

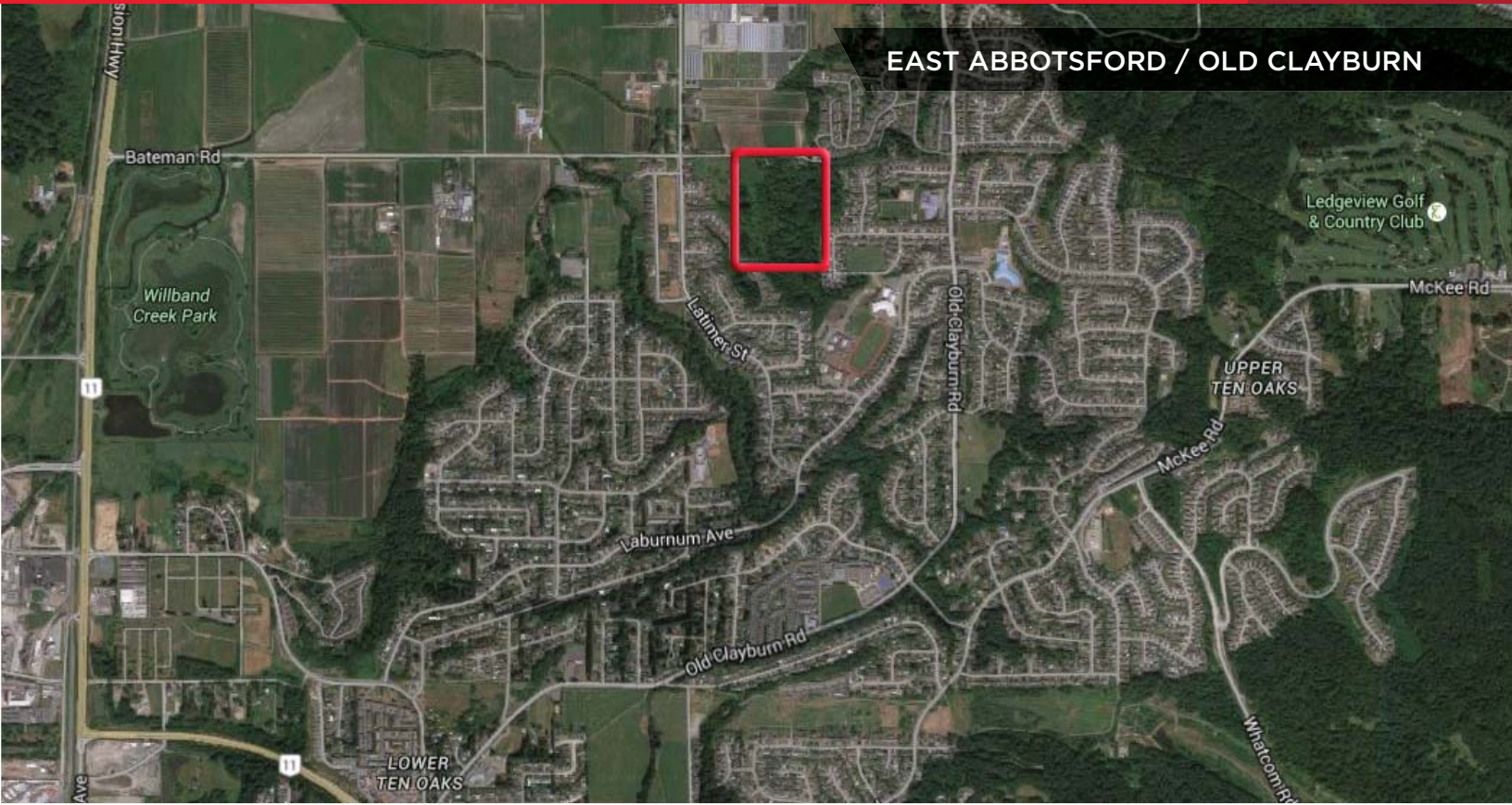


**CUSHMAN &
WAKEFIELD**

FOR SALE

34992 BATEMAN ROAD

ABBOTSFORD, BC



EAST ABBOTSFORD / OLD CLAYBURN

±16.87 ACRES - DEVELOPMENT SITE IN CLAYBURN AREA OF ABBOTSFORD



- Within proximity to Highways #11 and #1
- Private location - potential for single family lots
- Strong residential market
- Great views to the north east

Harpreet Singh

604 640 5870

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**Offering of land only. Photos are a representation of possible uses - these are not existing buildings.*

**Purchaser to do their own due diligence in terms of the intended use of the property.*

FOR SALE

34992 BATEMAN ROAD

ABBOTSFORD, BC

OPPORTUNITY & LOCATION

Opportunity to invest or develop this one of the last undeveloped land parcels in the city of Abbotsford. Property measures 16.87 acres and is right next to the developed area, numerous schools, parks, trails and other required basic amenities. Lands are best suitable to subdivide into Single Family Lots. Abbotsford like other cities has recently seen enormous growth in the real estate prices.

This property provides a setting which is very desirable and for a serious developer it would make great economic sense. Abbotsford is also going through an OCP update which is anticipated to be completed by early summer. There is scarcity of land suitable for Single Family homes especially in proximity to the available amenities to the subject property. Old Clayburn area has always been a desirable community.

LOT SIZE

±16.87 acres

LEGAL DESCRIPTION

Lot D; Sec 26; Twn 16; Plan 7993F
PID: 009-296-476

CURRENT ZONING

Country Residential Zone (CR)

TAXES (EST. 2016)

\$6,199.28

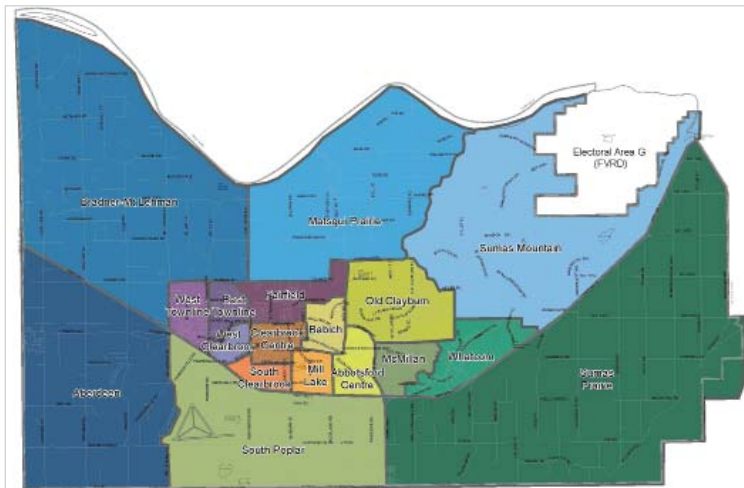
ASKING PRICE

\$3,500,000

Contact Listing Brokers for additional information.

IMPROVEMENTS

±1,900 sf home on the property providing some cash flow.



For more information Confidential Agreement may be required. Please call the undersigned to obtain the Confidentiality Agreement.

DEMOGRAPHICS & COMMUNITY PLAN

65% of Population works locally

51% increase in Population since 1999

72% Population owns their own residence

88% Population owns their residence in the area of subject property

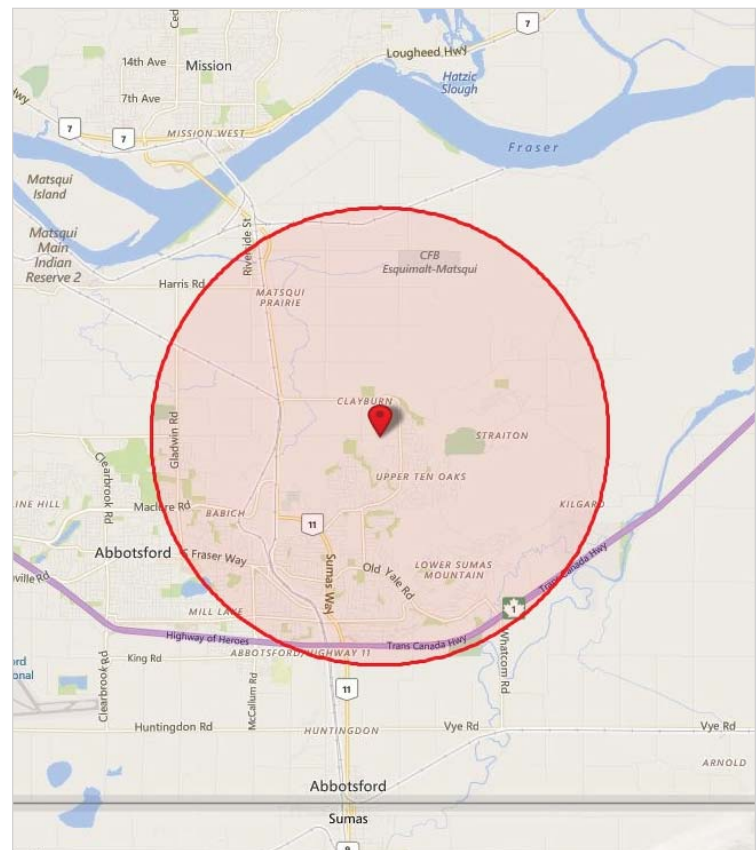
BC Median Age 41.7 / Abbotsford Median Age 37.9

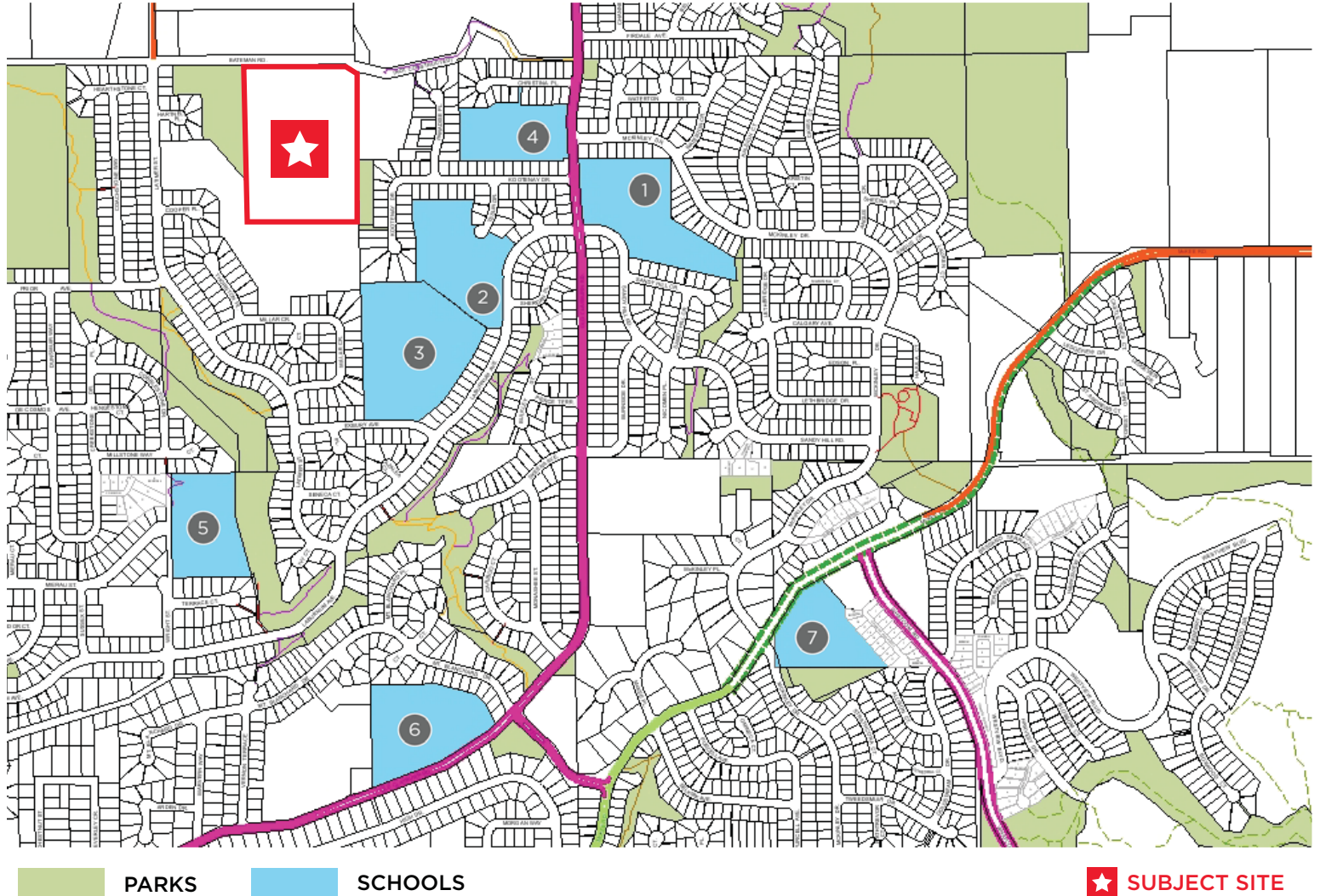
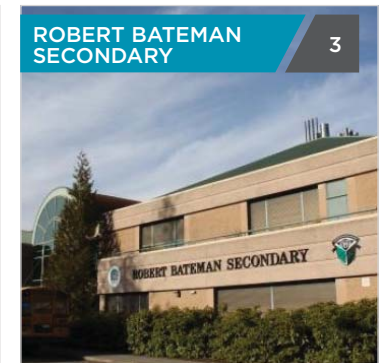
Abbotsford is an initiative to update Official Community Plan and is very actively worked on

More information can be found at

<http://www.abbotsford.ca/OCP>

DEMOGRAPHIC INFORMATION	0 - 5 KM
POPULATION (2015 ESTIMATED)	63,433
POPULATION (2020 PROJECTED)	68,143
% POPULATION CHANGE (2015 - 2020)	7.4%
MEDIAN AGE	39.1
AVG. HOUSEHOLD INCOME (2015 EST.)	\$87,688



LAND USE PLAN*

NEARBY SCHOOLS


4 Abbotsford Christian Elementary School

6 Abbotsford Middle/Secondary Christian School

5 Dr. Thomas A. Swift Elementary School

7 Seven Dwarfs Preschool

* Downloaded from the City of Abbotsford website (www.abbotsford.ca). The information shown is for reference only.



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BE A PART OF THE GROWING ABBOTSFORD COMMUNITY

DEVELOPMENT LAND IN A SIMILAR PRIVATE SETTING



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