



**CUSHMAN &
WAKEFIELD**

FOR SALE

MAPLE RIDGE RESIDENTIAL DEVELOPMENT SITE

14155 MARC ROAD / MAPLE RIDGE, BC



Kevin Meikle*
K.H.M. Realty Ltd.
Senior Vice President
Managing Director Capital Markets Group
604.640.5834
kevin.meikle@ca.cushwake.com

Don Duncan
Personal Real Estate Corporation
Vice President
Capital Markets Group
604.640.5828
donald.duncan@ca.cushwake.com

Edgar Buksevics
Sales Associate
Capital Markets Group
604.640.5859
edgar.buksevics@ca.cushwake.com



THE OPPORTUNITY

Falcon Crest Estates Ltd. (the “Vendor”) has retained Cushman & Wakefield Ltd. (“C&W”) on an exclusive basis, to arrange the sale of 100 percent freehold interest in two adjacent lots comprising approximately 85.77 acres of residential development land, located at 14155 Marc Road, Maple Ridge, BC (the “Property”).

PROPERTY LOCATION

With spectacular views overlooking the City of Maple Ridge and adjacent municipalities, the Property is located in Silver Valley, a community on the edge of the Southern Garibaldi Mountain Range. The Property boasts quick access to amenity-rich Downtown Maple Ridge and major arterial roadways including Lougheed Highway and Dewdney Trunk Road.

Maple Ridge is located just north of the geographic centre of Metro Vancouver and, as a result, benefits from exceptional access to central municipalities including the City of Surrey and Langley via the Golden Ears Bridge. The City is also located on the West Coast Express commuter rail line, offering 5 westbound and 5 eastbound trains per day to and from Downtown Vancouver (and multiple stops along the way).

Transecting Maple Ridge is Lougheed Highway, one of Metro Vancouver’s major east-west roadways from Mission to the east and travels through Coquitlam, Burnaby and Vancouver terminating on East Broadway at Rupert Street, minutes from Downtown Vancouver.

SALIENT FACTS	
LEGAL DESCRIPTION	LOT 2 SECTION 32 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP14126; PID 018-620-833 LOT 3 SECTION 32 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP14126; PID 018-620-850
LAND AREA	LOT 2: ±4.65 HECTARES (11.49 AC.) LOT 3: ±30.06 HECTARES (74.28 AC.) TOTAL: ±34.71 HECTARES (85.77 AC.)
ZONING	A-2 (UPLAND AGRICULTURE)
OCP DESIGNATION	ECO-CLUSTER

OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through C&W for consideration of the Vendor. The Offers to Purchase are encouraged to be submitted on the offer form provided by the Vendor and available on C&W’s virtual data room. C&W will advise purchasers of an offer submission date after sufficient marketing time has passed.

DATA ROOM

Prospective purchasers are invited to execute a confidentiality agreement to receive access to the Property Data Room.

PRICE

The Vendor has elected not to establish an asking price for the Property.





**MALCOLM KNAPP
RESEARCH FOREST**

**GOLDEN EARS
PROVINCIAL PARK**

232 STREET (MARC ROAD)

224 STREET

DEWDNEY TRUNK ROAD

LIBRARY

CITY HALL

VALLEY FAIR MALL

HANEY PLACE MALL

LOUGHEED HIGHWAY

MAPLE RIDGE

- At an estimated 2015 resident base of 82,500, the City of Maple Ridge is the 9th largest municipality in Metro Vancouver.
- Maple Ridge has seen a population growth rate of 8.9 percent between 2009 and 2014 and is projected to see an equivalent increase over the next 5 years.
- In 2013, Maple Ridge was named the 5th Top Canadian Investment City and the 2nd Top BC Investment Town by the Real Estate Investment Network.
- Maple Ridge is home to over 4,300 businesses currently in operation, with key sectors including agriculture, education & social services and construction.

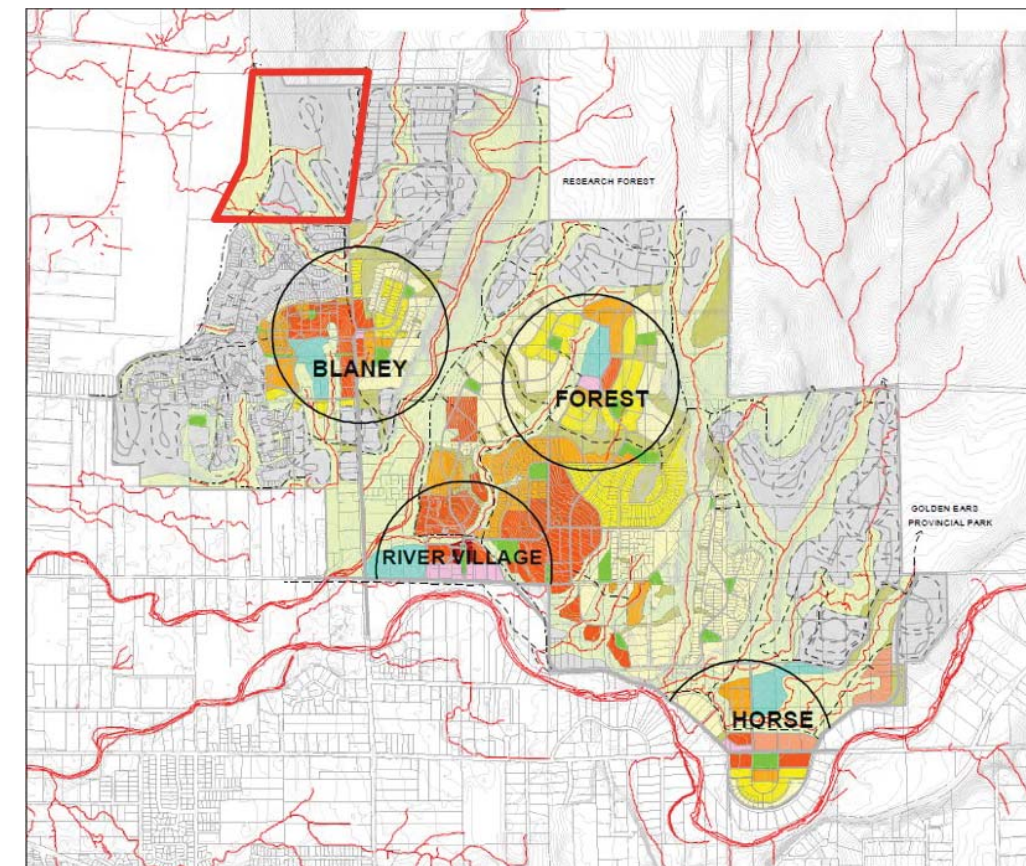
MAPLE RIDGE BY THE NUMBERS	2009	2014	2019*
POPULATION	75,914	82,655	89,928
MEDIAN AGE	38.9	40.3	41.3
AVERAGE HOUSEHOLD INCOME	\$82,758	\$93,548	\$112,474
HOME OWNERSHIP SHARE	82.2%	82.4%	82.5%
TOTAL EMPLOYMENT	42,447	46,673	51,313

* Forecast
Source: Tetrad. Sitewise. 2015



LAND USE - OFFICIAL COMMUNITY PLAN DESIGNATION

- Maple Ridge's OCP and Silver Valley Area Plan designates development on the Property under an Eco-Clusters designation.
- An Eco-Cluster is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the community.
- The actual limit of the developable areas is to be determined upon completion of a thorough physical inventory of the site. In general, development should be limited to areas where existing grades are less than 20 percent. Development may occur on steeper grades (up to 30 percent slope) conditional on sensitive response to site conditions.
- An Eco-Cluster includes varying levels of density, ranging from 5 to 15 units per hectare (2.47 acres), in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.
- The Property is anticipated to be rezoned to achieve its highest and best use, in accordance with the OCP.
- On the basis of the OCP, the Property could be redeveloped with a variety of single family lots or a mix of single family lots and townhouse parcels.



ECO CLUSTERS	MED/HIGH DENSITY RESIDENTIAL	OPEN SPACE	SECONDARY TRAIL
LOW DENSITY URBAN	HIGH DENSITY RESIDENTIAL	CIVIC	HORSE TRAIL
LOW/MEDIUM DENSITY RESIDENTIAL	COMMERCIAL	CONSERVATION	WATERCOURSE
MEDIUM DENSITY RESIDENTIAL	NEIGHBOURHOOD PARK	TOURIST	

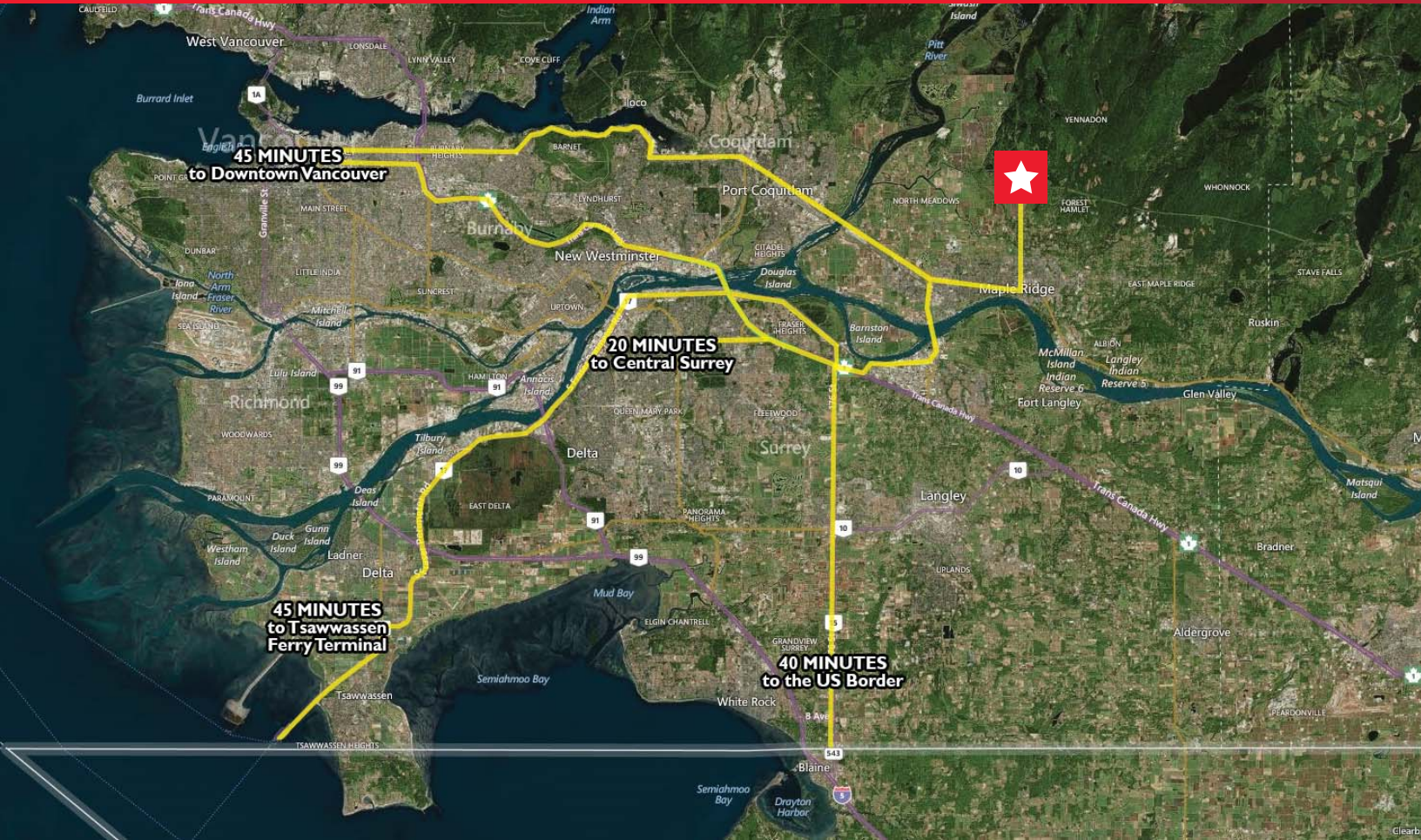


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* Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Cushman & Wakefield Ltd.

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. 09/15 bg