

South Brandon Village

FOR LEASE | South Brandon Village | Brandon, MB

South Brandon Village is a proposed commercial development with a capacity of up to 350,000 square feet on a 50 acre site. Located on Highway #10 this site will cater to all of Brandon and the rapidly expanding new residential development in south Brandon. The developer is also proposing an additional 110 acres of residential development consisting of single family housing lots, condominium and apartment development.

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VBJ 
Developments
It begins with a plan.





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Residential Development Plan & Population Forecasts

Area 1

Total Capacity	2,250 Units
Completed	1,600 Units
Estimated Completion Year	2020 -2025

Area 2

Estimated Capacity	600
Completed	500
Estimated Completion Year	2020

Area 3

Estimated Capacity	1,300-1,800 Units
Completed	126 Units
Estimated Duration	2020-2033

Area 4

Estimated Start Date	2020
Estimated Capacity	1000 units
Estimated Completion Year	2030-2035

Area 5

Total Capacity	1000 Units
Estimated Start Date	2020
Estimated Duration	2040 -

Area 6

Estimated Capacity	1,250 Units
Estimated Start Date	2020
Estimated Duration	2040

Total Existing: 2,226 Units
Total at Completion: 7,400 - 7,900 Units (estimated)

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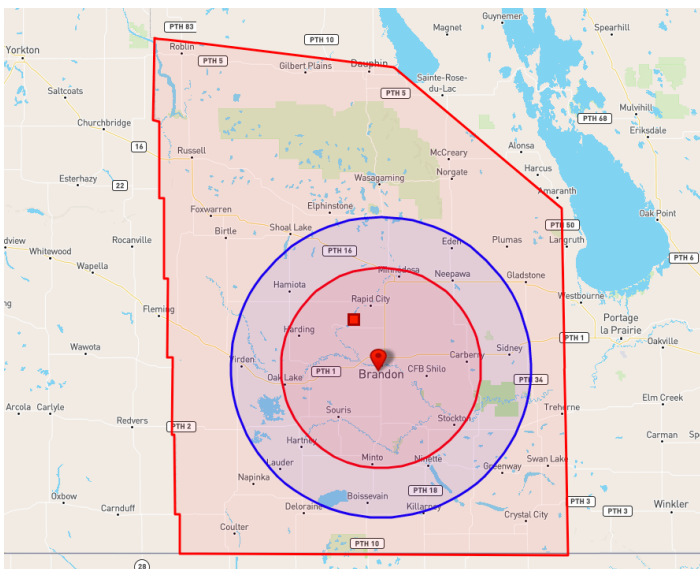
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Demographics



Total Population	0-50 Km Radius	0-75 Km Radius	Trade Area
2018 Estimated	77,585	102,341	157,375
2023 Projected	81,994	107,243	162,312
% Pop. Change (2018-2023)	5.7%	4.8%	3.1%
Median Age	36.3	37.4	39.2
2018 Households	31,124	40,694	63,344
Persons per household	2.40	2.39	2.36
Average household income	\$92,187	\$91,702	\$88,760

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Community Profile

The City of Brandon has built its reputation on providing the atmosphere in which business can succeed. The city's overall business cost competitiveness is consistently ranked in the top 10 of over 40 Canadian Cities and contributing to Brandon's overall cost competitive environment is the fact that there is no municipal business tax. The economy's diversification provides an extremely stable and positive environment for businesses to complete within the global economy.

- **A Regional Hub:** Brandon acts as the service centre for some 180,000 people, including Canadian Forces Base Shilo and the Bakken Formation oil field located an hour's drive from Brandon.
- **Dependable & Educated Workforce:** Brandon's labour force is regional in nature and has proven to be an extremely stable, committed and well educated work force. Brandon University, Assiniboine Community College, and the Manitoba Emergency Services College provide a skilled work force to the city's employers.
- **Agriculture is Big Business:** Brandon is home to approximately 2000 businesses, of which roughly 350 directly serve the agricultural market place. Brandon's ties to the agriculture sector are strengthened by the presence of an Agriculture Canada Research Station and the Agri-Environment Centre.
- **A City on Solid Footing:** In 2013, Standard & Poor's affirmed its issuer credit and senior unsecured debt ratings on the City of Brandon as AA-. The rating reflects the city's diversified economy, good operating performance, adequate liquidity, and moderate debt burden. This stable outlook reflects Standard and Poor's expectation that the city's economic performance will remain healthy.

Brandon - Economic Base*

Brandon is fortunate to have a varied economic base and while the agriculture community has a strong impact on many businesses, Brandon's manufacturing, products and services are diversified sufficiently to allow the economy to remain stable.

Significant Economic Generators include:

- > Farm fertilizer production
- > Regional retail and service provider
- > Agri Food Processing
- > Trucking & rail transportation
- > High education, college and university
- > Industrial and Commodity chemical production
- > Metal fabrication
- > Major event hosting, national and international
- > Brandon University
- > Regional centre for health care, recreation and entertainment
- > Assiniboine Community College
- > Federal, provincial and municipal government

Brandon's Largest Employers (by total employees)

Prairie Mountain Health	2,680
Maple Leaf Consumer Foods	2,000
Canadian Forces Base Shilo	1,750
Brandon School Division	1,150
Province of Manitoba	688
Assiniboine Community College	500
City of Brandon	500
Brandon University	447
Manitoba Hydro	338
Behlen Industries	300

Education Enrollment - 2016 Statistics

Brandon University College	3,073
Assiniboine Community	3,200
Brandon School Division	8,388

*Source: Brandon Community Profile - available at www.economicdevelopmentbrandon.com/statistics

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