

MAJOR FRASER VALLEY
DEVELOPMENT OPPORTUNITY

VICARRO RANCH

ABBOTSFORD, BC

1,400 PROPOSED HOUSING UNITS



FOR SALE



KEVIN MEIKLE*
K.H.M. REALTY LTD.
SENIOR VICE PRESIDENT AND
MANAGING DIRECTOR, CANADA
CAPITAL MARKETS GROUP
604.640.5834
kevin.meikle@ca.cushwake.com

ROBERT STOKES
SENIOR VICE PRESIDENT
604.640.5835
robert.stokes@ca.cushwake.com

EDGAR BUKSEVICS
SALES ASSOCIATE
CAPITAL MARKETS GROUP
604.640.5859
edgar.buksevics@ca.cushwake.com

MAJOR FRASER VALLEY DEVELOPMENT OPPORTUNITY - ABBOTSFORD, BC

35220 CASSIAR AVE | 3001 WHATCOM RD | 36218 SANDRINGHAM DR

THE OPPORTUNITY

Cushman & Wakefield Ltd. has been retained on an exclusive basis to arrange a sale of 100% freehold interest in Vicarro Ranch, an approximately 382.54 acre development site approved for 1,400 residential units and neighborhood commercial, located in the City of Abbotsford, British Columbia (the "Property"). The Property represents a one-of-a-kind opportunity to acquire and take part in one of the largest developments to ever take place in the City of Abbotsford and the entire Fraser Valley.

MARKET HIGHLIGHTS

- Dominant future residential market share in British Columbia's 5th largest city – Abbotsford (140,000 current population).
- Strong underlying economy, identified as one of the most diverse in the country.
- Abbotsford's robust economy is fuelled by the \$2 billion agriculture sector and strongly supported by the manufacturing and aerospace sectors.
- Primarily a family-oriented community, with families with children representing nearly half of the total population.
- Rapidly growing single family home market, averaging approximately 1,300 sales per year.

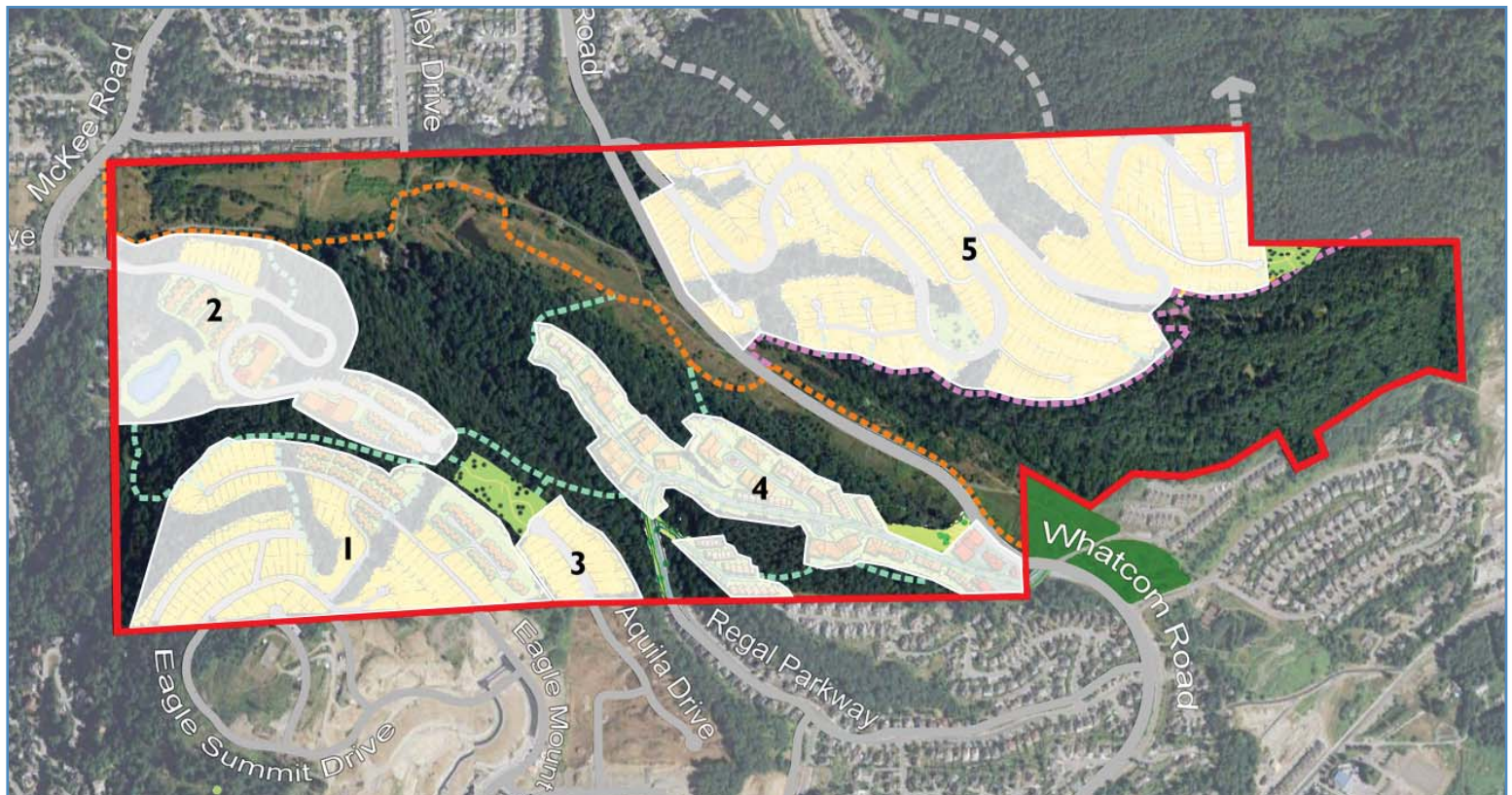
LAND FACTS

	35220 CASSIAR	3001 WHATCOM	36218 SANDRINGHAM
PID	013-355-287	013-355-171	013-426-265
SITE AREA	±155.60 Acres	±141.66 Acres	±85.28 Acres
PROPOSED ZONING	New Comprehensive Development Zone with 1400 Residential Units and Parks, Open Space		



DEVELOPMENT PROPOSAL

- Substantially completed planning and approval process with Official Community Plan amendment and rezoning application receiving favorable 2nd and 3rd readings from the City Council on November 4, 2013.
- Approximately 382.54 acres of total land, of which an estimated 146 acres (38%) are slated for future development including a mix of single family, duplex, townhouse, apartment, and neighborhood commercial forms.
- Approximately 60% of the Property will remain in a natural and protected state.
- Housing is clustered in order to maximize green space, open space, and views; a variety of housing options will allow a complete and inclusive neighbourhood.
- Parks are located throughout the community and include formal gardens, playgrounds, open space, and trails.
- Adjacent neighbourhoods provide logical extension of infrastructure and services.
- Road alignments are to be integrated to the naturally occurring shapes and contours of the hillsides.



SUB-AREA 1

SINGLE FAMILY	130
DUPLEX	20
TOWNHOUSE	40
TOTAL	190

SUB-AREA 3

SINGLE FAMILY	40
DUPLEX	20
TOTAL	60

SUB-AREA 5

SINGLE FAMILY	400
DUPLEX	80
TOTAL	480

SUB-AREA 2

SINGLE FAMILY	10
TOWNHOUSE	60
APARTMENT	200
TOTAL	270

SUB-AREA 4

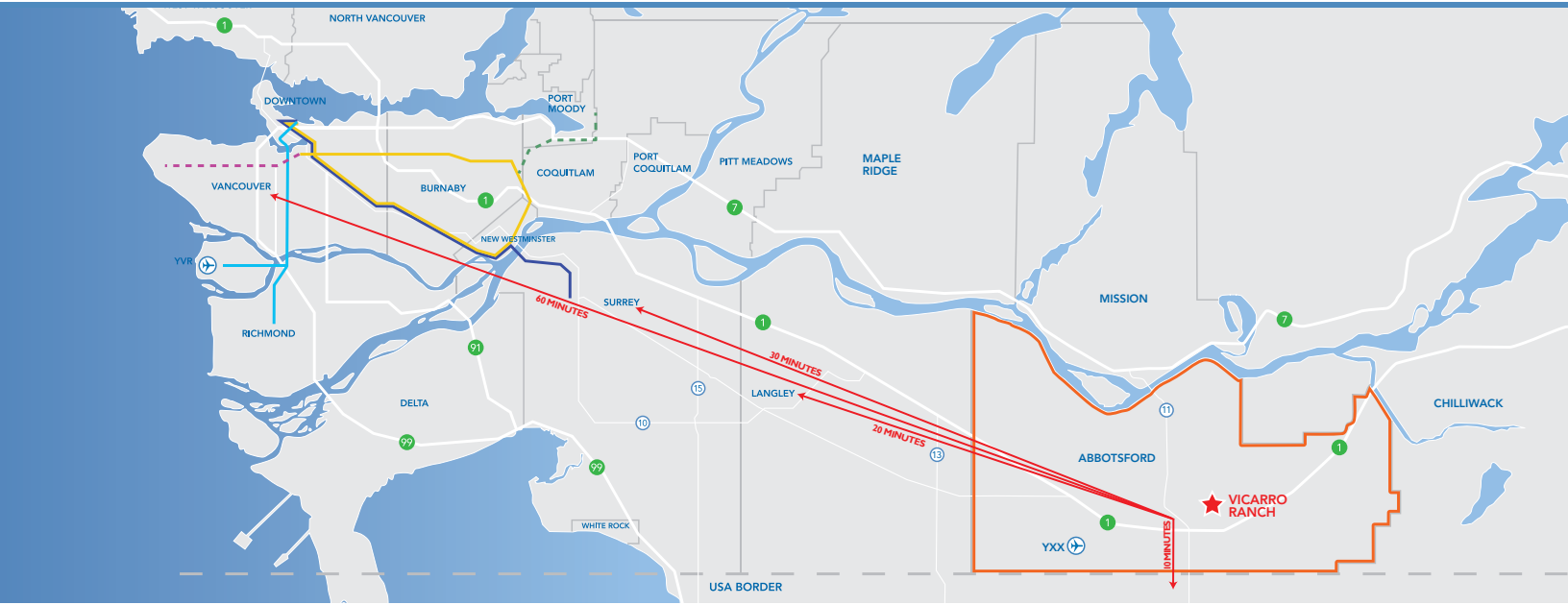
TOWNHOUSE	160
APARTMENT	240
TOTAL	400

SUMMARY

	UNITS
SINGLE FAMILY	580
DUPLEX	120
TOWNHOUSE	260
APARTMENT	440
TOTAL	1,400

MAJOR FRASER VALLEY DEVELOPMENT OPPORTUNITY - ABBOTSFORD, BC
 35220 CASSIAR AVE | 3001 WHATCOM RD | 36218 SANDRINGHAM DR

VICARRO RANCH



KEVIN MEIKLE*
 K.H.M. REALTY LTD.
 SENIOR VICE PRESIDENT AND
 MANAGING DIRECTOR, CANADA
 CAPITAL MARKETS GROUP
 604.640.5834
 kevin.meikle@ca.cushwake.com

ROBERT STOKES
 SENIOR VICE PRESIDENT
 604.640.5835
 robert.stokes@ca.cushwake.com

EDGAR BUKSEVICS
 SALES ASSOCIATE
 CAPITAL MARKETS GROUP
 604.640.5859
 edgar.buksevics@ca.cushwake.com



*Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Cushman & Wakefield Ltd.
 E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. 01/14 NO