

**30635 SILVERDALE AVE
MISSION BC**

FOR SALE



**STRATEGICALLY SITUATED RESIDENTIAL
DEVELOPMENT SITE BESIDE ACTIVE
URBAN EXPANSION**

24.42 acres of land designated for Single Family Lots
and Townhomes adjacent to planned Community
Centre, School and Transit Hub



WATCH THE VIDEO

CONCEPTUAL PLAN



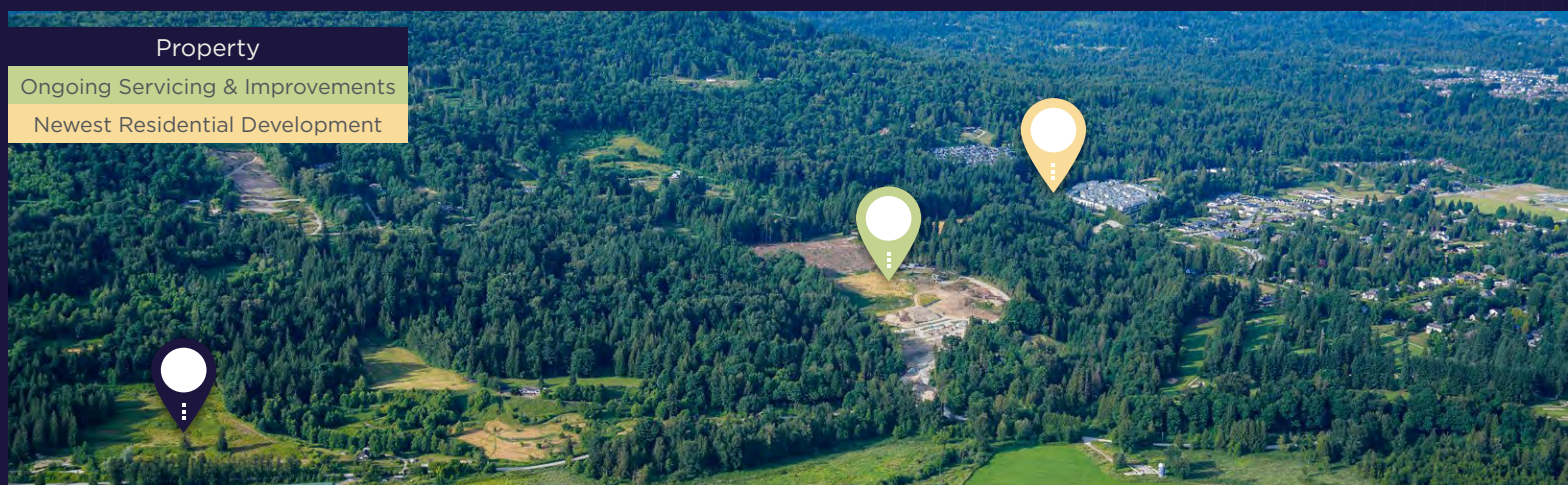
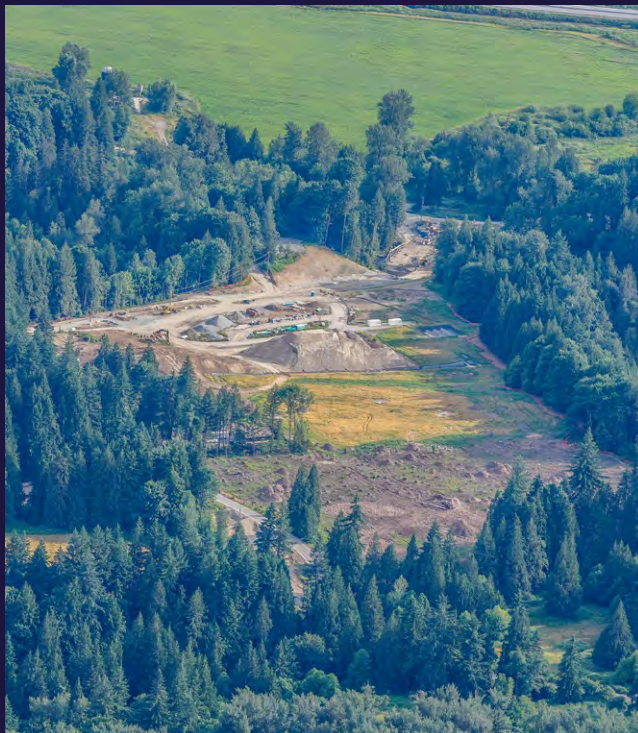
OPPORTUNITY

Cushman & Wakefield ULC, as the exclusive agent for Bench Farms Ltd. (the “Owner”), is pleased to present a rare opportunity to acquire a significant development site located at 30635 Silverdale Avenue, in Mission, British Columbia.

The offering includes approximately 24.42 acres of gently sloped land, ideally located on the north side of Silverdale Avenue, between Loftus Street and Chester Street. The property is situated within the Silverdale Comprehensive Planning Area, one of the most prominent and actively planned growth areas in the Fraser Valley. This planning area is supported by the City of Mission’s long term urban expansion strategy.

The site is designated for residential development, supporting a mix of single-family homes and townhomes. It is surrounded by multiple active development applications and is located next to key future infrastructure, including a school, community centre, and transit hub. These projects indicate strong municipal support and ongoing investment in the area. To the east, Polygon’s development is well underway with services already installed, setting a precedent for similar forms of development on this property.

The site offers excellent access to major roadways and is conveniently located near existing community amenities. It is well positioned to benefit from both immediate and long-term infrastructure improvements, aligning with Mission’s continued growth as a transit connected urban centre in the Fraser Valley. Access to the Lougheed Highway and the West Coast Express enhances its appeal for residential uses.



NEARBY DEVELOPMENT ACTIVITY (WITHIN LOWER SLOPES)

Just a few properties to the east, within the Lower Slopes area, Polygon has received approval for a comprehensive development project involving 11 parcels along Gunn Avenue and Loftus Street. The plan includes approximately 1,160 new dwelling units of varied densities -ranging from commercial spaces to multifamily housing and incorporates the creation of several parks, trails, and public amenities. Recently, servicing infrastructure was upgraded at the Loftus and Nelson intersection. Construction is now underway for the next phase, which will include additional single-family homes and townhomes.

With expansive valley views being in Lower Slopes, this property presents a compelling opportunity for residential development at a competitive price per acre. It offers a pathway to housing that remains affordable while staying connected to the Greater Vancouver region through established transit and road networks.

STRONG VALUE FOR DEVELOPERS AND FUTURE HOMEOWNERS

With much of the land in the area now designated, under application, or already approved and moving into pre sales for multi level residential development, there is a growing shortage of land available for single family or ground oriented housing in neighbourhoods that remain affordable. These areas offer a real opportunity for people who rely on public transit or major highway access, including direct connections to Downtown Vancouver via the West Coast Express.

This site presents a compelling opportunity for developers and short to mid term investors. It is well positioned to align with the coming market recovery. This property will be particularly attractive to developers looking to secure land for a near future project that offers long term value and strong community appeal.

Considering the substantial usable areas, on a price per acre basis this site will appeal not only to developers but also to investors focused on current and future valuation.

With scenic views, planned community amenities, future public services, abundant green space, and homes with private yet accessible locations, this property has the potential to deliver exceptional value to future homeowners seeking affordability without compromising on quality or convenience.

SOUGHT AFTER LOCATION

- Ideally located within one of the Fraser Valley's most actively planned growth areas, with direct frontage along Silverdale Avenue.
- Close to Lougheed Highway, providing convenient access to Vancouver and most Lower Mainland and Fraser Valley municipalities via road or the West Coast Express train.
- Next to the future school, community centre, and key transportation intersections.
- Near several active and proposed development sites, positioning it as a strong candidate for an early development.

SIGNIFICANT DEVELOPMENT POTENTIAL

- Attractive proposed land use designations offering substantial low and medium density residential development potential. The site supports the creation of affordable homes and a high quality lifestyle within a new neighbourhood that includes major community amenities within walking distance to future schools, a community centre, and transit options.
- Conceptual plans & designated land uses include dedicated urban forest areas, parks, and public space for future civic use.
- Magnificent, sweeping views of the Fraser Valley, the Fraser River and the mountains to the south can be ideally showcased by a variety of development designs on the property's gently sloping terrain and upper bench ridgeline.

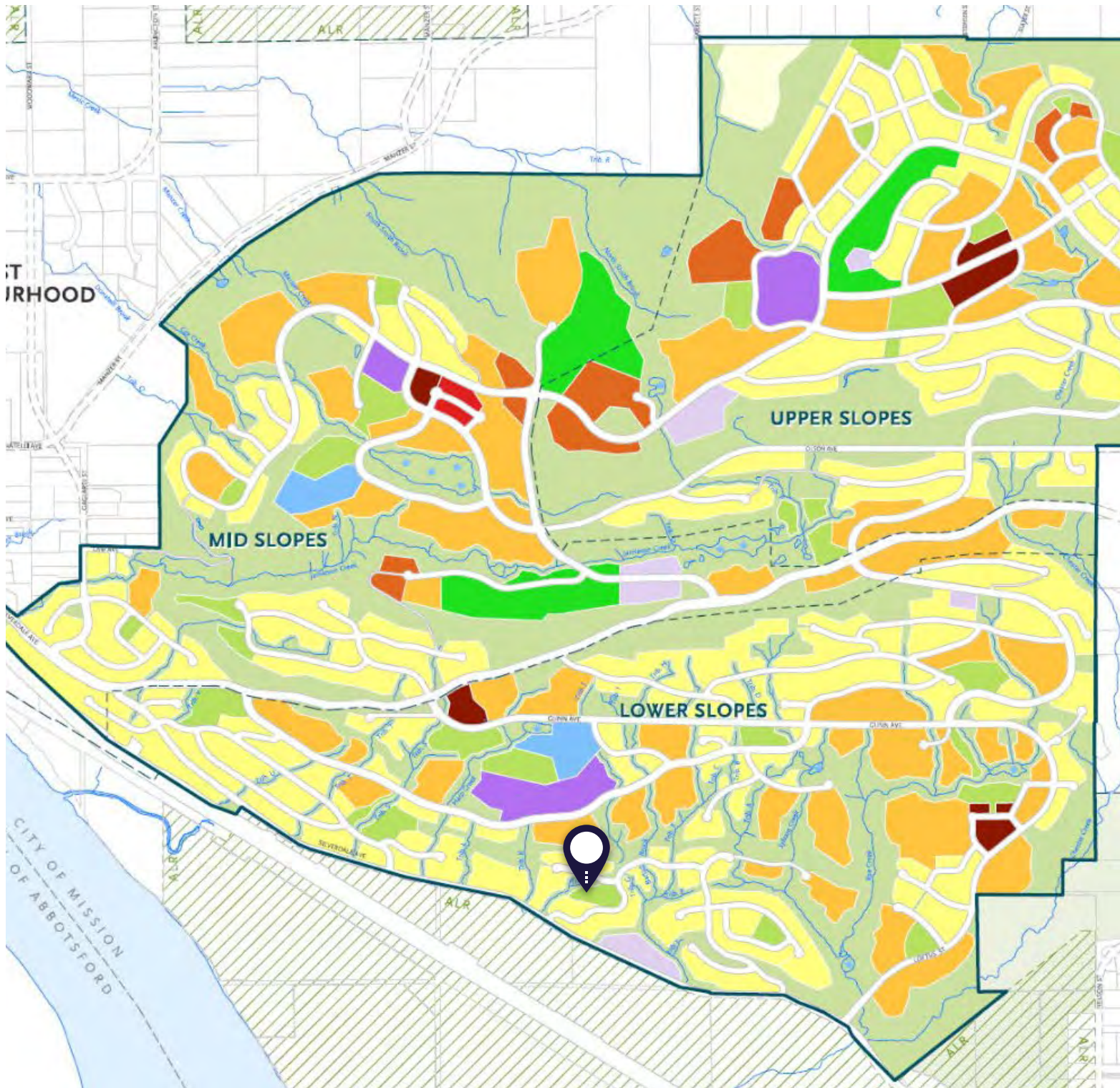


SALIENT DETAILS

Address	30635 Silverdale Avenue, Mission BC
Legal Description	Lot 2 Section 25 Township 14 New Westminster District Plan 10393
PID	002 429 187
Total Assessed Value (Farm Status)	\$26,194 (2024)
Property Taxes	\$797.47 (2024)
Current Zoning	RU16 - Rural 16 Zone

CONCEPTUAL PLAN





- Silverdale Comprehensive Planning Area
- Central Neighbourhood Plan Boundary
- Development District Boundary
- Legal Parcel
- Watercourse
- MIS Major Street Alignment
- Agricultural Land Reserve

- Parks + Open Space
- Single Family Rural
- Single Family
- Townhome
- Apartment
- Mixed Use
- Commercial - Retail

- Institutional - Elementary School
- Institutional - Community Centre
- Institutional - Firehall | Work Yard | Reservoir
- Neighbourhood Park
- Community Park
- Silverdale Urban Forest
- Road + Strata Access ROW



SILVERDALE NEIGHBOURHOOD

AS PLANNED

SILVERDALE COMPREHENSIVE PLANNING AREA

The Silverdale Comprehensive Planning Area (SCPA) is a 3,440-acre Future Urban Growth Area designated within the District of Mission's Official Community Plan (OCP). Geographically, it is bound by Silverdale Creek to the east, agricultural and rural lands to the north, Silvermere Lake to the west, and the Fraser River and Agricultural Land Reserve (ALR) lands to the south.

This municipally endorsed, large-scale, master-planned community is a cornerstone of Mission's long-term growth strategy. It is structured to support significant housing targets and incorporates a broad mix of land uses consistent with the OCP's vision, guiding principles, and policies. Ongoing neighbourhood planning processes continue to define a diverse range of residential densities and supporting uses across the SCPA.

DESIGNATED LAND USES WITHIN THE SCPA INCLUDE:

- Neighbourhood Centres
- Attached Multi-Unit Residential
- Urban and Suburban Residential
- Rural and Agricultural
- Institutional Uses
- Parks and Open Space
- Environmentally Sensitive Areas
- Industrial Lands

Upon full build-out, the SCPA is expected to accommodate approximately 17,000 residential units and a population of nearly 40,000 residents. The community is envisioned as a series of complete, mixed-use, walkable neighbourhoods, featuring clustered commercial nodes, multi-modal transportation options, and extensive preserved greenspace. The retention of natural areas, parks, schools, and a mix of housing typologies aligns with modern planning goals and market expectations for sustainable, family-oriented living.

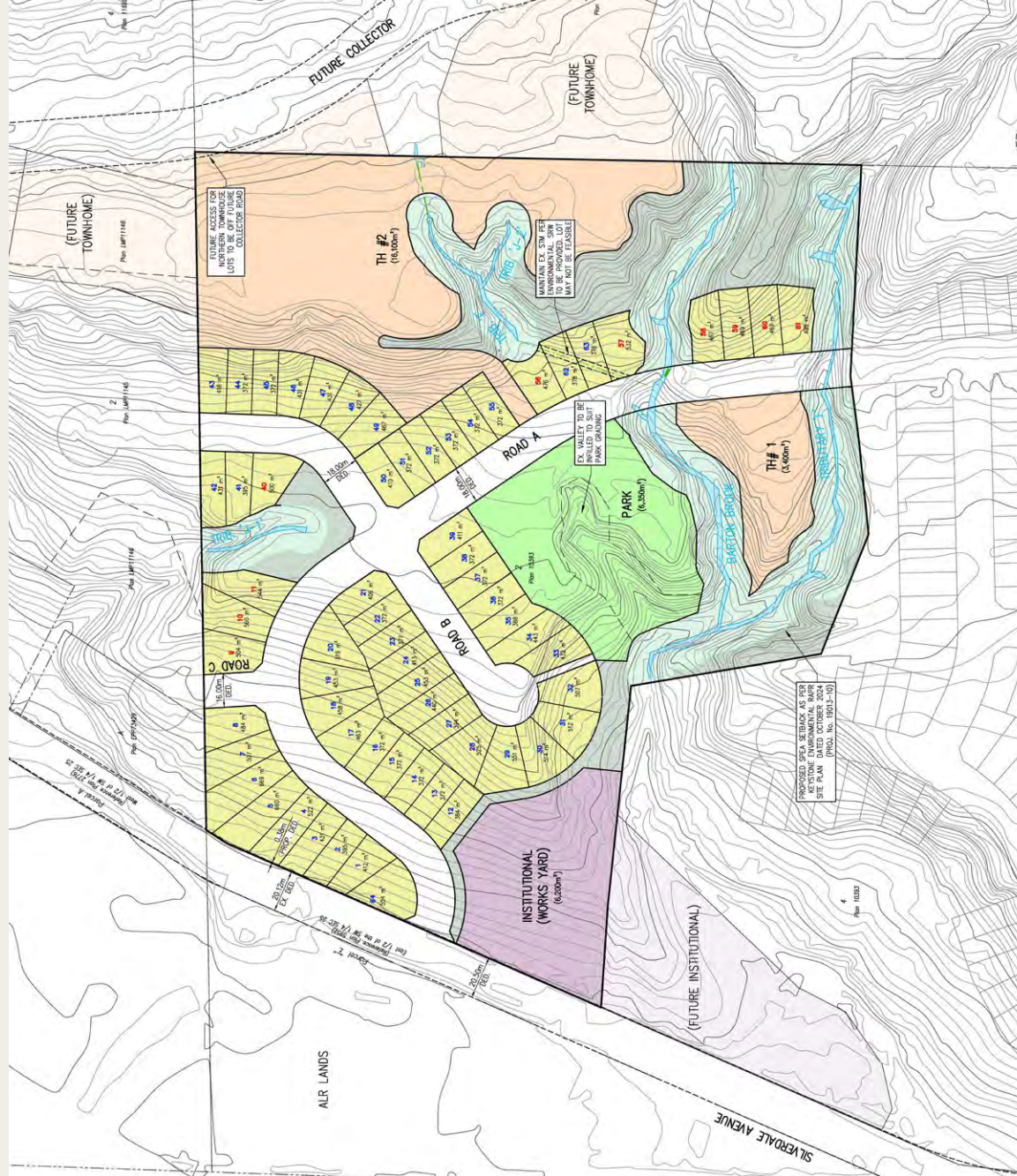
Phased infrastructure servicing is anticipated between 2026 and 2028, subject to market conditions and the coordination of approvals with various stakeholders.



PROPERTY IS SITUATED IN THE FIRST PHASE - LOWER SLOPES

The Central Neighbourhood Plan is organized into Lower, Mid, and Upper Slopes—crafted to deliver a cohesive, mixed-use, walkable community within Mission's broader Silverdale Urban Growth Area.

The Lower Slopes precinct comprises a series of south-facing hillside benches, nestled between Chester and Rae Creeks. This relatively gentle terrain offers the appeal of panoramic views over the Fraser River supporting stronger market pricing and broader demographic appeal. This precinct is strategically positioned near future infrastructure, including water and sanitary mains, targeted for installation between 2026 and 2028, enabling early-phase development capturing premium pricing ahead of longer-term lands.



Additionally, the City of Mission is evaluating multimodal improvements to ensure future developments in Silverdale benefit from transit oriented design, including bus links to Highway 7, Highway 11, and Highway 1.

VISIONARY DEVELOPMENT CONCEPT

PRELIMINARY ASSESSMENT AND KEY INSIGHTS

A concept plan for this property has been developed by the Owner's engineers, architects, geotechnicians and environmental consultants through a consultation process (Pre-application Review) with the City of Mission's Planning Department.

Following the expert opinions from all involved professional consultants, the Owner's concept plan shows 64 single family lots on 6.86 acres and 99 townhomes on 4.8 acres, all in accordance with the existing Central Neighbourhood Plan (CNP) guidelines. Additionally, the plan allocates 1.53 acres for institutional use including a fire hall, works yard and reservoir and 1.57 acres for a neighbourhood park, complying with current CNP requirements.

PRICE GUIDANCE

Please get in touch with us for detailed pricing guidance. Our preliminary estimates factor in a wide range of critical elements - such as inflation and market adjustments, development timing and cost projections, comprehensive financial modeling based on data from reports and studies, and anticipated recovery from any latecomer charges. All of this is structured to ensure a consistent and sustainable profit margin for the development company or an investor.

CONFIDENTIAL DOCUMENT ACCESS AND DISCLAIMER

Qualified parties may request access to various reports, service estimates, studies, and the conceptual development plan once a confidentiality agreement is in place. Please note that all materials are provided for informational purposes only, are hypothetical in nature, and consist of third-party reports that do not guarantee accuracy.

We strongly advise any prospective investor or stakeholder to conduct their own due diligence and independent analysis before making any financial or project-related decisions.

CONCEPTUAL PLAN





CONCEPTUAL PLAN

THE CITY OF MISSION, AT A GLANCE

The City of Mission is emerging as one of the Fraser Valley's most exciting growth nodes, underpinned by accelerating population growth, significant infrastructure investment, and a progressive approach to long-term urban planning. With an estimated population of approximately 48,265 - up from 41,519 in 2021 and about 38,500 in 2016 - the City is experiencing steady growth, bolstered by affordability, quality of life, and proximity to Metro Vancouver. Over the coming decades, Mission is projected to more than double in size, with the Silverdale area expected to accommodate up to **40,000** new residents as part of a comprehensive and phased expansion plan.

The economy of Mission reflects the broader trends seen across the province, with a focus on resilience, diversification, and community-centered growth. Mission benefits from its strategic location in the Fraser Valley, which supports a mix of industries including manufacturing, construction, retail, and agriculture. The City is also increasingly integrated into the regional economy through infrastructure investments and transportation links to Metro Vancouver. The City's business-friendly policies, competitive land pricing, and growing local workforce are attracting both developers and end-users looking to capitalize on Mission's rising profile.

At the heart of this transformation is Silverdale—Mission's largest and most ambitious master-planned growth area. The Silverdale Comprehensive Planning Area (SCPA), spanning over 3,400 acres on the City's western edge, represents the cornerstone of Mission's future urban expansion. A key feature of the plan is its commitment to retaining 37% of the land base for natural space and parks—aligning with modern buyer expectations for sustainable and family-oriented neighbourhoods.





DEMOGRAPHICS



ESTIMATED POPULATION (2025)*

48,265



MEDIAN AGE (2021)*

40



7.6%

PROJECTED POPULATION
GROWTH OVER THE NEXT
FIVE YEARS



MEDIAN HOUSEHOLD INCOME

\$98,000



*SOURCE - CITY OF MISSION/STATISTICS CANADA/TOWNFOLIO



DRIVE TIMES

APPROXIMATE

NEARBY AMENITIES

Subway	4 mins
Shell Gas Station	4 mins
Triple O's	5 mins
Mission Golf & Country Club	8 mins
Popeyes	8 mins
Edo Japan	8 mins
Walmart	8 mins
Mission Sports Park	9 mins
Rona	9 mins
Real Canadian Super Store	9 mins
Starbucks	9 mins
Mission Memorial Hospital	9 mins
West Heights Elementary	10 mins
Shoppers Drug Mart	11 mins
TD Canada Trust	11 mins
Boston Pizza	11 mins
McDonald's	11 mins
Save-On-Foods	12 mins
Mission Stars Childcare	11 mins
Mission Public Health Unit	11 mins
ABM Childcare Centre	12 mins
West Coast Express Station	12 mins
Scotiabank	13 mins

NEARBY CITIES

Abbotsford	12 mins
Maple Ridge	20 mins
Coquitlam	40 mins
Vancouver	1 hr 06 mins

LEGEND



Industrial Areas



MISSION
SPORTS PARK



WEST HEIGHTS
ELEMENTARY

MISSION MEMORIAL
HOSPITAL



HWY 7



MISSION PUBLIC
HEALTH UNIT



WEST COAST
EXPRESS STATION

HWY 11

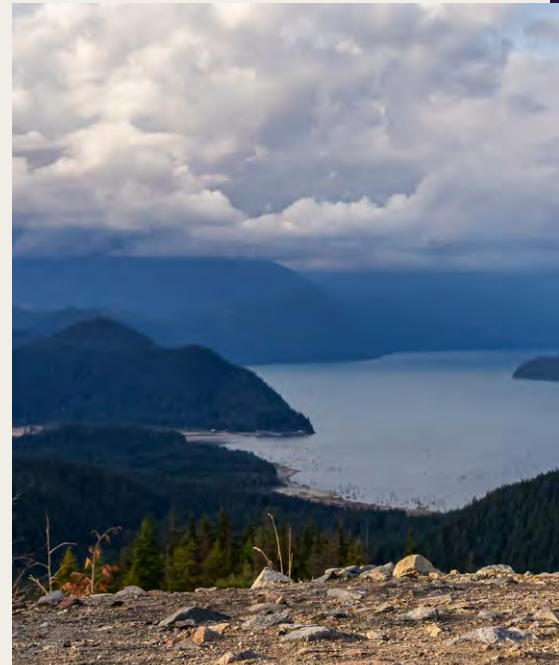
EMERGING INDUSTRIAL AND COMMERCIAL HUB

The City of Mission is quickly transforming into an amenity-rich and self-sustaining community, well positioned for industrial and commercial expansion. Numerous projects are either under construction or in the planning stages, including prominent developments like the Cade Barr Business Park by renowned developer Cedar Coast, which will offer valuable industrial space to support local businesses.

Mission's waterfront revitalization master plan envisions a vibrant new urban core, combining employment opportunities, natural waterfront experiences, and a mix of uses. The plan includes ecological zones, parks, open spaces, and areas for residential and mixed-use development. Located only ten to twelve minutes from the subject property, future residents will enjoy easy access to a wide range of community amenities.

WHY LIVE IN MISSION

Mission offers a unique lifestyle blend for those seeking nature, space, and convenience. Nestled against the Fraser River and surrounded by forested hills, the City provides unmatched access to scenic destinations such as Silver Valley, Cascade Falls, Harrison Hot Springs, and the historic Sasquatch Inn. Outdoor enthusiasts enjoy year-round off-road adventures, hiking, fishing and camping, all just minutes from home. Residents are also close to local attractions including the Mission Raceway, the Clarke Theatre and the Mission Folk Music Festival, creating a vibrant yet relaxed small-town feel. While free from the congestion of the larger urban centers, Mission remains highly connected, with the West Coast Express and Lougheed Highway offering convenient commuting options into Metro Vancouver. It is an ideal setting for families, professionals, and investors seeking balance between nature, lifestyle, and accessibility.





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OFFERING PROCESS

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions. To allow the ownership group adequate time for review and internal discussions, we kindly request that all offers be left open for a minimum of seven business days. This ensures a fair and transparent process for all prospective buyers.

DISCLAIMER: REPORTS AND DOCUMENTS PROVIDED

The Owner has completed their due diligence to the best of their knowledge, relying on guidance from the City of Mission and input from their consultants. All conceptual plans, sketches, and renderings are provided for illustrative purposes only. Any party considering a financial decision is strongly advised to conduct their own independent due diligence to verify the development potential of the property.

FARM STATUS

The property currently holds farm status. Discussions related to this can be initiated with qualified individuals who have signed the Confidentiality Agreement and reviewed the materials available in the data room.

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