

Goodman:

FOR SALE

MISSION WATERFRONT LANDS

Historic opportunity to develop an 87-acre waterfront master-planned community in BC's Fraser Valley

7011 Herman S. Braich Blvd., Mission, BC



Mark Goodman
Personal Real Estate Corporation
Direct (604) 714 4790
mark@goodmanreport.com

Ian Brackett
Direct (604) 714 4778
ian@goodmanreport.com

Adam Lawrence
Personal Real Estate Corporation
Direct (604) 999 4906
adam@goodmanreport.com

Megan Johal
Personal Real Estate Corporation
Direct (604) 537 8082
megan@goodmanreport.com

Goodman Commercial Inc.
560-2608 Granville St
Vancouver, BC V6H 3V3

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87-ACRE MISSION WATERFRONT LANDS

Price	Call listing agent
Address	7011 Herman S. Braich Blvd., Mission, BC
Property type	Large-scale industrial site
PIDs	030-405-025, 013-771-396, 011-108-657, 014-508-532, 011-108-690, 011-108-649, 010-649-913, 010-668-829
Lot size	86.72 acres
Zoning	ING/ING2 (Industrial General/Industrial General Two Zone)
Development potential	Light and heavy industrial, manufacturing, mini-storage, barge loading or warehousing



OPPORTUNITY

Goodman Commercial is excited to announce the unprecedented opportunity to acquire one of the Fraser Valley's last remaining large-scale industrial sites. No rezoning required! Existing ING and ING2 zoning allows a wide range of light and heavy industrial uses including manufacturing, transportation, warehousing, mini-storage, along with barge loading and outdoor storage. ING / ING2 zoning allows subdivision to a minimum of 0.5 acres and has no maximum lot coverage or density provisions.

The Mission Industrial Waterfront Lands comprises eight individual titles totalling 86.72 acres, of which approximately 11.17 acres is submerged (75.55 acres dry land). The property sits on a 1 km stretch of land on the bank of the Fraser River affording exceptional waterfront access, has been cleared, and partially filled with clean river sand.

The new Waterfront Revitalization Master Plan provides further opportunity to introduce higher-density uses through rezoning, such as stacked industrial, office, breweries, "destination" uses (retail, hotel, casino, marina) and mixed-use residential / commercial up to 6-stories.



Source: <https://www.mission.ca/council-government/plans-strategies/waterfront-revitalization-master-plan>

7011 HERMAN S. BRAICH BLVD., MISSION, BC

LOCATION

The subject property is located just south of Lougheed Highway, with Highway 11 intersecting in between the site and CP Rail running on the easterly border. The property is conveniently positioned just 20 minutes north of the US border crossing, and 70 km east of the City of Vancouver.

The Fraser Valley is experiencing exponential population growth, as affordability and industrial expansion continues to draw people further east.

Latest census figures show that the population of the city as of 2021 is now 41,519 people, a 7.7% increase from 2016.

REPORTS, STUDIES & DREDGING UPDATE

There have been numerous recent studies and reports commissioned for the property in anticipation of this offering such as:

- Archaeological Overview Assessment
- Construction Cost Estimate – Roadworks and Servicing
- Flood Hazard Assessment
- Geotechnical Site Assessment
- Environmental Constraints & Phase 1 Site assessments
- Architectural development concept plan
- Traffic Analysis
- Dredging project complete

For more details, please contact the listing agents.

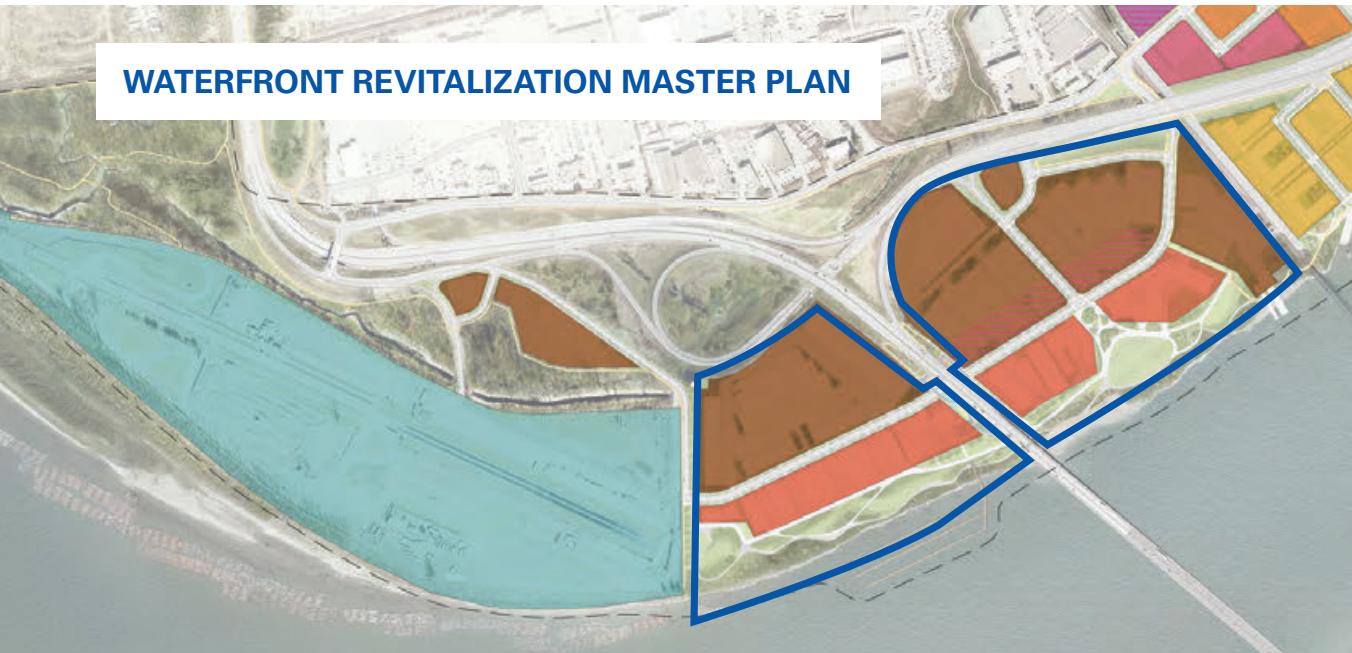


Goodman:



- 01 Mission Raceway Park
- 02 Walmart, Real Canadian Superstore
- 03 Mission-Abbotsford Bridge / Highway 11
- 04 The Junction Shopping Centre
- 05 Mission Memorial Hospital
- 06 Lougheed Highway
- 07 Mission Industrial Park
- 08 West Coast Express (Mission Station)
- 09 Via Rail: Mission Harbour station
- 10 CP Railway Bridge
- 11 Mission Marina
- 12 Chances Casino

WATERFRONT REVITALIZATION MASTER PLAN



10.1 Land Uses

Ranging from institutional public hubs to employment lands to residential areas and everything in-between, these land uses are the “ingredients” that come together to create jobs, urban living, and a destination Waterfront. Each land use district provides specific guidance for the types of development anticipated, with seven districts in total:

- Public Hubs**
- Innovation Employment**
- Waterfront Destination**
- Employment At-Grade Mixed Use**
- Urban Mixed Use**
- Predominantly Residential**
- Mission Raceway**

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