

FOR SALE RARE DEVELOPMENT OPPORTUNITY

LOT B - 790 McCALLUM ROAD, LANGFORD, BC

7.27 Acres - Zoned, Cleared, Servicing & Roads Underway and Ready for Development Application
Improvements to Access - Adjacent to New School - Panoramic Views

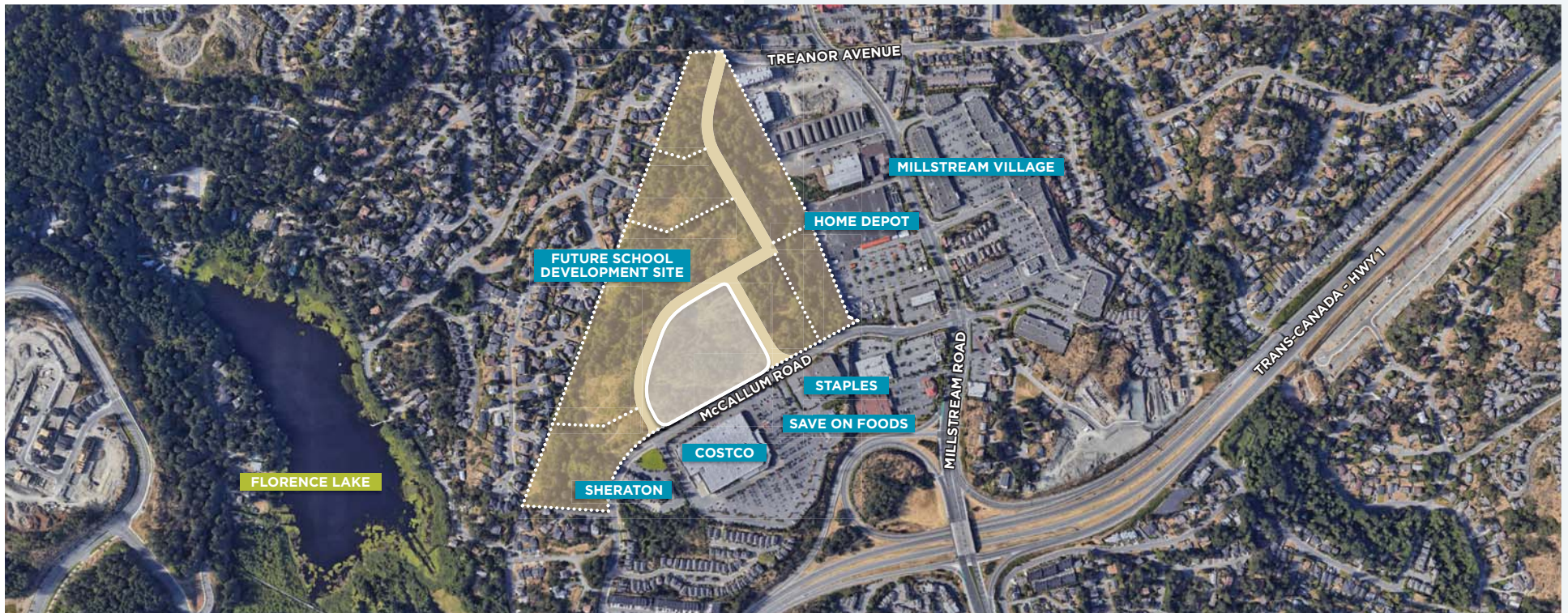


THE OPPORTUNITY

To acquire a premier master-planned mixed-use development site in Greater Victoria's highest growth municipality - Langford. In addition to being ready to go - subdivided, zoned, cleared and servicing underway, this rare opportunity is situated in the most development-friendly district of the Capital Regional District (CRD). A visit to the City of Langford's website (www.langford.ca) reveals the City's pro-business approach, and a willingness to consider incentives and intensified cooperation for specific uses. The property offers the opportunity to develop a new, phased community near schools, a well-established regional destination shopping node, and recreation, and with immediate access via robust transportation corridors.

HIGHLIGHTS

- Development Ready, Flexible Zoning in Place and Conducive Land Use Policies
- Strategically Situated in Victoria's Most Development-Friendly and Pro-Business Municipality
- Exceptional Location Surrounded by Destination Shopping and Supported by a Significantly Improved Transportation Network
- Panoramic View Potential, Unlimited Height Restrictions and Excellent Visibility
- Adjacent to New School Site, Easy walking distance to Costco and Save On Foods



SALIENT DETAILS

Lot B - 790 McCallum Road, Langford, BC

Legal Description	PID 030-760-704, Lot B Sections 112 and 112A Esquimalt District Plan EPP88774
Site Area	7.27 Acres
Zoning	MUE2
Maximum Density	6:1 FSR / 1,900,000 sf of density
Maximum Height	Unlimited
Site Conditions	Cleared, levelled, serviced, and graded
List Price	\$28,000,000

LOCATION

Langford effectively forms the gateway to Greater Victoria from upper Vancouver Island. The Opportunity is strategically located within Langford, adjacent to the well-appointed Millstream Corridor, situated at the foot of the Bear Mountain development, and benefits well from the recently completed Leigh Road interchange. Leigh Road now extends to Westshore Parkway and the major shopping district of Westshore Town Centre, with such tenants as Walmart, Superstore, Canadian Tire, Cineplex Odeon Westshore Cinemas and the newly-forming Belmont Market District. Within walking distance, the Millstream shopping corridor is anchored by Victoria's only Costco, Millstream Village Shopping Centre, Home Depot, Save-On-Foods and Best Buy. To the west of the Property are both Florence Lake and Langford Lake, affording lakeside trails and myriad recreational opportunities. On the south side of Langford Lake is the recently completed Westhills YMCA, City Centre Park, Eagle Ridge Community Centre, Westhills Arena, the recently upgraded Westhills Stadium (home of Pacific FC Soccer Team) and an elementary and middle school are now under construction in the Westhills community. Specifically, the Property is situated on the north side of the to-be-significantly widened McCallum Road, enjoying southern exposure, and views of the Olympic Mountains.

MIXED-USE EMPLOYMENT 2 (MUE2)

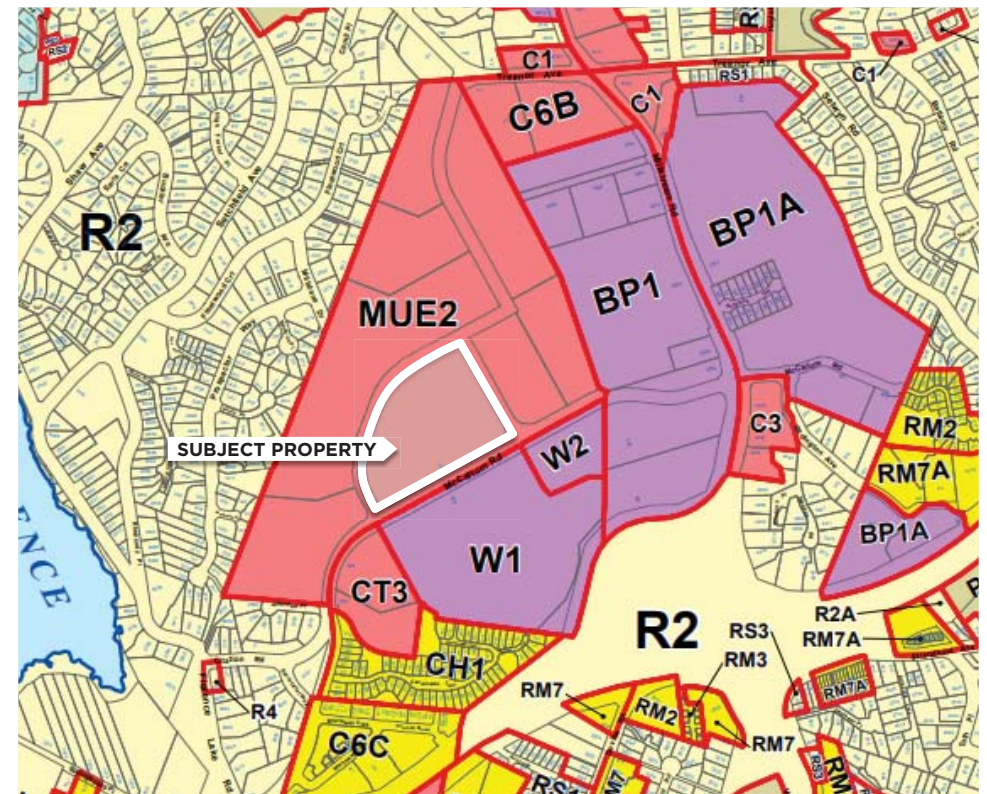
The Mixed-Use Employment 2 Zone is a facilitative designation that permits a wide variety of uses and ideally positions the Property for a multitude of development options.

PERMITTED USES INCLUDE:

- Residential - townhomes and apartments
- Office - including business and technology uses
- Retail - including restaurants and other service commercial
- Educational - along with cultural and recreational uses

HEIGHT AND DENSITY:

- Generous in place density up to 6:1 FSR
- No height restrictions outside of townhomes not to exceed 3 storeys



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