

# RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY WITH GREEN BELT



← 26.66 Acres →

## FOR SALE

## LOT 1 OTWAY ROAD

Prince George, BC

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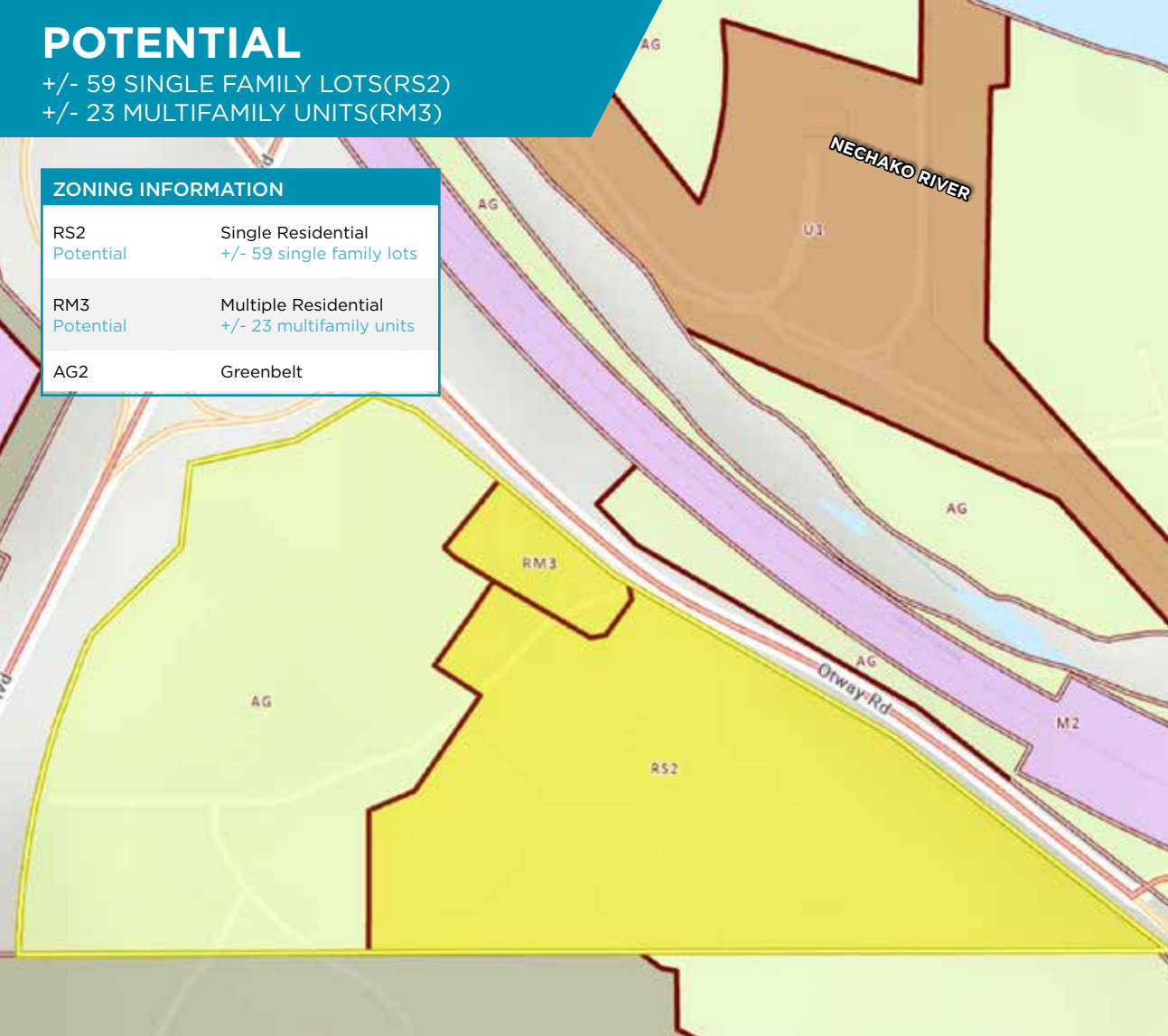


# POTENTIAL

+/- 59 SINGLE FAMILY LOTS(RS2)  
+/- 23 MULTIFAMILY UNITS(RM3)

## ZONING INFORMATION

RS2 Potential	Single Residential +/- 59 single family lots
RM3 Potential	Multiple Residential +/- 23 multifamily units
AG2	Greenbelt



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18-556 North Nechako Road  
Prince George, BC V2X 1A1  
office: (250) 645-5055

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Prince George, BC



## THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire over +/- 26 acres of development land in Prince George. The subject property represents an excellent opportunity for a large-scale residential development. About 60% of the property is zoned for single family lots and residential multifamily uses.

## LOCATION

The Subject Property lies in the Northwest quadrant of Prince George, and is close in Proximity to the urban downtown core. It is only a 12-minute drive from downtown Prince George. The property features convenient road access from Otway Road and Foothills Boulevard. The Property is close in proximity to the beautiful Nechako River and backs onto Moore’s Meadow Park.



## PROXIMITY HIGHLIGHTS

- Edgewood Elementary School (6 Minute Drive)
- Cedars Christian School (7 Minute Drive)
- Spruceland Shopping Centre (8 Minute Drive)
- CN Centre (10 Minute Drive)
- UNBC (10 Minute Drive)
- Downtown Prince George (12 Minute Drive)
- Pine Centre Mall (13 Minute Drive)

## OPPORTUNITY HIGHLIGHTS

- Prime development opportunity with zoning in place
- Opportunity to develop and enhance one of Prince George’s budding communities
- Supreme location close to schools, parks, and beautiful landscapes
- Excellent road access from Otway Road and Foothills Boulevard

## SALIENT DETAILS

PIDs	010-183-302
PROPERTY SIZE	26.66 Acres
ZONING	RS2 - Single Residential
OCP	Rural / Rural Resource
GROSS TAXES	\$14,478.15
ASKING PRICE	\$4,500,000





## PRINCE GEORGE

Prince George is a bustling city of over 78,000 people (and 250,000 people within the trading area) situated at the crossroads of Highway 97 and Highway 16 (east-west). As a major city of the Pacific Rim, Prince George is firmly tied to the global market. The National Post newspaper recently named Prince George in a list of Top 10 cities on the cusp of a boom. Residential and commercial construction has taken off and Prince George is now seeing billions of dollars of new investment pouring into the community and region. Two new mines have opened near Prince George, injecting nearly \$400 million into the area's economy. Prince George is quickly becoming a centre for goods and services for the mining industry.

## RS2

The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.

## RM3

The purpose of this zone is to provide for multiple housing with a maximum density of 60 dwellings/ha.

## AG

The purpose of this zone is primarily to preserve sensitive lands in a natural state.

## DEVELOPMENT POTENTIAL



Multifamily Residential



## DEMOGRAPHICS

	1 km	3 km	5 km
Population (2020)	2,972	23,472	48,604
Projected Population Growth (2020 - 2025)	3.5%	0.8%	0.7%
Median Age	47.5	38.3	38.0
Average Household Size	1.8	2.2	2.3
Average Household Income (2020)	\$68,495	\$76,056	\$91,628
Total Housing Units	1,506	10,287	20,230
Number of Businesses	872	1,545	12,411

Source: SiteWise Pro