



99-Year Land Lease | Whitecap Dakota First Nation Excl.

# Chief Whitecap Trail Business Park

Modern and full service infrastructure and amenities to accommodate commercial and light industrial uses on 0.5 AC to 10.0 AC parcels.

- Flexible lot sizes with affordable rates
- Up to 99 year pre-paid capital leases
- Annual payment operating leases
- The opportunity to renew/extend the lease at any time
- Build-to-suit construction for sale or leaseback

Asking from:

# \$150 k

Per acre



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## Specifications

### Location

**23 km directly south  
of Saskatoon, 14 km to  
Highway 11**

### Available

#### **Phase I - 28 AC**

- **26 Individual Lots**
- **0.625 AC to 1.003 AC**
- **Up to ± 9 AC combined**

### Zoning

**Accommodates uses  
compatible with  
Commercial and Light  
Industrial Zoning**

### Legal Land Description

**Whitecap Reserve No. 94  
SEC. 1, TP. 34, R. 6, W 3<sup>rd</sup> M.**

### Possession

**Immediate**

### Land Value\*

**Starting at \$150,000/AC**

\* Up to 99-year commercial land  
eases, annual land lease rates  
negotiable, build-to-suit options  
available

# Opportunity

Whitecap Dakota First Nation (WDFN) became signatory to the Framework Agreement on First Nation Land Management in 2003. This historic agreement with the Federal Government enabled WDFN to exercise control over its lands and resources without ministerial oversight and approval. Under the Framework Agreement, WDFN adopted the First Nations Lands Management Act (FNLMA) which effectively replaced 25% of the Indian Act, allowing WDFN to expedite the development of business laws and policies. A third-generation land code has been implemented in consultation with financial institutions and the Canadian Mortgage Housing Corporation (CMHC).

## Development Associates

These organizations are familiar with the development and capital lease product and can provide ancillary services for your project.

- Financial



- Environmental



- Tax consultant



- Appraisal



Land Use Plan with development standards as well as architectural guidelines have been produced by WDFN. Please contact listing agents for supplementary leasing package, site plan and offer to lease template.

## Modern services available to residents and businesses provide a better quality of life in the community.

- Primary care health centre
- Early learning centre and daycare
- Elementary school
- RCMP detachment
- Fire protective services
- Employee housing

## Amenities provide a service offering unique to this business park.

- Saskatchewan's highest rated 18-hole golf course with full restaurant and meeting space
- Dakota Dunes Casino with a full service restaurant and lounge, Tim Horton's and meeting space
- 155 room hotel and convention centre
- Whitecap Trail Gas Bar/Cardlock & Convenience Store with sandwich bar



**DAKOTA DUNES**  
**CASINO**

**DAKOTA**  **DUNES**  
**RESORT**

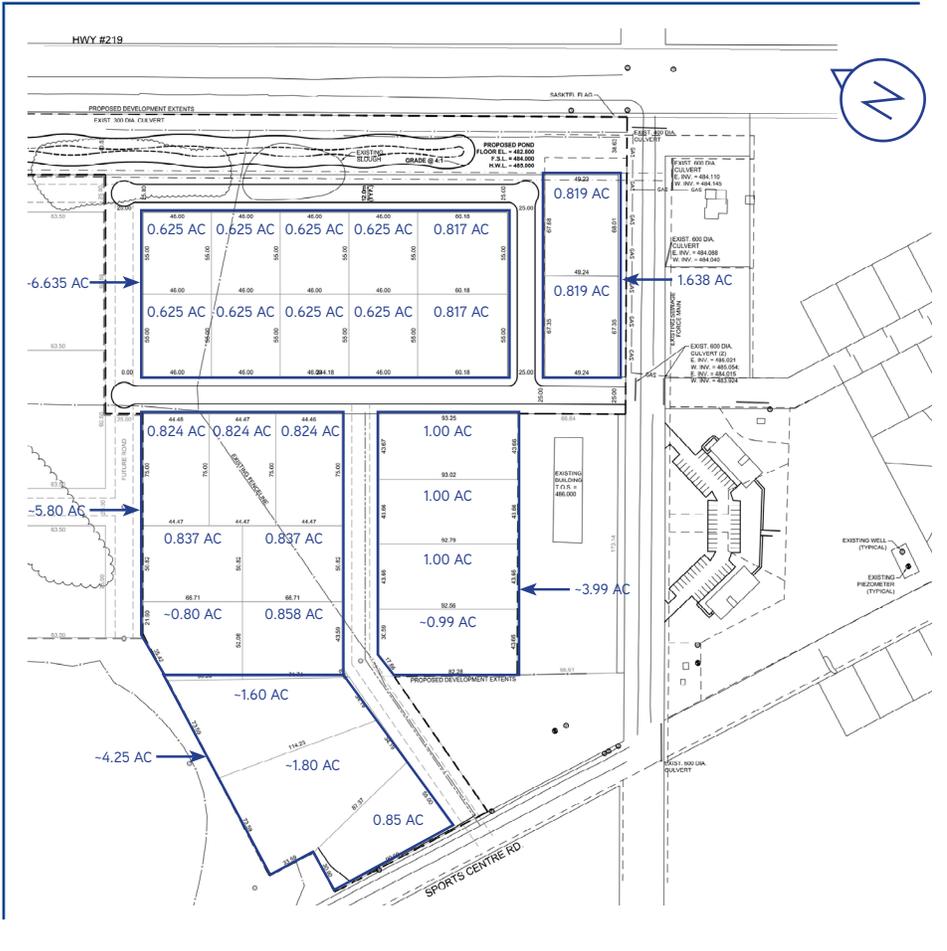
## On-reserve and off-reserve education and employment partnerships compliment your business' continued professional development.

- Saskatchewan Indian Institute of Technology (SIIT)
- University of Saskatchewan
- Great Plains College
- Sask Polytechnique

## Modern infrastructure improvements foster a contemporary business climate.

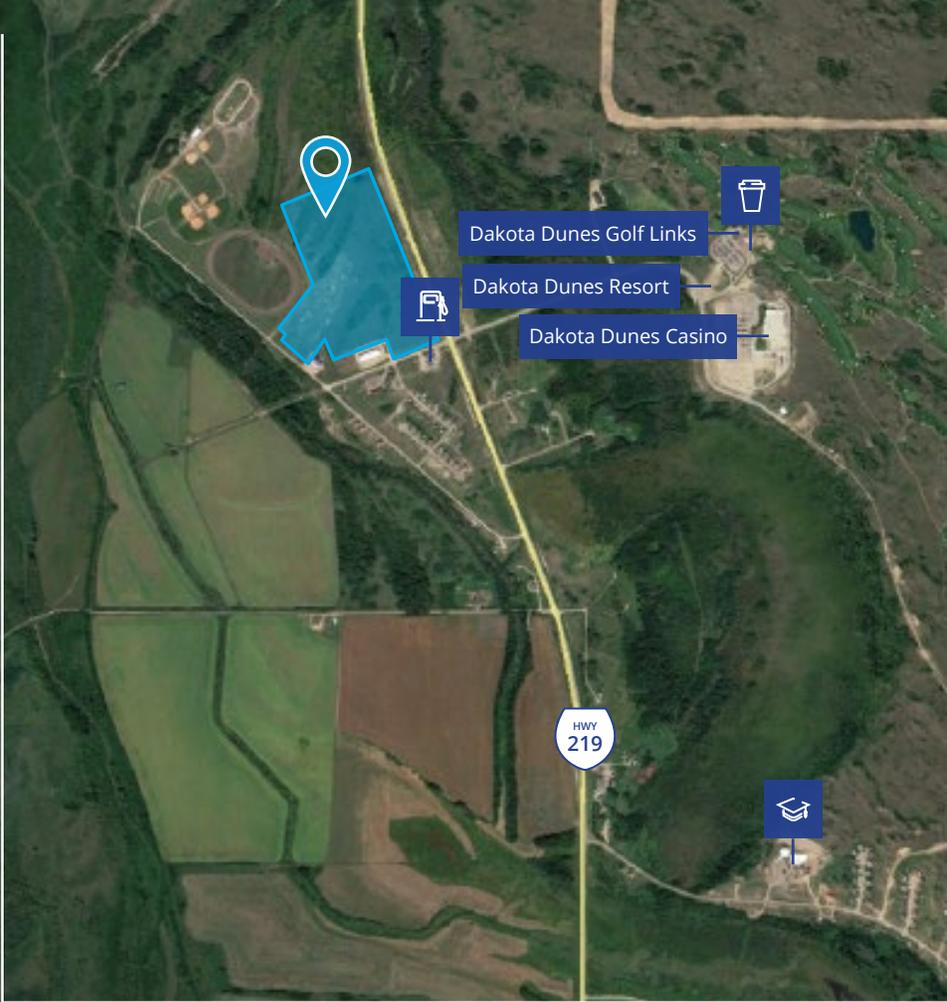
- Fully paved business park
- Reverse Osmosis filtration water system
- Expanded water treatment and wastewater facilities
- Natural gas and 3-phase power
- 4G wireless Internet
- Fiber optic telecommunications
- Primary weight grade highway with  $\pm$  4,400 AADT
- Ideal for agriculture, horticulture, construction, education and recreation users
- Excellent fit for users with large land or storage requirements and low employee count





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