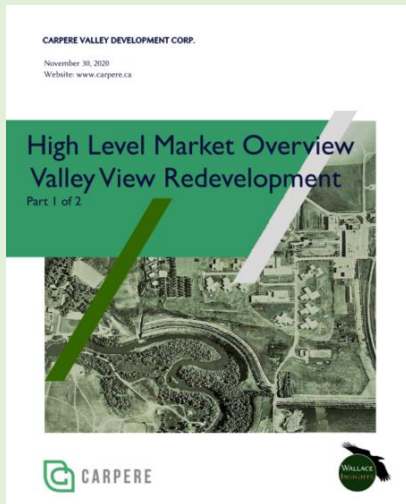




CLIENT CONTACT INFORMATION

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VALLEY VIEW MARKET STUDY

PROJECT DESCRIPTION

Carpere Canada purchased the former Valley View site from the Province of Saskatchewan in September 2020. It is a 160 acre site with 320,000 of vacant buildings adjacent to the beautiful Wakamow Valley in Moose Jaw Saskatchewan, Canada.

Carpere contracted Wallace Insights to conduct a high level market overview and review of Carpere's conceptual development plan. The market study involved conducting interviews with key stakeholders, a description of key directions and market trends, a market overview including demographic, housing and non-residential market, and finally an analysis of highest and best use for the site.

PROJECT DURATION

October 2020 to December 2020.

CHALLENGES AND SOLUTIONS

The Valley View site is the most attractive land area in Moose Jaw. However, the site is very large (160 acres) and would represent the largest redevelopment site in Moose Jaw's history. Development in Moose Jaw is subject to fluctuations with both a high-growth and low-growth period experienced over the last 10 years. The site also contains 320,000 square feet of existing buildings which are 50 to 60 years old. A building repurposing study was also commissioned which Wallace Insights supervised.

The high level market study was a starting point towards a realistic and feasible development concept for this area. The opportunities for short-term and long-term development were identified in this report.



SERVICES PROVIDED

Market Analysis

Concept Planning

Land Use Analysis

Stakeholder Engagement