



# Silverdale Lands

Mission, BC

*The largest master-planned development opportunity in the Lower Mainland region*

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## KEY HIGHLIGHTS

- › Largest private land holding outside of the ALR left in the Lower Mainland region
- › 1,169 acres designated for predominantly residential use provides immense scale and phasing potential
- › Opportunity to develop one of the largest master-planned communities in Canada
- › Natural expansion of the “North Shore” and “North of Fraser” area, home to several successful master-planned developments
- › Close proximity to Metro Vancouver via Lougheed Highway and Highway No. 1, accessible within a 60-minute drive time to Vancouver



## OFFERING PROCESS

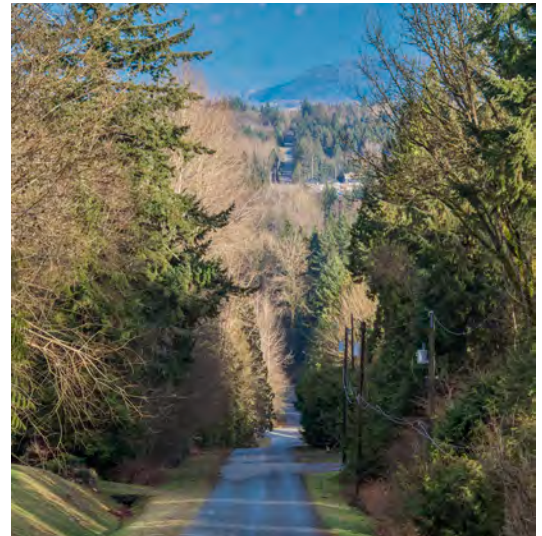
Genstar Development Company (Canada) and Madison Development Corporation (the “Vendors”) have engaged Colliers as its exclusive agent in the offering and sale of the Silverdale Lands in Mission, BC (the “Property”).

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendors. The Vendors have elected not to establish an asking price for the Property and interested parties are encouraged to come to their own opinion of value.

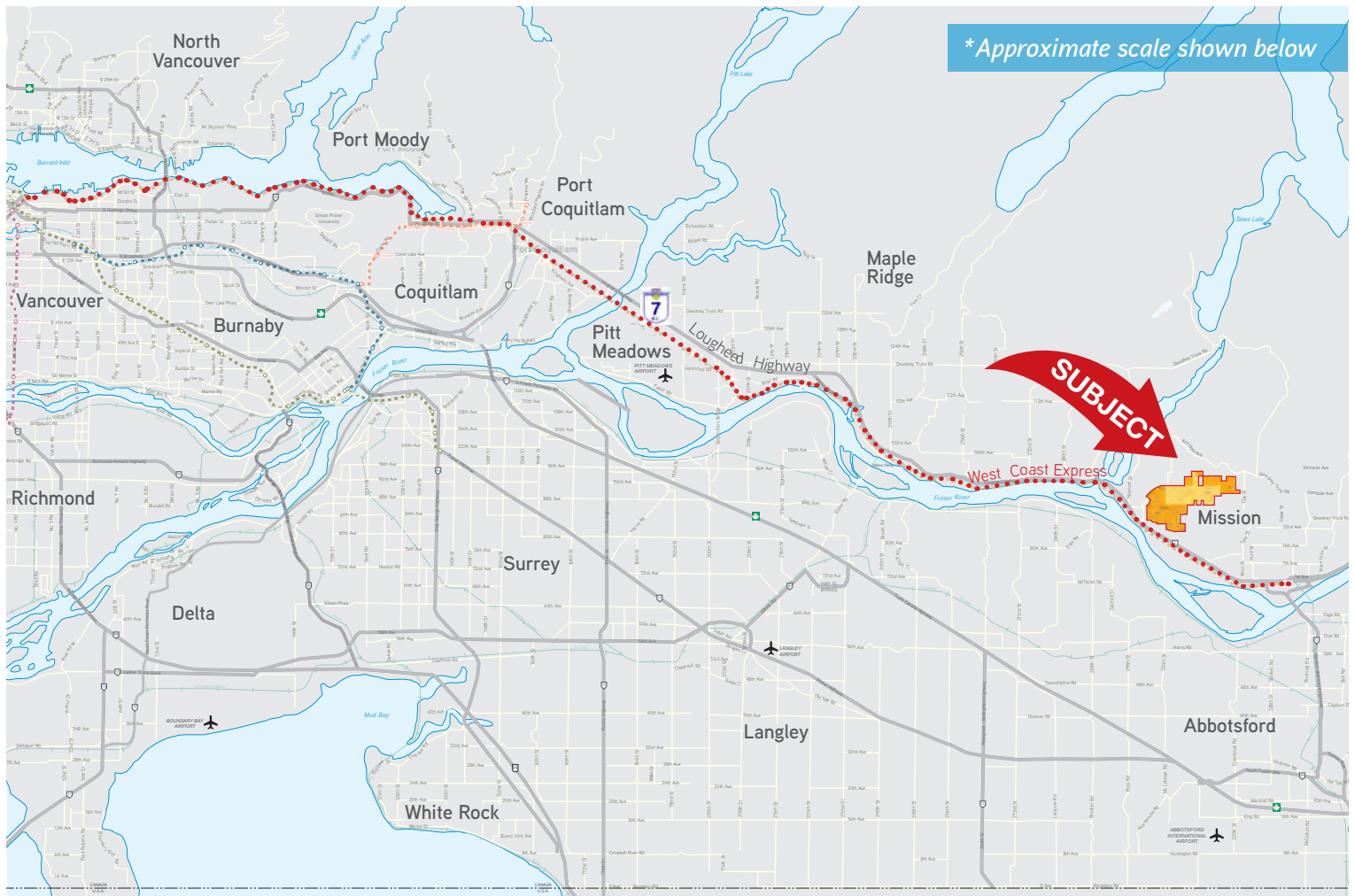
After signing a confidentiality agreement, qualified interested parties will be provided a Confidential Information Memorandum (“CIM”) and will be given access to Colliers’ online data room, which contains reports, maps and District of Mission planning documents relevant to the Property.

## SALIENT FACTS

Civic/Legal Address:	The Property comprises 48 legal parcels - contact agent for a full list of addresses and legal descriptions.
Location:	Located in the western part of the District of Mission, which falls into the Fraser Valley Regional District adjacent to Metro Vancouver. Nearby amenities include commercial, civic and educational services in Mission, Abbotsford and Maple Ridge. It is also in close proximity to the Mission City West Coast Express Station.
Site Size:	1,169.34 acres
Remnant Properties:	In addition to the 1,169 acres listed for sale, there are 194 acres land in the of “Remnant Properties” that could be made available to interested parties.
Views:	The property has commanding views to the south of Abbotsford, Langley, the Fraser River and Mount Baker in Washington State.
Developable Acres:	The property is designated urban and through detailed investigations development areas are identified, with some allowances for topographic and environmental features. The majority of the lands are usable, with some allowances for steep slopes and stream setbacks.
Current Development Vision:	Land uses are designated to include a mix of single-family, multi-family, and commercial development along with public park space. The proposed Neighborhood One plan is zoned to include 1,435 homes in the first neighbourhood of 364 acres.
Due Diligence:	Genstar and Madison Pacific have held the land for many years and have undertaken various studies and reports which are available to view in Colliers’ virtual data room.



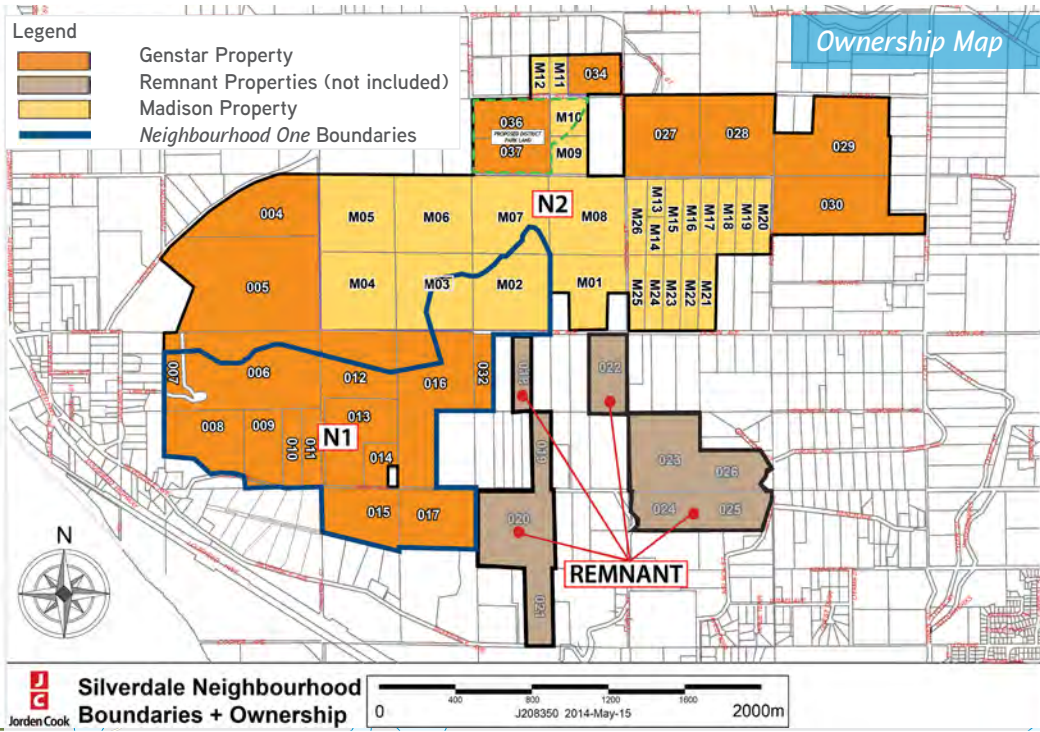
## THE SILVERDALE LANDS > DEVELOPMENT OPPORTUNITY



## LOCATION

- > Mission has become a popular residential destination for all classes of families, from first time buyers in starter homes to entrepreneurs in country residential estates. These growth prospects are projected to create demand for all types of housing.
- > The area is in the heart of rich natural amenities including parks, recreation areas and stunning views to the south.
- > The population of Mission is currently estimated at 39,660, with 31% of the workforce working within the municipality. In the past decades, Mission has experienced a growing importance to the Greater Vancouver and Fraser Valley communities.
- > In addition to Mission employment opportunities, Abbotsford's strong employment prospects will serve the growing prosperity of the Mission Abbotsford area.
- > Close proximity to Metro Vancouver via the Lougheed Highway and Highway No. 1, accessible within a 60 minute drive to the Downtown Vancouver. The Lougheed Highway access to Mission has the advantage of no tolls.
- > 10-minute drive to Mission City Station, providing rapid transit to Downtown Vancouver and other parts of Metro Vancouver. The travel time from Mission City Station to Waterfront Station is just 75 minutes via the West Coast Express Train.





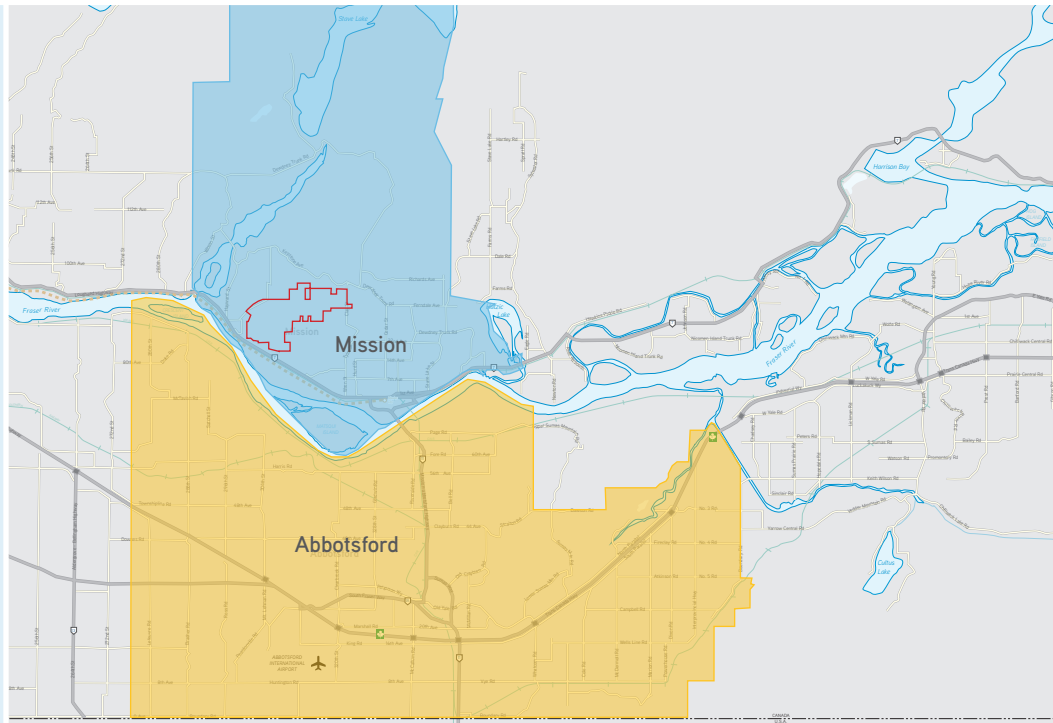
## CONTACT US

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Property Video Available  
[www.collierscanada.com/16594/video](http://www.collierscanada.com/16594/video)

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Demographics	Mission	Abbotsford	Total
Population (2014)	39,660	145,203	184,863
Projected Population (2019)	42,793	156,428	199,221
Avg Household Income (2014)	\$82,922	\$84,028	166,950
Avg Household Income (2019)	\$99,758	\$100,988	200,746
Private Dwellings (Rented)	2,507	12,072	14,579
Private Dwellings (Owned)	11,286	37,845	49,131

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