

## **PROPERTY HIGHLIGHTS**

Located just minutes from downtown Moncton and the Trans-Canada Highway, this prime 72.8-acre property on Salisbury Road presents an exceptional development opportunity in a high-growth area. Its strategic location makes it an attractive option for developers looking to create a vibrant, well-connected community with convenient amenities and a high quality of life for residents. With existing infrastructure nearby, including essential utilities, the property offers a streamlined development process and strong potential for future growth.



Site Area: 72.8 acres

RR1 - Rural Residential

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**Zoning:** R2 - Two Unit Dwelling

Zone

**PID:** 01020346

Topography: Uncleared



**13 minutes** University of Moncton



**17 minutes** Champlain Mall



**5 minutes** Wheeler Boulevard



9 minutes Avenir Centre



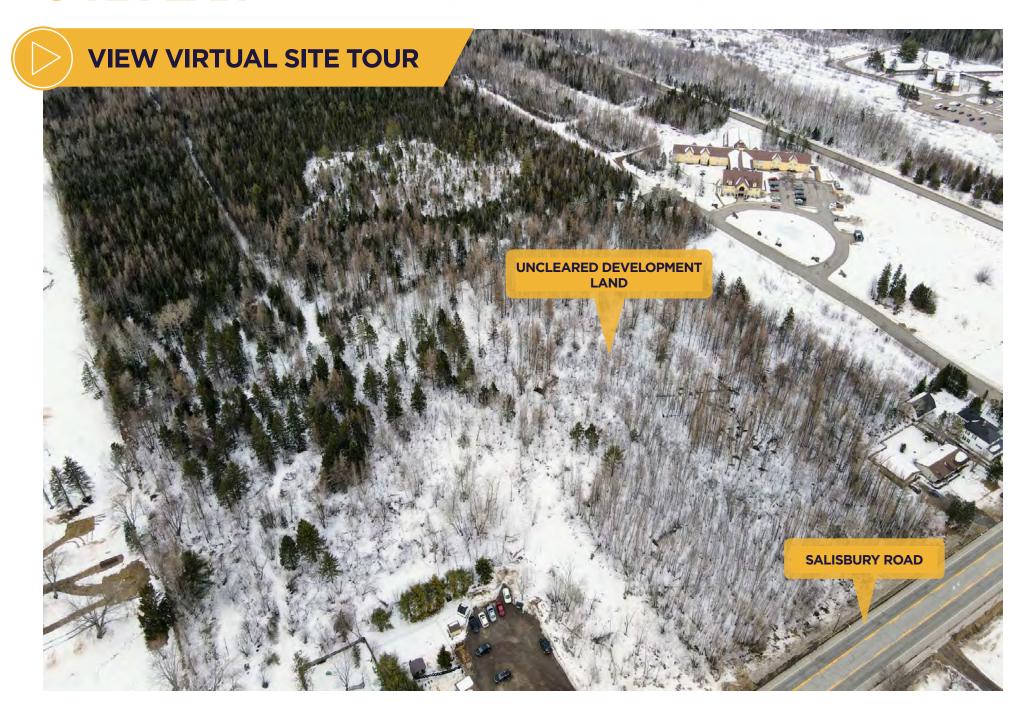
**12 minutes**Downtown Moncton



**21 minutes** International Airport



## SITE PLAN



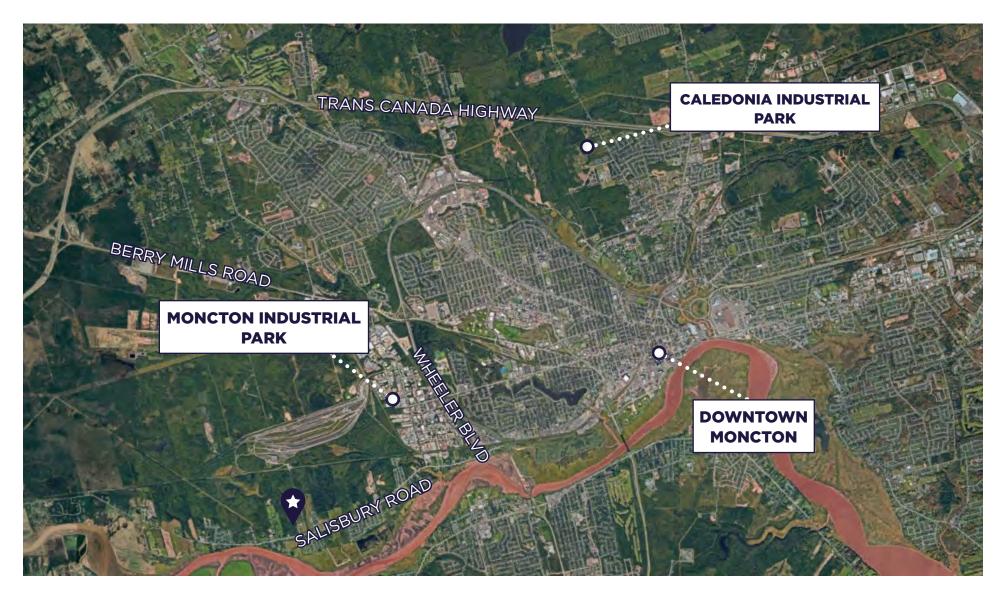








## **AERIAL MAP**



## POTENTIAL FOR VIBRANT RESIDENTIAL COMMUNITY!

Situated in an area poised for growth, the property is in an area with zoned for residential development, providing a solid foundation for turning your vision into reality. The generous size of this parcel provides ample room for a diverse range of residential development options, from single-family homes to more extensive community projects.



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