



INVEST IN RESIDENTIAL DEVELOPMENT

SECTOR PROFILE

TOWN OF MORRIS



REASONS TO INVEST

There is something special about our picturesque prairie landscape. Whether you are seeking an urban setting or rural living, we offer a balance huge potential with affordable land and housing, quality municipal services, and age-friendly communities.

There are many opportunities to pursue housing development in Morris. Our available supply of land is affordable and “shovel-ready” in highly desirable locations, including:

- Infill development
- Greenfield development
- Brownfield development
- Seniors housing development

AVAILABLE & AFFORDABLE LAND

We offer a tight-knit community for families looking for the warmth of a small town and the amenities of an urban centre. With a range of housing types, favourable zoning by-laws, a multitude of infill opportunities and municipal tax incentives, Morris is a great place to develop your next home or residential project.



SMALL TOWN QUALITY OF LIFE

Life in Morris is characterized by a strong sense of community and a connection to the natural environment. Morris offers the best of both worlds, with a small town quality of life, and access to modern infrastructure technology, amenities and services. With affordable housing prices, direct access to agriculture for farm-to-table options, health and wellness accessibility, local events and culture, and proximity to Winnipeg and other urban centres - we have a lot to offer.



MAIN STREET DEVELOPMENT

Morris has an established Main Street and is the only urban centre along PTH 75. The community strikes a balance between the feel of a close-knit community and the amenities of an established downtown. There are plenty of infill development opportunities amongst a mix of old and new buildings.



ACCESS TO HIGH QUALITY SERVICES & AMENITIES

One advantage the Town has are the quality services and amenities that are already present. These include:

- Full K-12 school, Daycare & Nursery School
- Established Grocery & Retail Stores
- Morris Multiplex and Pool
- Healthcare Services in the Town
- High-Quality Digital Infrastructure





INVESTMENT OPPORTUNITIES

The Town of Morris' economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the Residential Development Sector:



CONDOMINIUM DEVELOPMENT

- Affordable housing options for individuals, couples and the younger population
- Land available in several areas
- Continuing urban migration demand



MULTIPLEX DEVELOPMENT

- Fitness programs and activities
- Sports training
- Health product retail



SENIOR'S HOUSING (INDEPENDENT & ASSISTED)

- Continuing Care Retirement Community
- Active Living Centre Development
- Eldery services



HOTEL & HOSPITALITY

- Long and short-stay accommodations
- Pit stop retail / dining / services
- Event management / planning



SEASONAL RECREATION ACCOMMODATIONS

With 4 different campgrounds available, we offer plenty of seasonal lots nearby great recreation areas



RURAL RESIDENTIAL DEVELOPMENT

Since 2020, our Town has experienced the largest growth rate in terms of new residences

FAST FACTS

- The Town of Morris is serviced by a number of telecommunication providers offering internet speeds between 10 gigabytes per second (gbps) to 450 gigabytes per second (gbps) download. We also offer fiberoptic technologies with the lowest latency in all of Canada via Valley Fiber.
- Presence of a large number of trucking, equipment rental, and parts supplier companies.
- The drive to Morris from Winnipeg is approximately one hour.



RESOURCES AND SUPPORTS

PROGRAMS & SUPPORTS

The Town of Morris offers several programs, dedicated personnel, grants and incentives to support economic development in the town. The town is open for business and welcomes investment. Please visit the following websites to learn more about the available programs, supports and opportunities within Morris:

- [Invest Morris](#)
- [Sector Profiles](#)
- [Site Selector](#)

AVAILABLE MUNICIPAL INCENTIVES

Several incentives and supports are available and open to discussion with our Staff and Council to assist you in achieving your business objectives.

- **Opportunity Zone** - Redirecting a grant of up to 100% of accruing municipal tax to targeted development projects like multi-family housing.

OPEN DATA

Explore our [Data Library](#) to access a wide-range of reports, mapping data, publications and relevant municipal by-laws.

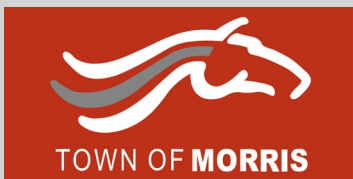
CONTACT US

Ready to start your next business investment or expansion? We are available and ready to assist investors and business.

Our experts are here to help. If you would like more information, please contact:

Town of Morris | Economic Development

1-380 Stampede Grounds
Morris, MB R0G1K0
p: 204-746-2531
info@townofmorris.ca



Town of Morris
1-380 Stampede Grounds, Morris, MB R0G1K0
Tel: 204.746.2531 | E: info@townofmorris.ca
investmorris.ca