



YORK / GERMAIN LAND SALE DEVELOPMENT PACKAGE

Grande Prairie: Where Development Is Grander

Grande Prairie is more than a city—it's where opportunities are grander, where visionaries build and where communities flourish. As the largest economic hub in northwest Alberta, it connects a regional population of nearly 300,000, fueling a thriving and diverse economy. With a population of 70,385 in 2024 and a steady growth rate of 2.8%, Grande Prairie is home to constant growth.

Grande Prairie is not just growing—it's transforming. A young median age of 35.3, high employment rates and strong municipal support make it a fertile ground for innovative development. Now, an unparalleled downtown opportunity awaits for those ready to shape its future.



295,079 Trade Area Population



70,385 Population



2.8% Population Growth Rate



35.3 Median Age



\$120,000 Median Household
Income (2021)



\$5.1 Billion Total Trade Area
Retail Spending



\$374 Million Retail Sales Inflow
from Outside of Grande Prairie



Visit InvestGrandePrairie.ca for direct access to
land sale details and submission information.

CITY OF
GRANDE
prairie

The Downtown Land Sale Opportunity

This is more than a real estate transaction—it's a unique chance to define the next chapter of downtown Grande Prairie. The City is offering two strategically located properties, available together or separately, presenting an opportunity for builders and investors to create a lasting legacy in a rapidly expanding urban center.

Located next to Muskoseepi Park, this prime location blends urban living with green space—a seamless balance of city convenience and outdoor connection.

With strong market demand and a commitment to revitalization, the City is seeking compelling and creative proposals that enhance the downtown core.

While residential development is a priority, all thoughtfully designed projects that address community needs will be considered.



Where City Meets Nature

Adjacent to Muskoseepi Park, offering walking trails, recreation and natural beauty steps from your doorstep.



Surrounded by Essential Amenities

A short walk to Bonnetts Energy Centre, Co-Op Grocery, the Grande Prairie Farmers' Market, local restaurants, shopping and entertainment hubs.



Connected & Accessible

Near Grande Prairie Live Theatre, the Grande Prairie Public Library and the Towne Centre Mall Transit Hub, making it an ideal location for urban residents and businesses.



A City on the Rise: Why Invest in Grande Prairie?

Grande Prairie's story is one of bold expansion and limitless potential. For decades, this city has drawn in entrepreneurs, innovators and visionaries, fueling one of Alberta's most resilient economies.



A Market Ready for Development

Grande Prairie is experiencing a growth surge, with significant investment in infrastructure and housing development.



\$122 million in construction permit value in 2024, a 44% increase from 2023.



Major projects shaping the city's future:

- Maskwa Medical Centre, strengthening regional healthcare and attracting medical professionals.
- NWP Power Engineering & Instrumentation Lab, expanding workforce training and industrial innovation.
- Smith Social Housing Project (160 mixed-market units), a model for future urban living in Grande Prairie.



Infrastructure Supporting Investment

Grande Prairie is building for the future, ensuring seamless growth for businesses and residents alike.



\$22 million in capital infrastructure projects in 2024, including:

- \$12.75 million in road rehabilitation to improve accessibility.
- \$2 million in pedestrian pathways and sidewalks, fostering a walkable urban core.
- \$400,000 in bridge repairs, enhancing mobility and transportation networks.



Looking ahead to 2025:

- \$13.69 million Road Rehabilitation Program to improve major corridors.
- \$4.2 million Stormwater Infrastructure Program, ensuring environmental sustainability and flood mitigation.

A Competitive & Transparent Process

The City of Grande Prairie is seeking proposals that bring forward bold, thoughtful development ideas to shape the future of the downtown core.

- Two properties available together or separately to accommodate different project scales.
- Competitive evaluation process that considers factors such as design quality, community impact and feasibility.
- A focus on residential development, though other well-aligned commercial or mixed-use projects will be considered.
- A commitment to working with developers to achieve the best outcome for the city's growing and evolving downtown.
- No set deadline—the City will keep the opportunity open until a suitable proposal is selected and an agreement is reached.

Your Vision. Your Opportunity.

Grande Prairie is more than a development opportunity—it's a movement toward a more innovative, sustainable and vibrant urban future. The City invites developers and strategic investors to be part of this transformation.

Next Steps



Review the land sale details and site information:
bit.ly/42iAFHV



Submit your proposal for consideration—the process remains open until the City selects a project that aligns with the downtown vision: bit.ly/4h1HnaD



Learn more at
InvestGrandePrairie.ca

