

CURRENT & FUTURE PHASE MAPS

LET'S
BUILD
SOMETHING
AMAZING
TOGETHER!



GROUND LEVEL
LAND CORP



ABOUT GROUND LEVEL LAND



WITH OVER 2500 ACRES OF LAND UNDER ADMINISTRATION, GROUND LEVEL LAND CAN MATCH CLIENTS' NEEDS WITH A VARIETY OF DEVELOPMENT OPTIONS.

We create commercial, residential and industrial communities with respect to the land and the people who live nearby. Developing land into a residential or commercial space with roads, parks and trails requires a mix of technical skill and creative vision, as well as insight into development. We merge these expertise to create value for our customers and community.

Ground Level Land is a locally owned company with strong partnerships in the community that ensure our developments stimulate the local economy while producing excellent results for our clients. We know our community, the local political climate, and the policies that impact a project's progress so we can guide clients through the development and building process - from beginning to end. We aim to create sustainable developments designed to be a legacy to future generations.





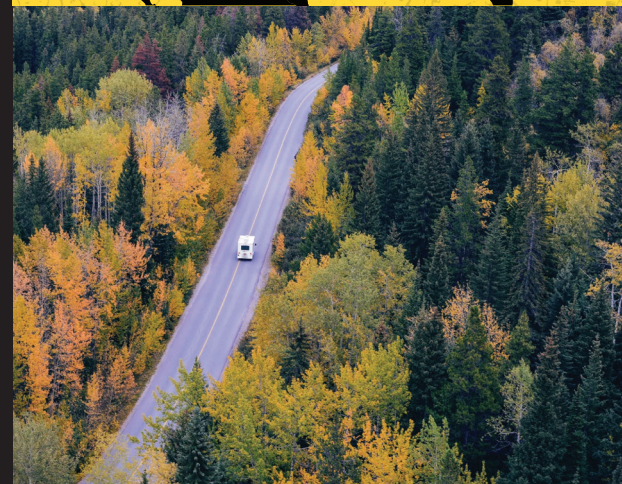


ABOUT THE AREA

GRANDE PRAIRIE IS THE NORTHERN HUB OF ALBERTA WITH RESOURCE MARKETS IN AGRICULTURE, FORESTRY AND OIL AND GAS AS THE FOUNDATION OF A STRONG, GROWING ECONOMY.

Major exports from the area include natural gas, oil, lumber, grain, and livestock. The diverse economic portfolio of the region creates fast growth of more than 4% annually. No provincial sales tax and low cost tax regime add to the benefit of doing business in the County of Grande Prairie.

Located in the heart of Northern Alberta, the County of Grande Prairie's infrastructure connects the area to the resource-rich regions of Northern BC and Alberta, Canada's major cities, the U.S. and beyond. With a strong transportation infrastructure in place and a growing, skilled, young workforce to draw from, the value of industrial and commercial lots in the Grande Prairie region is easily recognized when compared with big-city alternatives.



A person is shown from behind, skiing down a snowy slope. They are wearing dark winter gear and holding ski poles. The background is a vast, snow-covered mountain landscape. Overlaid on the image is bold, yellow, sans-serif text.

**GRANDE PRAIRIE HAS MUCH
TO OFFER VISITORS AND
RESIDENTS, FROM RUGGED
OUTDOOR RECREATION
OPPORTUNITIES, SHOPPING
AND ENTERTAINMENT, TO
WORLD-CLASS INDOOR
RECREATION FACILITIES.**

AS THE LARGEST CITY IN
NORTHERN ALBERTA, GRANDE
PRAIRIE'S FULL-SERVICE SHOPPING,
RESTAURANT AND CULTURAL
OFFERINGS DRAW REGULAR SHOPPERS
AND VISITORS FROM AS FAR AWAY
AS BRITISH COLUMBIA, YUKON AND
NORTHWEST TERRITORIES.

Grande Prairie Business Advantage

- COUNTY & CITY OF GRANDE PRAIRIE POPULATION - 83,000
- PRIMARY TRADE AREA POPULATION – 265,000
- HOUSEHOLD INCOME NEARLY DOUBLE THE NATIONAL AVERAGE
- AVERAGE AGE OF 30.7
- MAJOR CORPORATIONS SUCH AS ENCANA, HUSKY, CANADIAN NATURAL RESOURCES, SEVEN GENERATIONS, CANFOR, WEYERHAEUSER, PEMBINA AND HALLIBURTON
- \$3.5 BILLION IN TOTAL TRADE AREA RETAIL SPENDING
- 95% OF ALL ALBERTA OIL IS FOUND IN NORTHERN ALBERTA
- A BUSINESS CLIMATE LIKE NO OTHER
- MOST ENTREPRENEURIAL COMMUNITY IN CANADA FOR THREE CONSECUTIVE YEARS
- A THRIVING MARKET HUB
- CANADIAN BUSINESS AND PROFIT MAGAZINES PLACED GRANDE PRAIRIE AT THE TOP FOR CANADA'S BEST PLACE FOR BUSINESS AND CANADA'S MOST BUSINESS FRIENDLY IN THEIR 2016 RANKINGS





COMMUNITY INVOLVEMENT



Building lasting relationships with different community based organizations is a Ground Level Land Corp quality we are extremely proud of. We are continuously providing ongoing donations of funds and hours of service to many worthy causes in our area, including the following:

- Ducks Unlimited
- Grande Prairie & District Chamber of Commerce
- Destination Imagination
- TP CREEK Stampede
- 4H Clubs of Canada
- Grande Prairie Minor Hockey Association
- Art Gallery of Grande Prairie





PREFERRED BUILDERS & REALTORS



You may choose any builder you wish to build your dream home or designer commercial building in any of our developments. We have been working closely with select builders and realtors and have included them below as a guide in making your choice:

Enframe Construction

1-877-900-3375

www.enframeconstruction.com

Lavender Homes

780-513-3180

www.lavenderhomes.ca

Urban Escapes

780-518-5538

www.urbanescapes.ca

Fuse Realty

Cord Spero 780-832-5880

www.fuserealty.ca

Remax

Sean Gillis 780-897-3520

www.seangillis.ca





**WITH OVER 10 YEARS
OF EXPERIENCE IN LAND
DEVELOPMENT AND REAL
ESTATE INVESTMENT,
GROUND LEVEL LAND IS
POSITIONED TO UNDERSTAND
THE UNWAVERING
VALUE OF LAND.**



INVESTMENT

WE TAKE A DISCIPLINED APPROACH TO LAND EVALUATION AND DEVELOPMENT.

Our legal, marketing and accounting teams are equipped with unparalleled expertise in the process of purchasing raw land, getting development approvals and marketing it for sale for a healthy return. With assets over \$100 million CAD and nearly 2500 acres of land under administration, we are one of Northern Alberta's premier land developers. Our strategically located land-based assets have historically been able to provide stable, generous returns to our clients while adding value to the County of Grande Prairie. To learn more about future opportunities contact us today.





REDTAIL
BUSINESS PARK

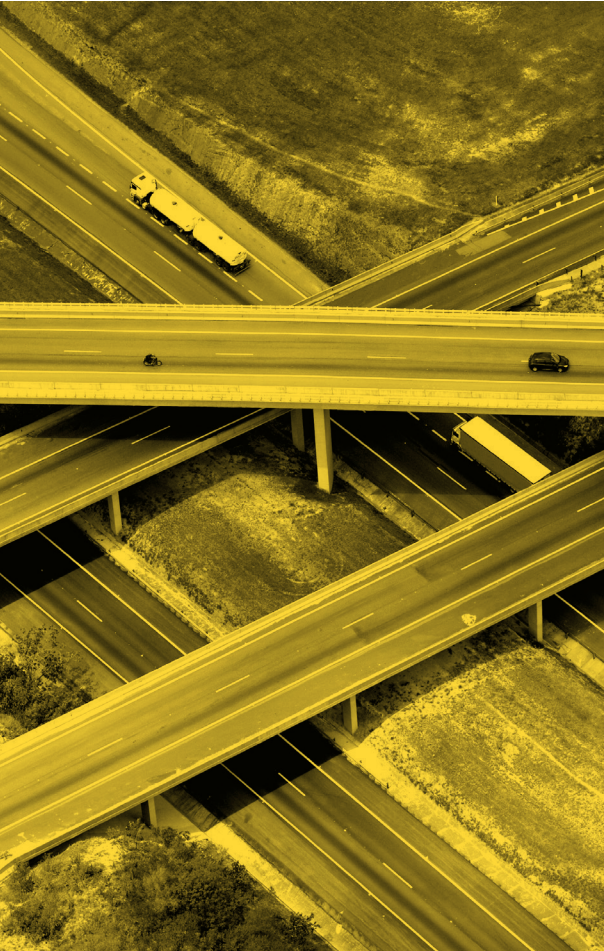
// INVEST. BUILD. GROW.

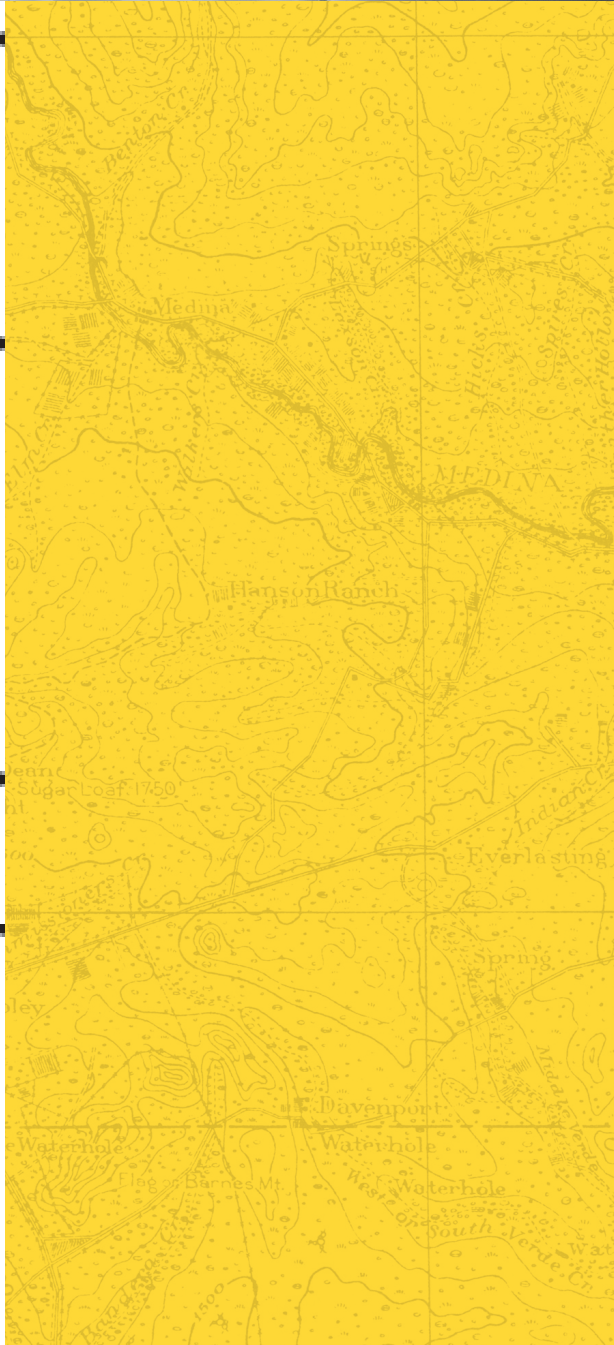
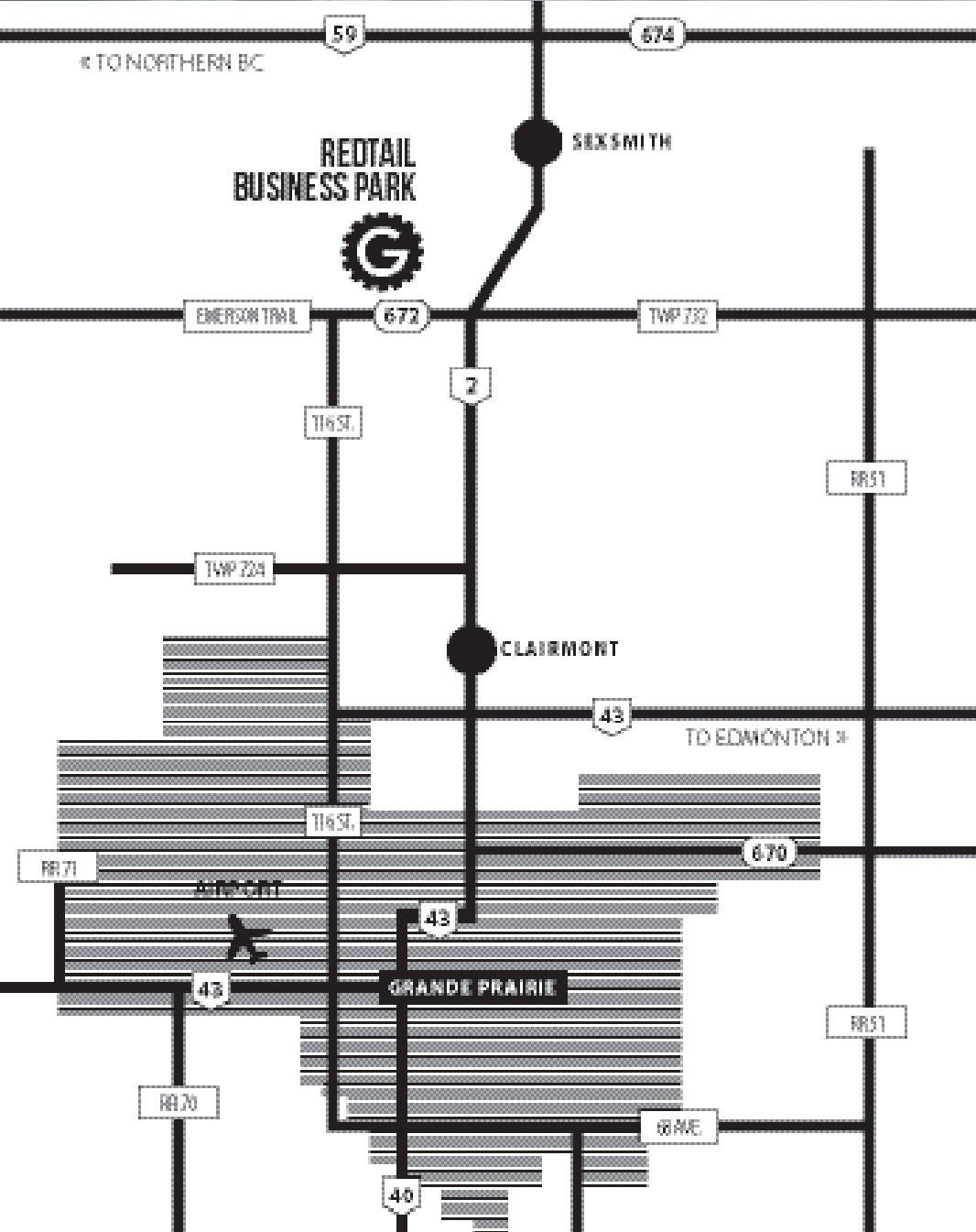
REDTAIL BUSINESS PARK IS A 400 ACRE, THRIVING RURAL INDUSTRIAL BUSINESS PARK STRATEGICALLY LOCATED ON THE EMERSON TRAIL, JUST NORTH OF GRANDE PRAIRIE.

This location provides easy access to Hwy 2 and the new Grande Prairie city bypass, 116 St. With its prime location, Redtail Business Park makes it easy for business to transport products and fleets to major provincial highway arteries.

Details

- *COMPETITIVELY PRICED LOTS*
- *BUILD TO SUIT OPTIONS*
- *LAND AND BUILDING LEASE OPTIONS*
- *3 PHASE OVERHEAD POWER*
- *TELUS FIBRE OPTIC INTERNET*
- *PAVED ROADS*
- *NATURAL GAS*







KESTREL
BUSINESS PARK



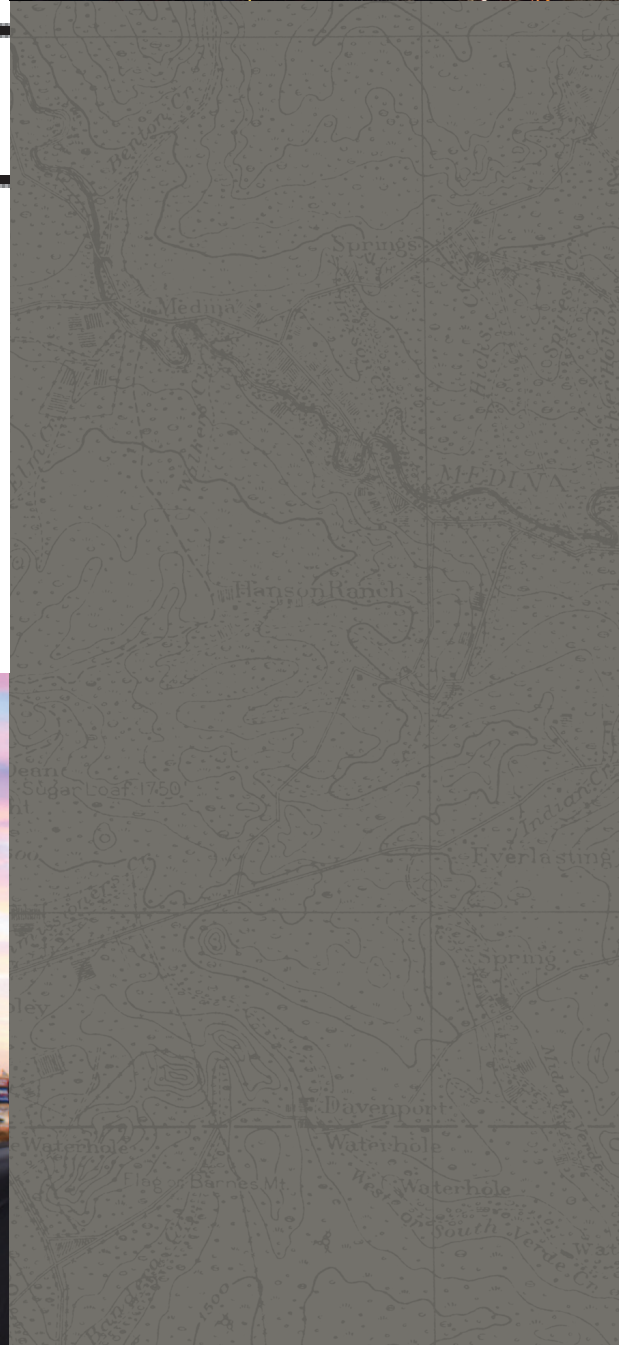
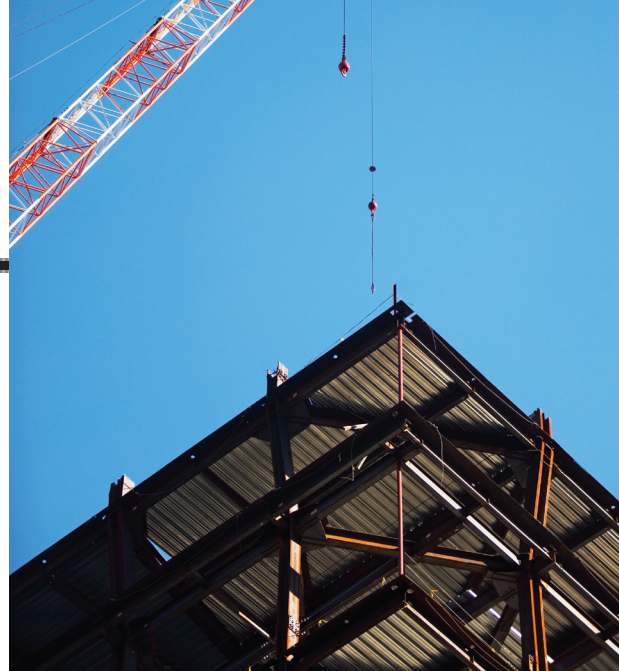
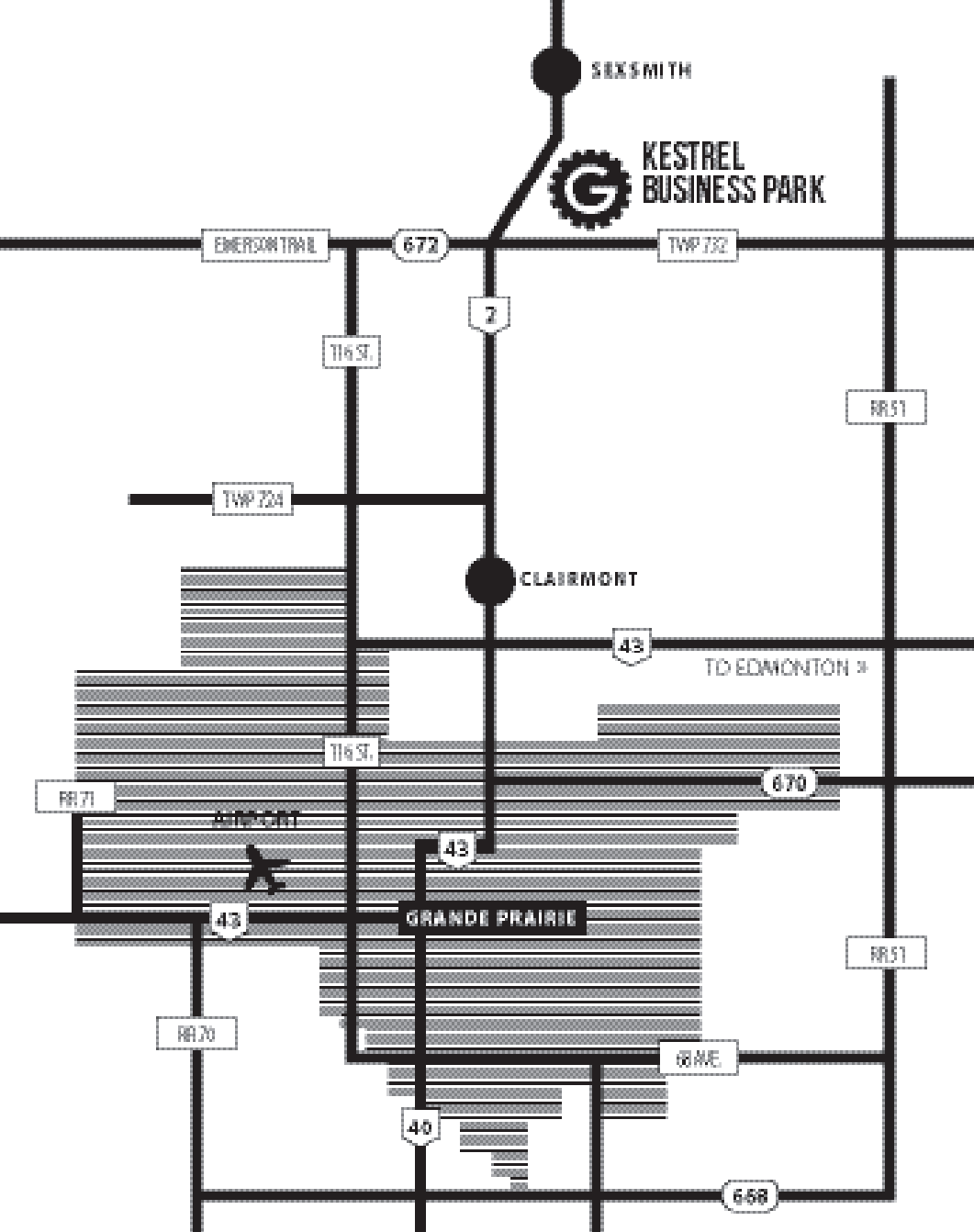
// TAKE OWNERSHIP OF YOUR FUTURE.

KESTREL BUSINESS PARK IS IDEALLY SITUATED BETWEEN THE COMMERCIAL CENTRES OF GRANDE PRAIRIE AND SEXSMITH.

Located approximately 10 minutes north of the city of Grande Prairie, the development features year-round truck access via the commercial intersection of 4-lane highway 2 and the Emerson Trail. This 60-acre development is ideally situated to provide you with highway exposure from every lot. Let your business be noticed – make your move to Kestrel Business Park.

Details

- SINGLE PHASE UNDERGROUND POWER
- TELUS FIBER OPTIC INTERNET
- NATURAL GAS
- PAVED ROADS
- EXTRA LARGE TURNING RADIUSSES
- SURFACE WATER COLLECTION AND RETENTION POND
- STREET LIGHTING





PEREGRINE
BUSINESS PARK



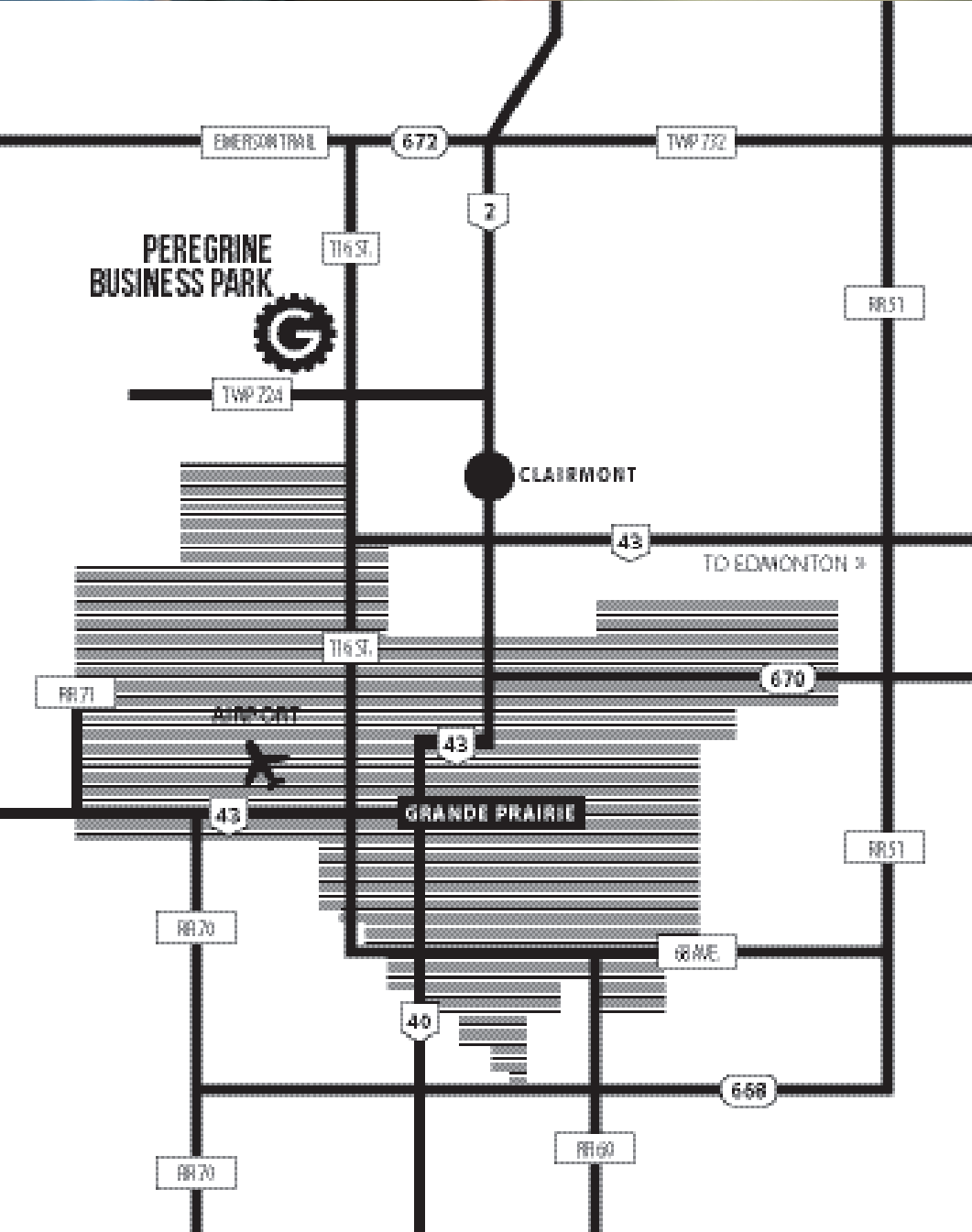
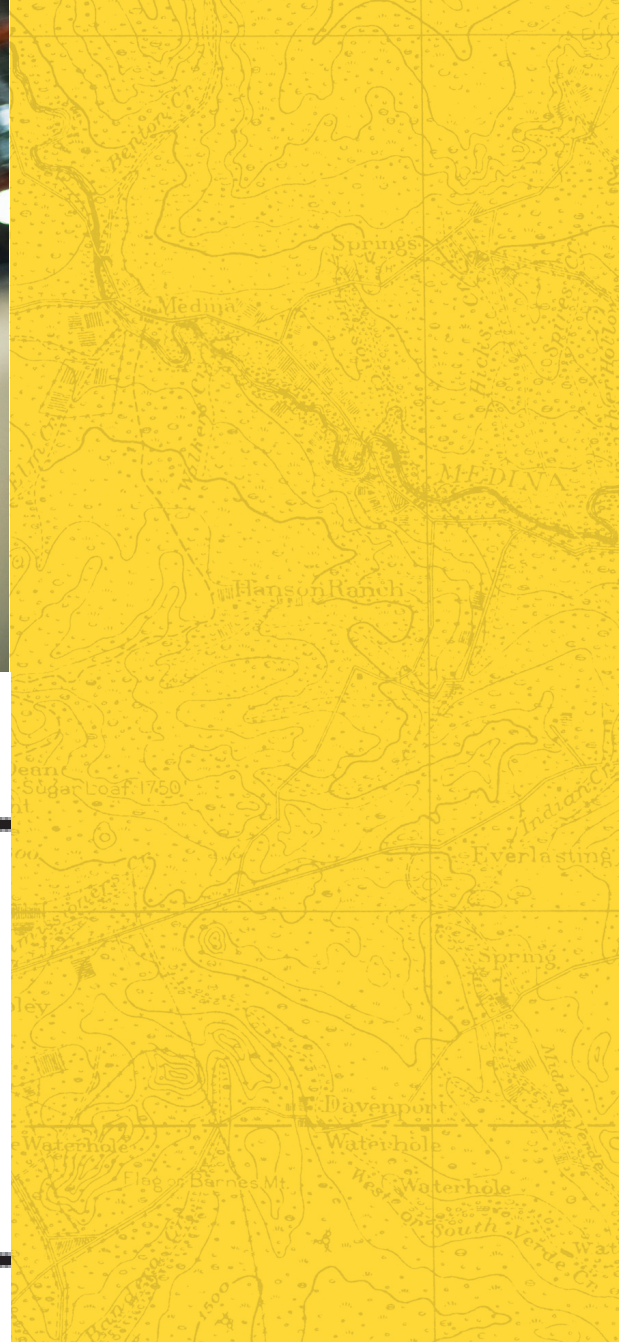
// *ESTABLISH YOURSELF.*

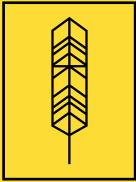
PEREGRINE BUSINESS PARK CONSISTS OF 60 ACRES OF INDUSTRIALLY ZONED LAND, MINUTES TO GRANDE PRAIRIE.

Peregrine Business Park has access to the high load corridor that acts as a bypass around Grande Prairie and connects to Hwy 43 toward Edmonton. The current Bypass (116st) will soon be expanded to a 4-lane arterial road, making Peregrine Business Park perfectly situated for your business. Secure your highway frontage today.

Details

- *SINGLE PHASE UNDERGROUND POWER*
- *TELUS FIBER OPTIC INTERNET*
- *NATURAL GAS*
- *PAVED ROADS*
- *EXTRA LARGE TURNING RADIUSSES*
- *SURFACE WATER COLLECTION AND RETENTION POND*
- *STREET LIGHTING*





PEREGRINE

B U S I N E S S P A R K

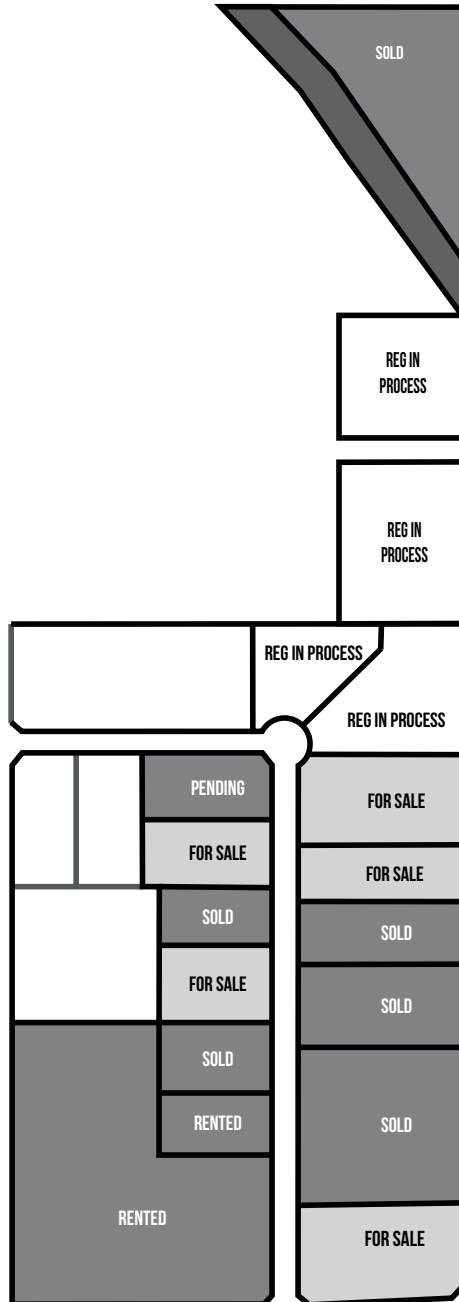
NE28-72-6-W6
SE28-72-6-W6



PHASE 1 & 2 MAPS

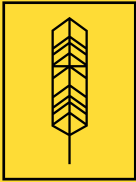
780-228-2100

info@groundleveland.com



Legend for the site map:

- CURRENT PHASE
- FUTURE PHASE
- SOLD



PEREGRINE

B U S I N E S S P A R K

NE28-72-6-W6

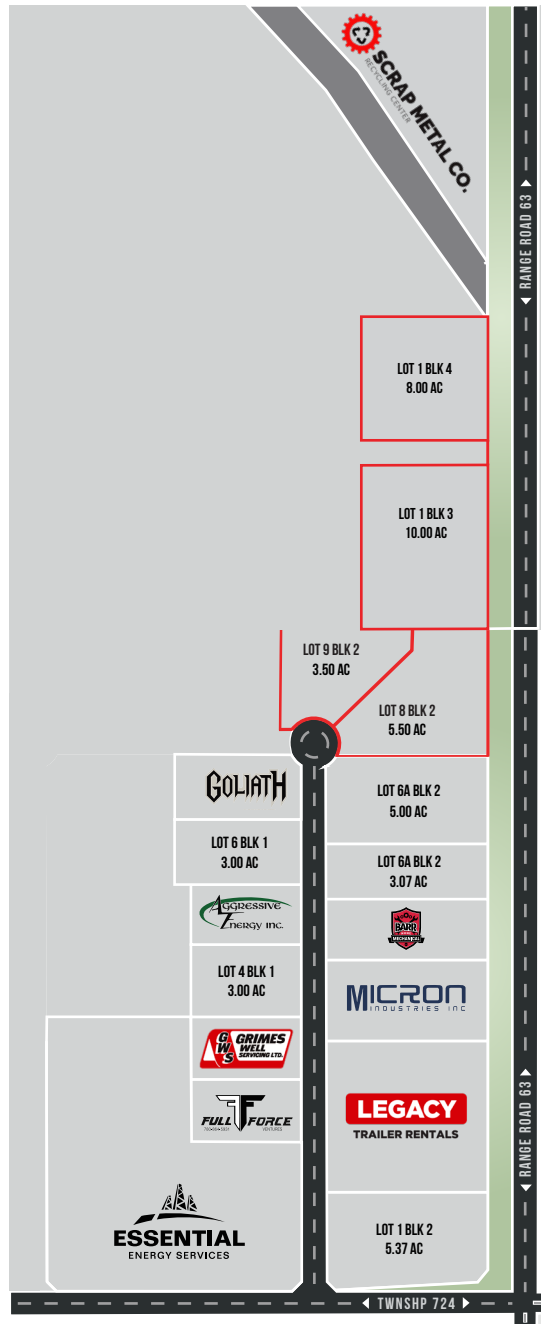
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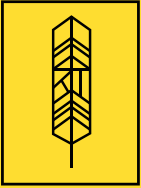


PHASE 1 & 2 MAPS

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REDTAIL

B U S I N E S S P A R K

SE15-73-6-6
SE14-73-6-6



PHASE 1 & 2 MAPS

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EMERSON TRAIL (HWY 672)



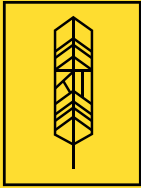
CURRENT PHASE



FUTURE PHASE



SOLD



REDTAIL

BUSINESS PARK

SE15-73-6-6
SE14-73-6-6

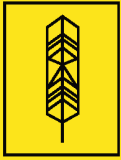


PHASE 1 & 2 MAPS

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KESTREL BUSINESS PARK

SW13-73-6-W6



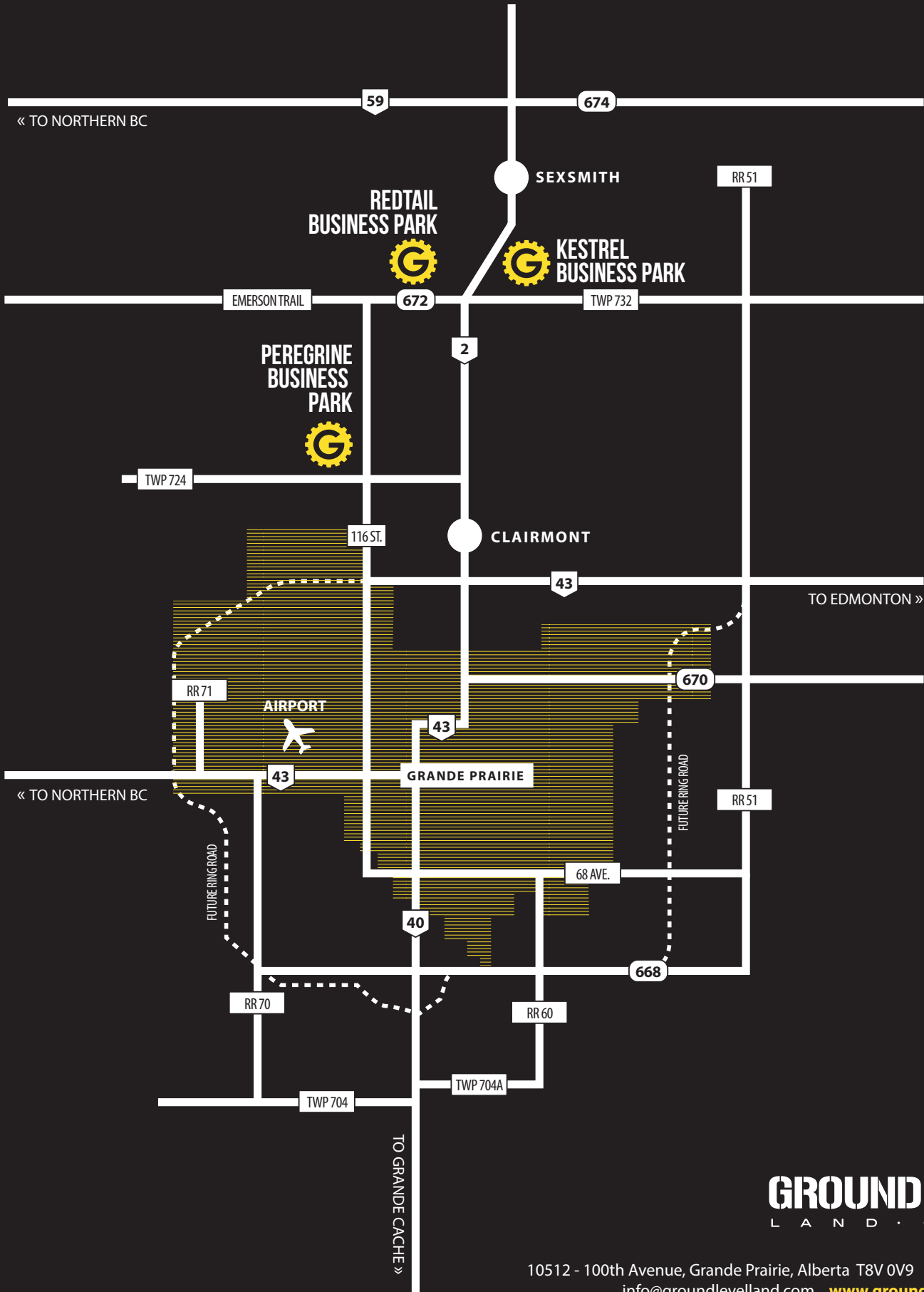
PHASE MAP

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GROUND LEVEL
L A N D · C O R P

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