

# FOR SALE



## BROOKHOLLOW ESTATES, KINDERSLEY SK



## A DREAM SUBDIVISION IN A DREAM LOCATION

### OVERVIEW

All the amenities of the big city without the hassle of big city living.

Located in west-central Saskatchewan, Kindersley is a little slice of heaven. A vibrant, progressive and welcoming town, it gives its residents the opportunity to live a rural life while providing them with all the amenities of city living. It has something to offer for everyone.

This unique opportunity provides you with the chance to purchase the entire 115.7-acre property or the 43.5 acres of serviced lots and 72.2 acres of proposed subdivision land separately.

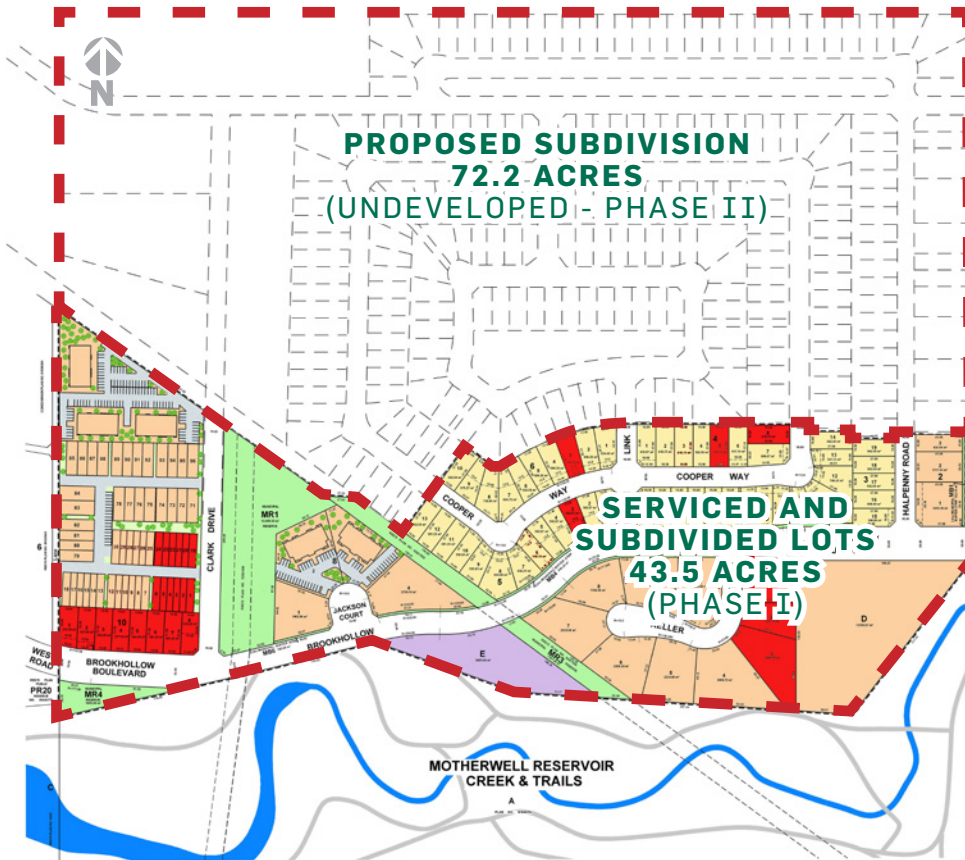


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# BROOKHOLLOW ESTATES



KINDERSLEY SK



## PROPERTY PROFILE

### AVAILABLE FOR SALE - PHASE I

**43.5 acres**

(serviced and sub-divided lots)

Residential lots (zoned R1): 46

Multi-family (zoned R3): 19

Condo parcels (zoned R3): 44  
(bare-land)

Commercial lot (zoned C1): 1

**Total number of lots: 110**

### ASKING PRICE

**\$6.5 million**

(Total lot values \$14,395,995)

### TAXES

\$76,677.25 (2020)

### AVAILABLE FOR SALE - PHASE II

**72.2 acres**

(proposed subdivision)

### ASKING PRICE

**\$7.22 million**

(\$100,000/acre)

### TAXES

\$601.34 (2020)

### PROPERTY TYPE

Residential subdivision with mix of single family, multi-family, bare-land residential lots and a commercial site.

### ZONING

R1 - Low Density Residential

R3 - Multiple Unit Residential

C1 - Downtown Commercial

### LEGAL DESCRIPTION

SE1/4 Sec 11-29-23 W3

# BROOKHOLLOW ESTATES



Brookhollow Estates is an architecturally-controlled subdivision situated on the southeast edge of Kindersley. It features parks and open spaces, wonderfully suited for those looking to live closer to nature. Located near walking trails and adjacent to the rustic Motherwell Reservoir, it has plenty for residents to enjoy.

Phase 1 of Brookhollow Estates has been completed with storm sewer, domestic sewer and water, sidewalks, curbs and gutters, paved streets, and street lights together with all gas and electric services. Home builders can apply for a building permit and start building immediately. Once complete, Brookhollow Estates will be able to sustain a population of 3,000 people.



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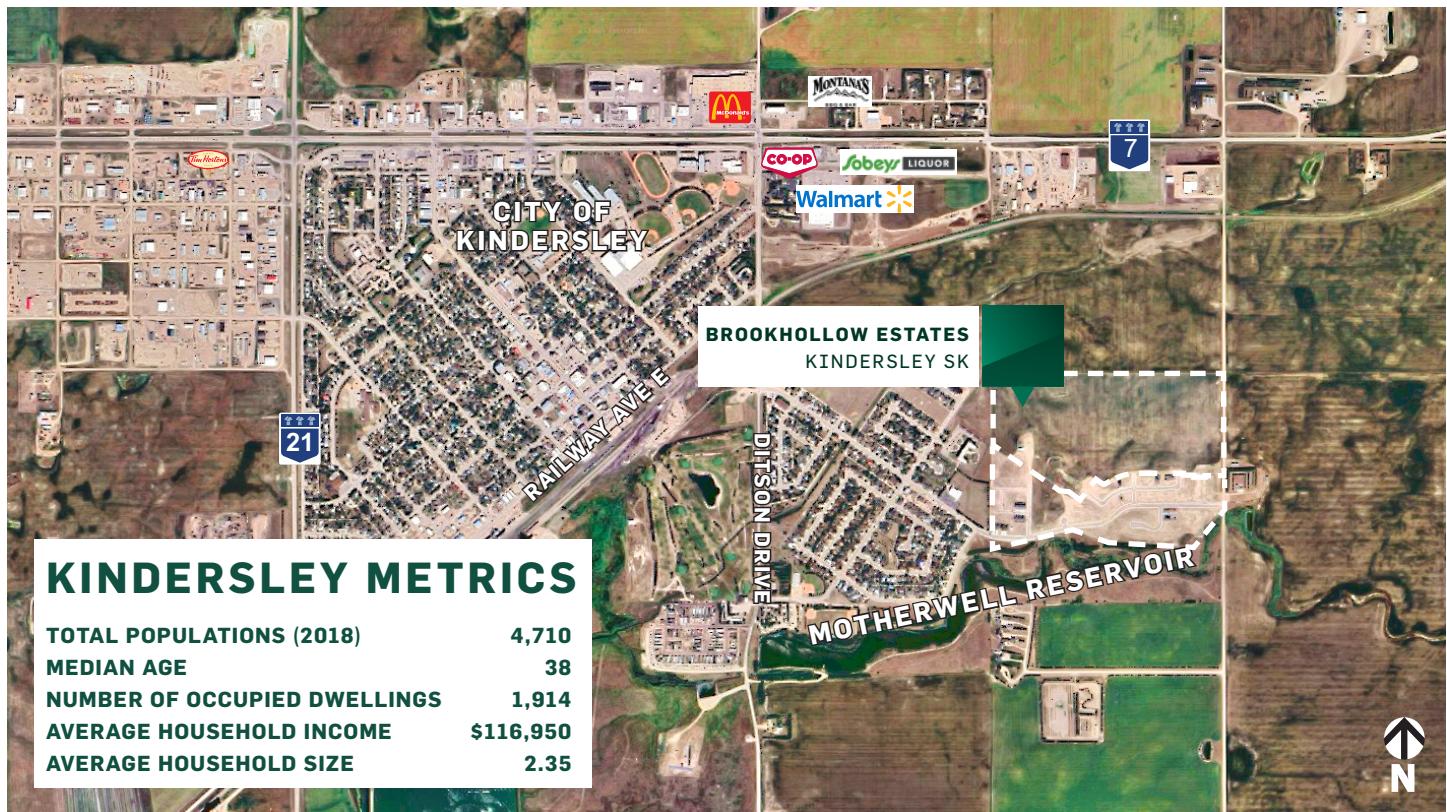
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# BROOKHOLLOW ESTATES



Kindersley is surrounded by rich agricultural land and a thriving oil and gas industry. It has an established core of local amenities, including social facilities (schools, parks), recreational facilities (for hockey, swimming, curling, golf, etc.), and RCMP detachment, service professionals (doctors, lawyers, dentists), financial institutions, and various retail/service outlets.

As the main transport route from Calgary to Saskatoon, one can regularly witness dozens of trucks, trailers and equipment vehicles along Kindersley's service roads. The town has an annual traffic count of over 5 million vehicles due to its central location along the intersection of Highways 21 and 7 (the 3rd busiest highway in all of Saskatchewan). Within the past five years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion. Kindersley is a hub location with a trading population area of more than 40,000 people and its unique location puts it at least a 2-hour drive from other urban centres.



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## SALES & LEASING DOWNTOWN

100 – 275 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6116  
F: 306.664.1940

## PROPERTY MANAGEMENT DOWNTOWN

100 – 261 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6118  
F: 306.664.1940

## SALES & LEASING NORTH

840 48TH STREET E  
SASKATOON, SK S7K 3Y4  
P: 306.933.2929  
F: 306.931.0882

## SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST  
REGINA, SK S4N 5H4  
P: 306.721.6116  
F: 306.721.1940

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