



Fort McMurray, Alberta

World Energy Market



T & T PROPERTIES

FORT McMURRAY is located 435 kilometers northeast of Edmonton, AB, and is serviced by a major highway, rail, and major airlines several times daily. Not only does it have the highest median income in the Province of Alberta, but it's growing at the mind boggling rate of 9% per annum. The City of Fort McMurray is the urban centre of Regional Municipality of Wood Buffalo (which is a municipal district). See the municipal web site at www.woodbuffalo.ab.ca

POPULATION: 72,363 (City of Fort McMurray 2008 Census)
2009 – estimated to be 78,785

TRADE AREA POP: 103,334 (Wood Buffalo 2008 Census) 2009 estimates are 113,000

HOUSEHOLD INCOMES: average \$164,122 (Financial Post Canadian Markets 2009)

<http://www.woodbuffalo.ab.ca/business/demographics/demographics.asp>

HOUSING and higher density residential development is maintaining a busy pace with an average 1800 new homes per year being constructed. Compare that against any other similar sized community in Alberta.....there are none. Housing and construction costs have declined over the past few months which is a benefit to this community.

THE ECONOMY

Fort McMurray's economy is fueled by **OIL**. Plain and simple. There are over **3 TRILLION** barrels of oil in the ground, and over **315 BILLION** barrels of that are recoverable using today's technologies. That's more oil than the 260 billion barrels known to exist in Saudi Arabia. From this fact alone you can get an indication of how important this area is on a global scale. For so long as oil remains the world's major energy resource, Fort McMurray and its immediate region will remain a major player in the World Economy. Recent stabilization of the crude oil prices between \$60 and \$80 (\$82/brl on 1.8.10) a barrel brings this commodity back to where it traded prior to the bizarre uptrading of 2008. This stability is bring players back to the table and projects shelved in 2008 are back on line and late 2010 and 2011 looking forward should be terrific years for this market.

Operating In Fort McMurray

Air Canada has direct flights from Toronto, and recently announced direct flights from Vancouver to Fort McMurray POP 72,363. You don't see announcements for flights into Red Deer, or Lethbridge, Alberta from the countries major cities, so Air Canada understands the significance of the McMurray market and its dynamics. These small improvements in air travel alone make Fort McMurray easier to manage your business from afar.

Finding management and staff is challenging, but good retailers don't have trouble. The portion of the McMurray population working in retail services move to jobs with good national retailers, where they have programs and benefits suited to these workers. The availability of workers is much better now, than it has been in several years.

Peter Pond Shopping Centre is the community's only enclosed mall. Currently rolling CRU sales are averaging \$754 psf. That places Peter Pond amongst the top 5 producing malls in Alberta on a per square foot sales basis. Check out these category sales (NOV 2009): Ladies Apparel - \$625 psf; Unisex Apparel - \$574 psf, Footwear - \$466 psf; Jewelry - \$1471 psf; Foodcourt - \$1352 psf.....

Fort McMurray is home to many top grossing stores for Canadian Retail Chains like Mark's Workwearhouse, Canadian Tire, Blockbuster Video just to name a few. Don't miss the opportunity to be part of the action.

BIG BUSINESS, BIG MONEY, BIG GROWTH AND BIG PROFITS

T & T Properties is Fort McMurray's largest retail landlord with this city's only enclosed regional mall (Peter Pond Shopping Centre), and the only large format retail open centre, (Clearwater Landing) shadow anchored by Wal-Mart, Canadian Tire & Staples, and the city's largest office/retail complex (River City Centre). Our projects are up to date, well located and in demand. As limited premises does become available, we take care to bring the best merchants to this market.

Call us today. Ian J. MacKay Vice-President , Real Estate (403) 225-5975

Peter Pond Shopping Centre

Peter Pond is an enclosed 2 level mall prominently located on Franklin Avenue, in the central business district of Fort McMurray. This is Fort McMurray's only enclosed shopping centre, and is currently performing at \$817 a foot (rolling 12 through 4/09). Peter Pond is anchored by a Zellers Department store, and occupied by national chains like La Senza, People's (Zales) Jewellers, The Body Shop, Le Chateau, Footlocker, Bluenotes, Claire's Boutique, Coles, Hallmark, Garage and other regional and independent tenants.



Clearwater Landing

Clearwater Landing is this city's premier large format retail centre, located downtown, contiguous with Wal-Mart and with tenants like Mark's, Sport Chek, The Brick, Reitmans, Chatters and a great line up of complimentary small shops (EB Games, M&M Meats, Bell, Telus, to name a few). Pre-Leasing of Phase 3 is underway. On completion this 142,000 sf open centre will house most of this City's national large format retailers.

It's central location, proximity to Wal-Mart, and other shadow anchors – Canadian Tire, Staples, Royal Bank, and CIBC make this development attractive for any retailer looking for traffic, and quality development.



River City Centre

Located on McMurray's busiest intersection at Franklin & Hospital this 100,000 sq.ft. Mixed-use centre is anchored by IGA Foods, Shoppers Drug Mart, and TD Canada Trust, with great independent retailers filling out the mainfloor, and professional/medical/dental office space occupying the second level.

Leasing Inquiries should be directed to:

Ian J. MacKay
Vice-President of Real Estate
T & T Properties
#403-11012 Macleod Trail SE, Calgary, AB T2J6A5
Ph: (403) 225-5975 Fx: (403) 225-5949
Mobile (403) 473-8221 imackay@ttproperties.com

