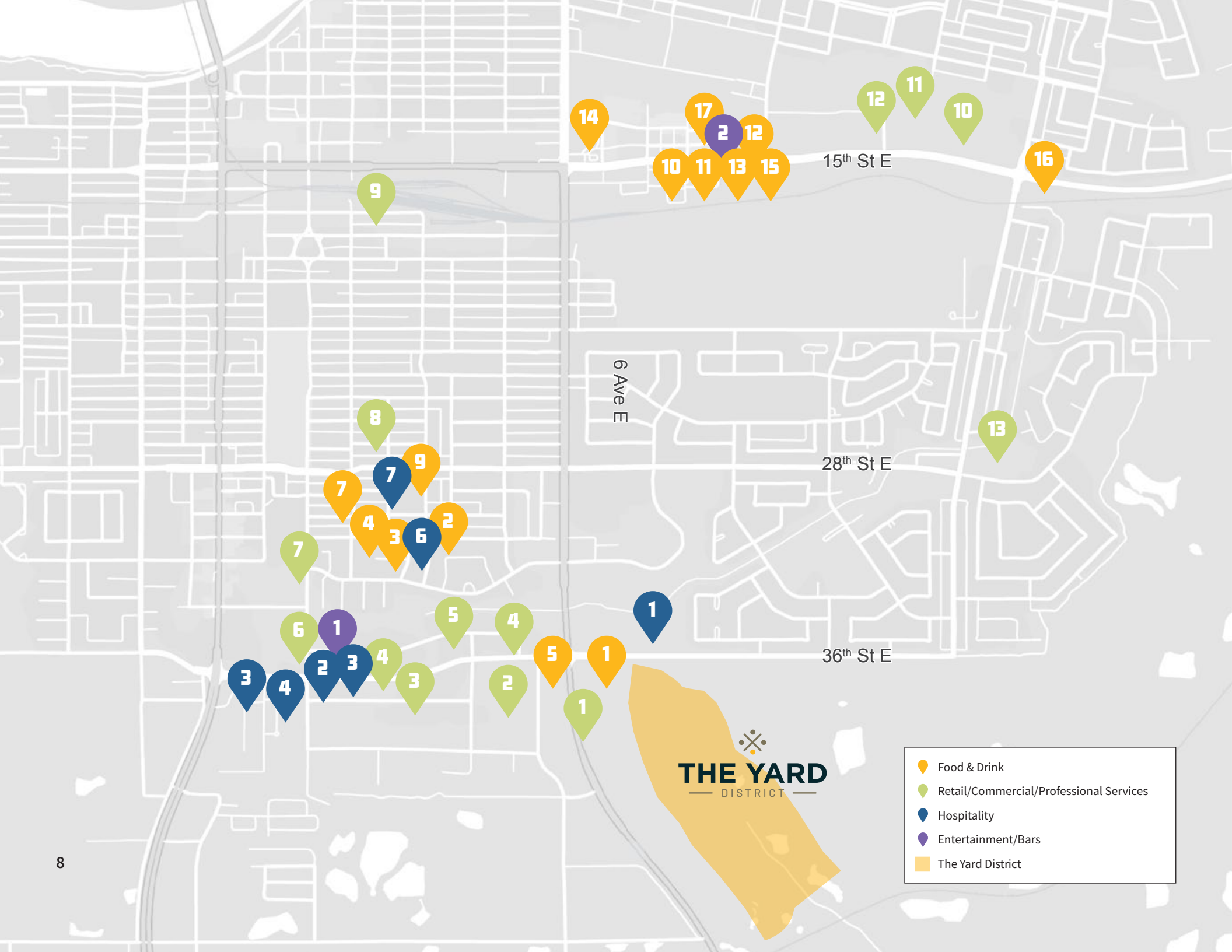
City of Prince Albert Aquatic and Ice Surface Complex featuring competitive swimming lanes, water park, and two recreational hockey rinks; an adjacent WHL Arena is in the design phase; 4.85-acre food service hub; approx. 2-acre internationally branded hotel; 4-acre car dealership

LOTS PRICING LIST

Contact David Harradence of Signature Developments for sales details



POPULATION BY AGE	
AGE	% OF TOTAL POPULATION
0 to 14	22%
15 to 19	7%
20 to 24	7%
25 to 34	14%
35 to 44	11%
45 to 54	12%
55 to 64	12%
65 to 74	8%
75+	7%



Amenities

The Yard sits in the south-east quadrant of Prince Albert and is primed to offer the city exciting new businesses, entertainment centres, retail and commercial services, and professional services. It is strategically located along high-trafficked highways leading to Prince Albert's already amenity-rich city.

Food and Drink		Distance	Walk	Drive
1	A & W Canada	100 m	2 min	1 min
2	Boston Pizza	2 km	25 min	7 min
3	Montana's	4.6 km	19 min	7 min
4	Wendy's	2.3 km	30 min	7 min
5	Tim Hortons	400 m	3 min	1 min
6	Smithy's	2.5 km	31 min	8 min
7	The Spice Trail and Lounge Trishna	2.4 km	30 min	7 min
8	Tim Horton's	4.5 km	25 min	3 min
9	Quesada Burrito	2.7 km	31 min	4 min
10	Fatburger Prince Albert	2.4 km	28 min	4 min
11	Original Joe's	2.4 km	28 min	4 min
12	Ricky's All Day Grill	2.9 km	35 min	6 min
13	Edo Japan	2.9 km	35 min	6 min

Retail/Commercial/Professional Services		Distance	Walk	Drive
1	Mann-Northway Chevrolet Buick GMC	400 m	3 min	1 min
2	Evergreen Nissan	650 m	8 min	1 min
3	Anderson Motors Ltd	2.8 km	5 min	4 min
4	Prince Albert Toyota	550 m	5 min	1 min
5	Riverside Dodge Prince Albert	550 m	5 min	1 min
6	Canadian Tire	1.7 km	22 min	5 min
7	Winners	2.4 km	30 min	4 min
8	Shopper's Drug Mart	3 km	36 min	6 min
9	Prairie Cannabis	3.5 km	42 min	5 min
10	Best Buy	3 km	36 min	5 min
11	Rona	3.1 km	37 min	7 min
12	Staples	2.9 km	35 min	6 min
13	Crescent Park Pharmacy	2.8 km	34 min	4 min

Hospitality		Distance	Walk	Drive
1	Best Western Marquis Inn & Suites	270 m	4 min	4 min
2	Holiday Inn Express & Suites	1.6 km	20 min	2 min
3	Prince Albert Inn	1.3 km	17 min	2 min
4	Best Western Premier	1.8 km	24 min	4 min
5	Comfort Inn	2.5 km	23 min	4 min
6	Days Inn by Wyndham	1.7 km	20 min	3 min
7	Ramada by Wyndham	1.9 km	24 min	3 min

Entertainment/Bars		Distance	Walk	Drive
1	Northern Lights Casino	1.3 km	16 min	3 min
2	Original Joe's Restaurant and Bar	1.9 km	22 min	4 min

City of Prince Albert Aquatics and Ice Surface Complex





Come Work & Play in The Yard

Prince Albert is the third-largest city in Saskatchewan. Historically, it has been an important transit link between the resource-heavy north and the more populated south. The Yard is located at an integral intersection that is used by hundreds of thousands of people annually. Further to that, the development area backs onto idyllic landscape to the east and south, acting as a connection for rural communities, and is directly connected to the city and various urban neighborhoods, which include a wealth of amenities and a public transportation system to the west and north.

Prince Albert's economy is projected to recover from the past year and grow substantially. Key infrastructure projects, a rise in summer tourism, and an increase in traffic driven by The Yard and similar developments are all vital factors in this projection.

In the last two, years Prince Albert's economy has expanded and diversified by adding the following new education, health, and business developments:

- University of Saskatchewan: new northern campus
- Prince Albert's Victoria Hospital: \$300 million expansion
- Pivot Furniture Technologies Inc.: new furniture manufacturing facility
- Paper Excellence Pulp Mill: re-opening of the former Weyerhaeuser / Domtar facility
- One Sky Forest Products Ltd.: planned OSB mill for Prince Albert



Features

- Population of Prince Albert: 36,000
- Metro Population: 43,000
- Regional Population and Trade Area: 195,322
- Home to 3,810 businesses
- 51% of households make \$80,000+
- More than 13 million visitors to and within the province
- Ample parkland and lakes surround The Yard and Prince Albert
- The nearby Northern Lights Casino welcomes over 1M guests per year
- Prince Albert National Park located only 51 km from Prince Albert
- Home to WHL hockey team, the Prince Albert Raiders, who generate an annual economic impact of \$10+ million
- Best job growth in northern Saskatchewan (1,800 positions added in Prince Albert and other communities in September 2021)

Drive Times to The Yard

	km	min
Cooke Municipal Golf Course	2.2	3
Kinsmen Water Park	2.2	4
Exhibition Grounds	3.4	6
Diefenbaker House	3.5	6
Fairview Fairways	3.6	4
Downtown Prince Albert	3.8	6
Alfred Jenkins Field House	3.9	7
EA Rawlinson Centre for the Arts and Mann Art Gallery	4	6
Victoria Hospital	4.3	7
New University of Saskatchewan Northern Campus	5.7	10
Little Red River Park	10	8.6
Prince Albert Glass Field Airport	8.3	11

Walk Times to The Yard

	distance	min
Prime Minister's Park	950m	12
Prince Albert Chamber of Commerce	1.5 km	19

SIGNATURE DEVELOPMENTS

Who We Are

Led by Signature Developments, The Yard team is made up of individuals with deep-rooted connections in Prince Albert and decades of experience in construction, land development, and real estate.



Gord Broda
PARTNER

President of the Broda Group of Companies, a family-founded business. Over 40 years of experience in heavy civil construction and aggregate production. Passionate philanthropist, and current President/Governor of the Prince Albert Raiders Hockey Club.



Russell Clunie Jr.
PARTNER

Professional Engineer with over 30 years of industry experience at every level. Expertise in construction management, HR management, and business development. Vice-President, Broda Group of Companies, and owner of family-run Clunie Consulting Engineers.



Ken Burkosky
PARTNER

42 years of experience in construction, specializing in urban construction. Two terms as President of the Saskatchewan Road Builders and Heavy Construction Association. Personally driven to create a brighter future for Prince Albert.



Jayson Clunie
PARTNER

Managing Partner and Consulting Engineer for family-owned Clunie Consulting Engineers since 2006. Professional Engineer with over 30 years of experience in civil engineering. Former President of Prince Albert Construction Association and Roadbuilders and Heavy Construction Association of Saskatchewan.



David Harradence
RE/MAX P.A. REALTY SALES & MARKETING

Over 40 years of experience in Prince Albert Residential and Commercial Real Estate Sales and Leasing. Key figure in developing the Prince Albert condominium market. Continuous successful projects have approximately doubled Prince Albert's commercial/retail square footage.



Russell Clunie Sr.
CLUNIE FAMILY PATRIARCH –
DEVELOPMENT CONSULTANT

Entrepreneur and founder of the Clunie Family of Businesses. Over 60 years of experience in the design, development, construction, and delivery of civil Infrastructure developments. Successful projects include highways, roads, land development, industrial sites, mines, and city/urban public works.

To explore the wealth of development opportunities
The Yard District represents and to discover the
extraordinary next door, contact:

David Harradence

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— DISTRICT —

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