FOR SALE

CUSHMAN & WAKEFIELD

THE FALLS

EXCEPTIONAL LARGE-SCALE RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY

283 Acres | 10 Properties | Zoning In Place
Includes the Established 18-Hole, Par-71 Falls Golf Club



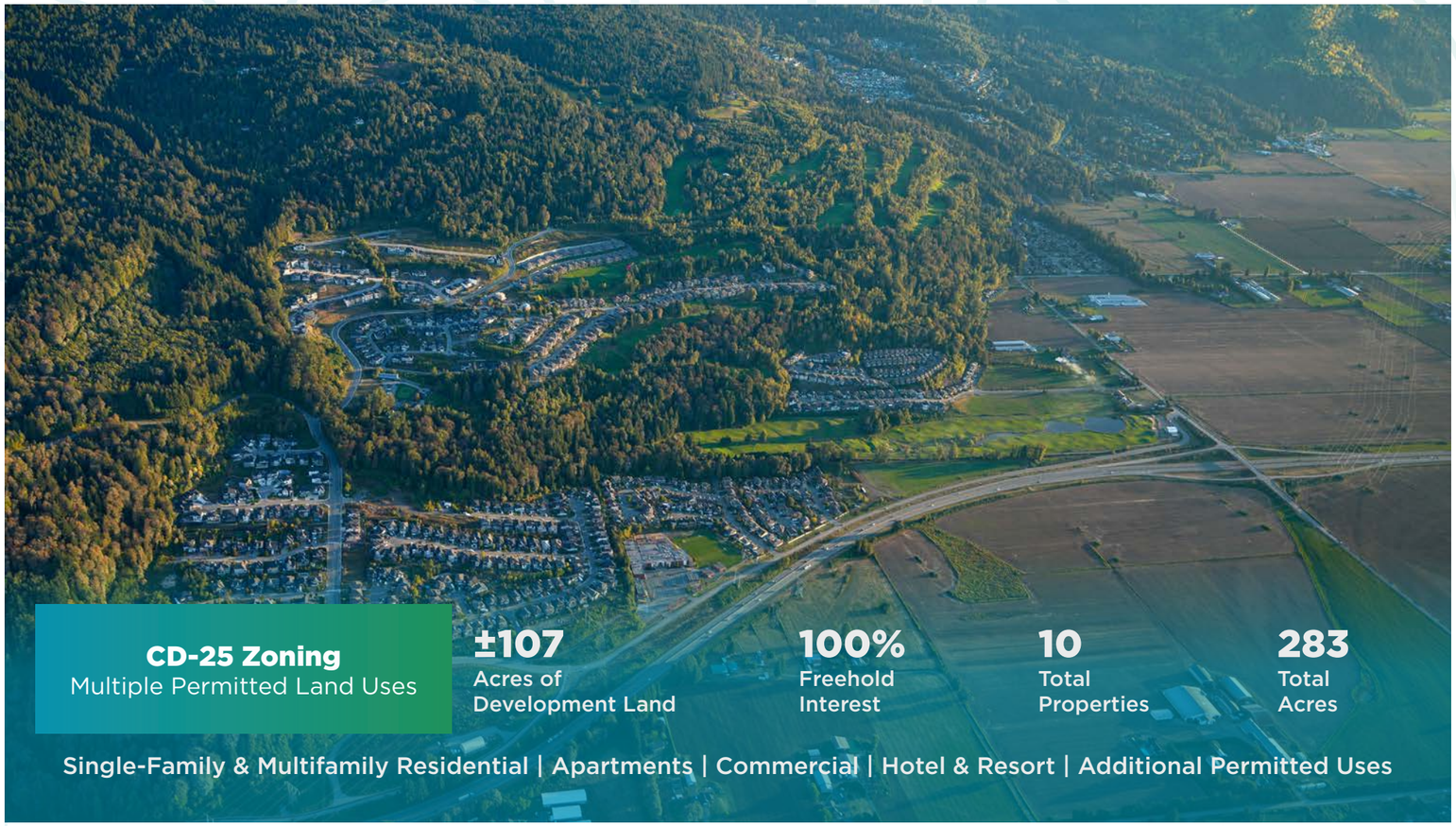
Watch Property Video

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THE OPPORTUNITY

Development Land: ±107 Acres

Cushman & Wakefield ULC ("C&W") is pleased to present a **100% freehold interest in The Falls**, a collection of 10 properties comprising development and redevelopment lands totaling approximately **283 acres in Chilliwack, British Columbia (the "Portfolio")**.

Situated within the **Eastern Hillsides** and the established **Falls Golf Club** community, **The Falls** represents a rare opportunity to acquire and advance a substantial residential development portfolio within one of the Fraser Valley's growing communities. The scale of the land holding, established neighbourhood setting, surrounding natural landscape and existing recreational amenities provide a strong foundation for both near term and long-term development.

The Portfolio comprises multiple legal parcels, providing flexibility for phased development. Comprehensive Development CD-25 zoning is in place, with **more than 100 acres** accommodating a broad range of residential and complementary uses, including single family homes, townhomes, multifamily residential, apartments, multi section and manufactured homes, as well as commercial, hotel, resort and other related uses.

Ownership has previously explored a variety of development concepts, including large and small lot single family homes, townhomes, bare land strata lots, cottages and a new golf clubhouse with banquet and event facilities. These concepts provide useful context while allowing a future purchaser to establish its own development strategy based on market demand, servicing considerations and project economics.

Of the approximately 283 acres, only about 17 acres are located within the Agricultural Land Reserve. The remaining lands, including those currently used or designated for the golf course, are outside the ALR. This substantial land position provides a future purchaser with considerable flexibility to evaluate the longer-term potential of the property, subject to applicable zoning, planning and approval requirements.

Set along the lower hillsides, the Portfolio benefits from attractive views toward the surrounding mountains, water features and the Fraser Valley, together **with access to trails, parks and nearby community amenities, including an expanding Christian school.**

The Falls provides investors and developers with an opportunity to pursue a large scale, phased development program within an established master planned community, with multiple development areas and a broad range of uses already contemplated under the CD 25 zoning.

The Portfolio offers flexibility to respond to present and future market demand, deliver a range of housing forms and create long term value through thoughtful redevelopment and continued build out of the community. Subject to applicable approvals and planning requirements, **The Falls** presents a compelling opportunity to create a distinctive residential, recreational and hospitality-oriented community while realizing the long-term potential of a substantial and strategically assembled land holding.

The Opportunity includes the well-established **18-Hole, Par-71 Falls Golf Club**, set within a picturesque natural setting and surrounded by an established residential community. The clubhouse offers dining and hosts family gatherings and special events, with potential to further expand its hospitality and event offerings. With the majority of the land located outside the Agricultural Land Reserve (ALR), the property presents a unique combination of an operating golf course business and a substantial long-term landholding. Beyond its existing operations, the property offers potential for additional recreational, tourism, and hospitality uses, including an expanded resort facility, cabin-style accommodations, and a large-scale banquet and event centre, subject to applicable zoning and municipal approvals.







INVESTMENT HIGHLIGHTS

Significant ±283 Acre Land Position
Rare opportunity to acquire a substantial freehold land holding of exceptional scale within an established Chilliwack community.

10 Separate Legal Parcels
Multiple legal parcels provide flexibility for phased development, different housing forms, strategic sequencing and potential future dispositions.

Broad Development Flexibility
Over 100 acres are designated for various development opportunities, comprising approximately 3 acres zoned RS-GSA, with the remaining lands zoned CD-25. The zoning accommodates a broad range of residential and complementary uses, including single-family homes, townhomes, multifamily apartments, manufactured housing, commercial, hotel, resort, and related uses, subject to applicable zoning regulations and approvals.

A Canvas for the Next Generation
Previous ownership explored a variety of residential, recreational and hospitality concepts. A purchaser can build upon that work while developing its own vision in response to market demand, servicing considerations and development economics.

Established Golf Course Community
The Portfolio surrounds and incorporates The Falls Golf Club, an established 18-hole golf course that provides a distinctive recreational and lifestyle setting rarely available within a development opportunity of this scale.

Phased Development Potential
Multiple development areas allow a purchaser to advance the Portfolio progressively, potentially matching infrastructure investment and product delivery with prevailing market conditions.

Highway 1 Connectivity
Located within Chilliwack's Eastern Hillsides with convenient access to Highway 1, providing efficient connections to Chilliwack, the broader Fraser Valley, Metro Vancouver and communities to the east.

Between City Convenience and Bridal Falls
Strategically positioned between Chilliwack's main urban areas and Bridal Falls, providing access to both everyday city amenities and some of the Fraser Valley's most attractive outdoor recreation.

Large Scale Resort & Event Destination Potential
Opportunity to establish a distinctive resort, hospitality and event destination within an established golf-oriented community.

The setting is well suited to a large-scale banquet hall, wedding venue, conference facility or destination event space, subject to applicable approvals.

Integration with The Falls Golf Club creates the potential for complementary golf, dining, accommodation, recreation and event uses within one destination.

The surrounding natural landscape and panoramic Fraser Valley and mountain views provide a compelling backdrop for weddings, corporate events, retreats and other destination functions.

Potential hotel or resort uses can further enhance the offering by allowing guests to stay on site and creating opportunities for multi day events and recreational packages.

The scale of the land holding provides flexibility to explore a broader destination concept rather than a conventional standalone banquet or hospitality facility.

Approximately 15–20 Minutes to Major Shopping
Cottonwood Centre, major retailers, restaurants and the commercial areas surrounding the Vedder Road and Highway 1 interchange are within a convenient drive.

Convenient Access to Chilliwack City Centre
Downtown Chilliwack and the growing District 1881 area are approximately 10 to 15 minutes away, providing access to restaurants, shops, services, entertainment and community amenities.

Unity Christian School Nearby
Unity Christian School is located within the Eastern Hillsides and in close proximity to The Falls community, providing nearby K–12 independent schooling for families.

A Family Oriented Setting
The Falls offers the potential to create a community where families can enjoy quieter residential streets, outdoor recreation and access to nature while remaining conveniently connected to schools, employment, shopping and urban amenities.

Multigenerational Lifestyle Potential
The setting lends itself to a broad range of housing choices, creating the potential for young families, established households and seniors to live within the same thoughtfully planned community.

Nature At the Doorstep
Surrounded by mountain and valley views, trails, parks, golf and nearby Bridal Veil Falls, the location combines everyday living with immediate access to the outdoors.

Limited ALR Exposure
Only approximately 17 acres of the ±283-acre Portfolio are within the Agricultural Land Reserve, with the substantial balance of the lands, including the golf course lands, located outside the ALR.

Significant Long Term Value Creation
The combination of scale, existing zoning, multiple development areas, established community infrastructure and phased development flexibility provides an opportunity to create value over a long-term development horizon.

Consistent Residential Sales Activity
The surrounding area has demonstrated consistent single family residential sales activity, supported by pricing that can remain comparatively attainable within the current Fraser Valley housing market. This provides a positive backdrop for future residential development targeted toward families seeking newer housing in an attractive community setting.

GOLF COURSE

±176 Acres

With most of the lands located outside the Agricultural Land Reserve, **The Falls Golf Club** is an established 18-hole, par 71 course set within the scenic surroundings of Chilliwack, offering impressive views across the Fraser Valley and toward the surrounding mountains. The course is known for its attractive natural setting, mature landscaping, varied hole design and memorable playing experience for golfers of different skill levels. An **on-site clubhouse** provides golf services, shopping, dining and event facilities, making the course an important recreational and lifestyle amenity within the broader development lands.

Given the limited number of outdoor banquet and event venues in the region, and the demonstrated success of destination style settings, the Property as a whole presents an opportunity for operators looking to create a unique hospitality and event focused destination. The overall land value on a per acre basis may further enhance the potential for such uses.

Under the approved **CD-25 zoning**, hotel use is permitted in multiple locations within the developable area, providing flexibility for an operator to integrate hospitality, events and recreation with the broader development opportunity. The remaining development lands can accommodate a variety of potential uses and housing forms, allowing a future owner to respond to prevailing market demand, servicing considerations and development economics.

Taken together, the Property offers **a flexible platform for a range of ideas rather than a single predetermined development concept**, effectively providing an open canvas for a future owner to create a distinctive mixed use, recreational and residential destination.

On-Site Clubhouse

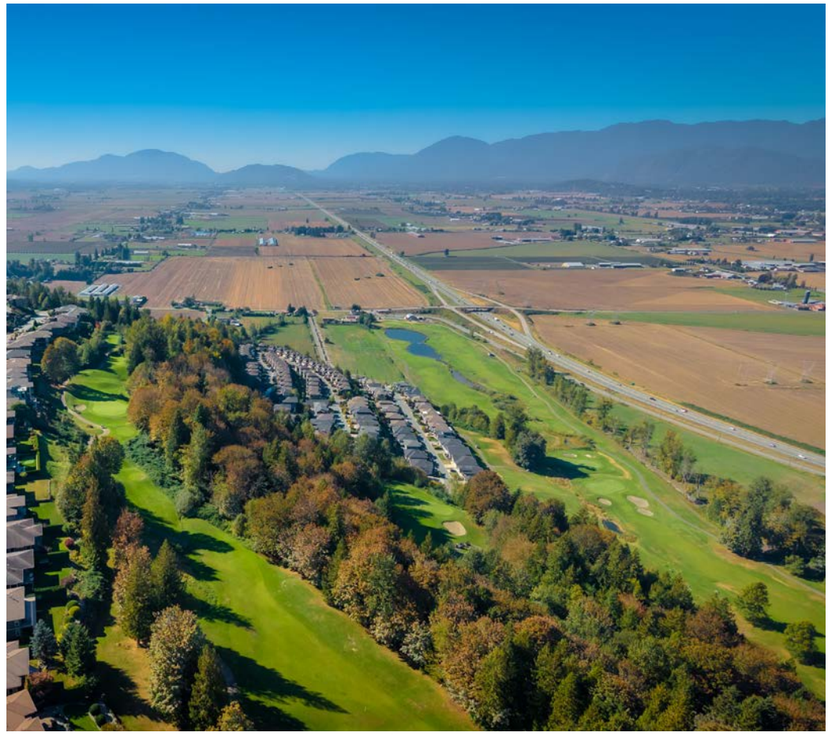
Dining & Shopping

18-Hole par 71 Course

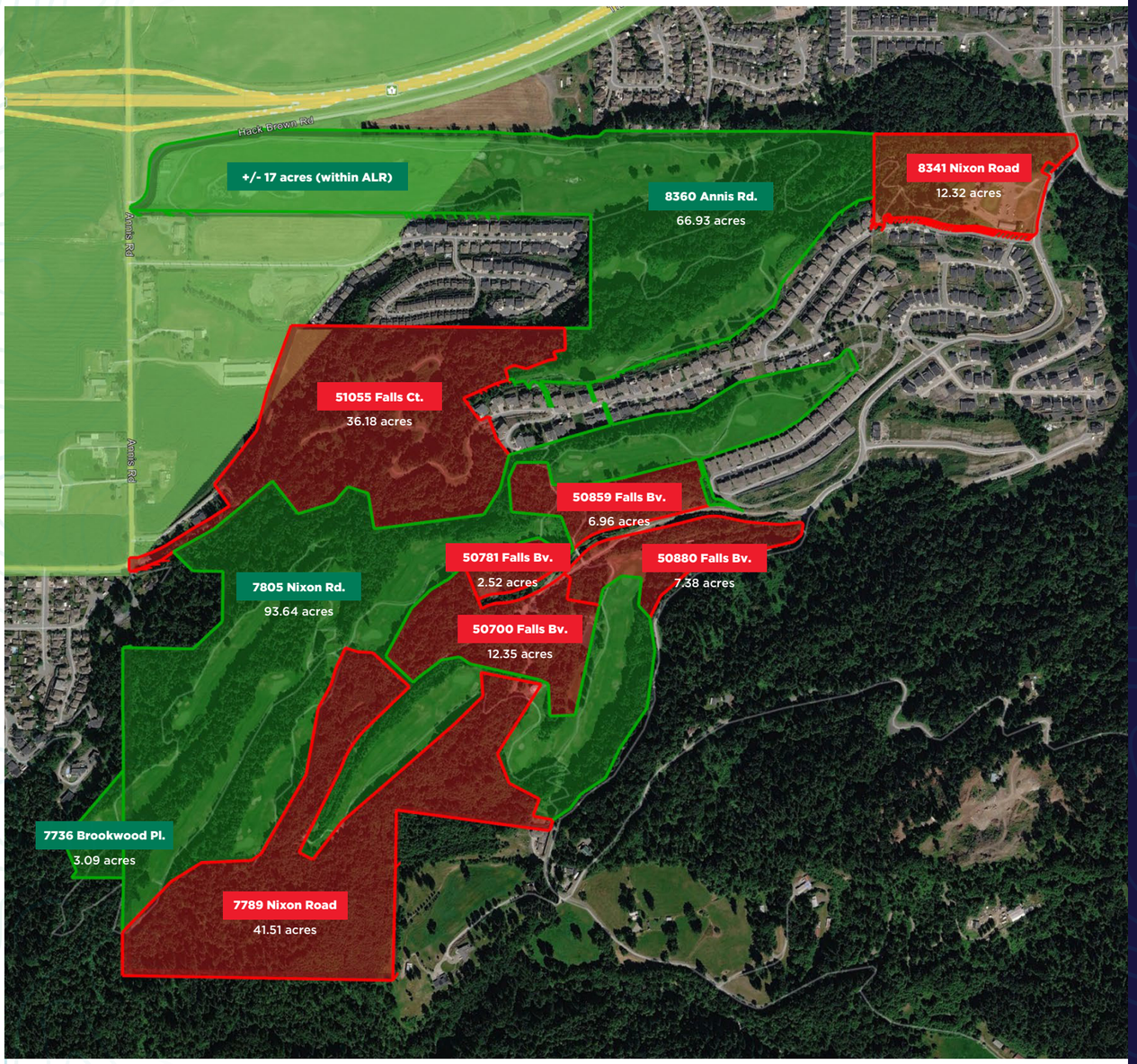
Predominantly Located Outside the Agricultural Land Reserve (ALR)

Excellent potential for Banquet Hall, Hotel & Resort Development to Enhance Revenue Streams and Cash Flow









Total Site Area	**±283.24** Acres	**±114.62** Hectares	**±12,337,890.84** Square Feet
Total Annual Taxes	**$274,941,58** 2026		
Total BC Assessed Value	**$49,996,700** 2026		

±284 Acres of Development Land

±266 Acres Not in ALR

SALIENT DETAILS

	01	02
Address	7736 Brookwood Place	7789 Nixon Road
PID	029-730-171	024-511-854
Site Area	3.09 ac	41.51 ac
Official Community Plan	Parks & Recreation	Suburban Residential

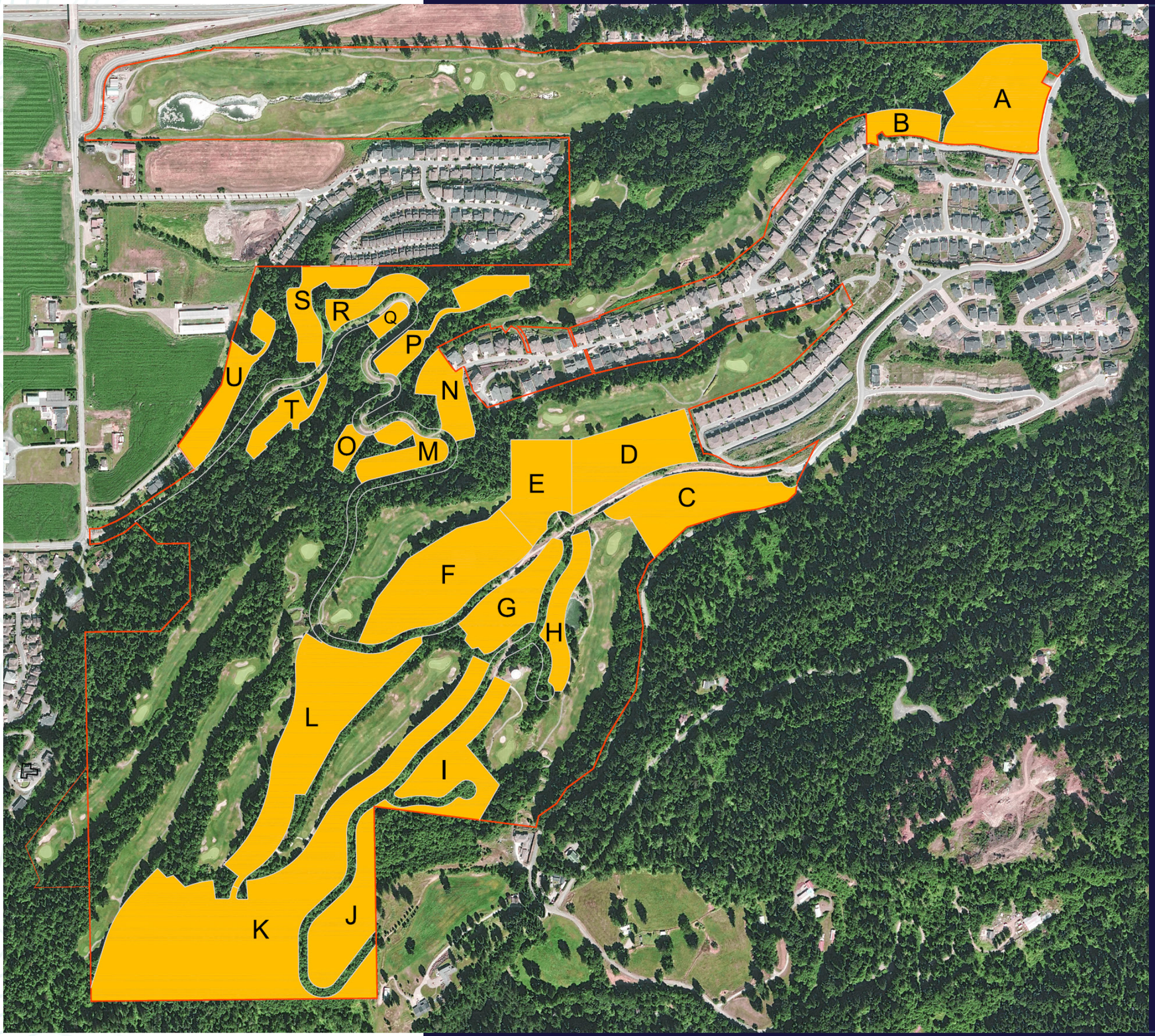
	03	04
Address	7805 Nixon Road	51055 Falls Court
PID	025-642-162	025-642-111
Site Area	93.64 ac	36.18 ac
Official Community Plan	Parks & Recreation	Suburban Residential

	05	06
Address	8360 Annis Road	8341 Nixon Road
PID	025-641-999	032-065-442
Site Area	66.93 ac (±17 ac within ALR)	12.32 ac
Official Community Plan	Parks & Recreation / Agricultural	Forest & Conservation / Commercial

	07	08
Address	50859 Falls Boulevard	50781 Falls Boulevard
PID	025-642-219	025-642-227
Site Area	6.96 ac	2.52 ac
Official Community Plan	Suburban Residential	Suburban Residential

	09	10
Address	50700 Falls Boulevard	50880 Falls Boulevard
PID	025-642-278	025-642-286
Site Area	12.35 ac	7.83 ac
Official Community Plan	Suburban Residential	Suburban Residential

*Land size based on information reported by BC Assessment



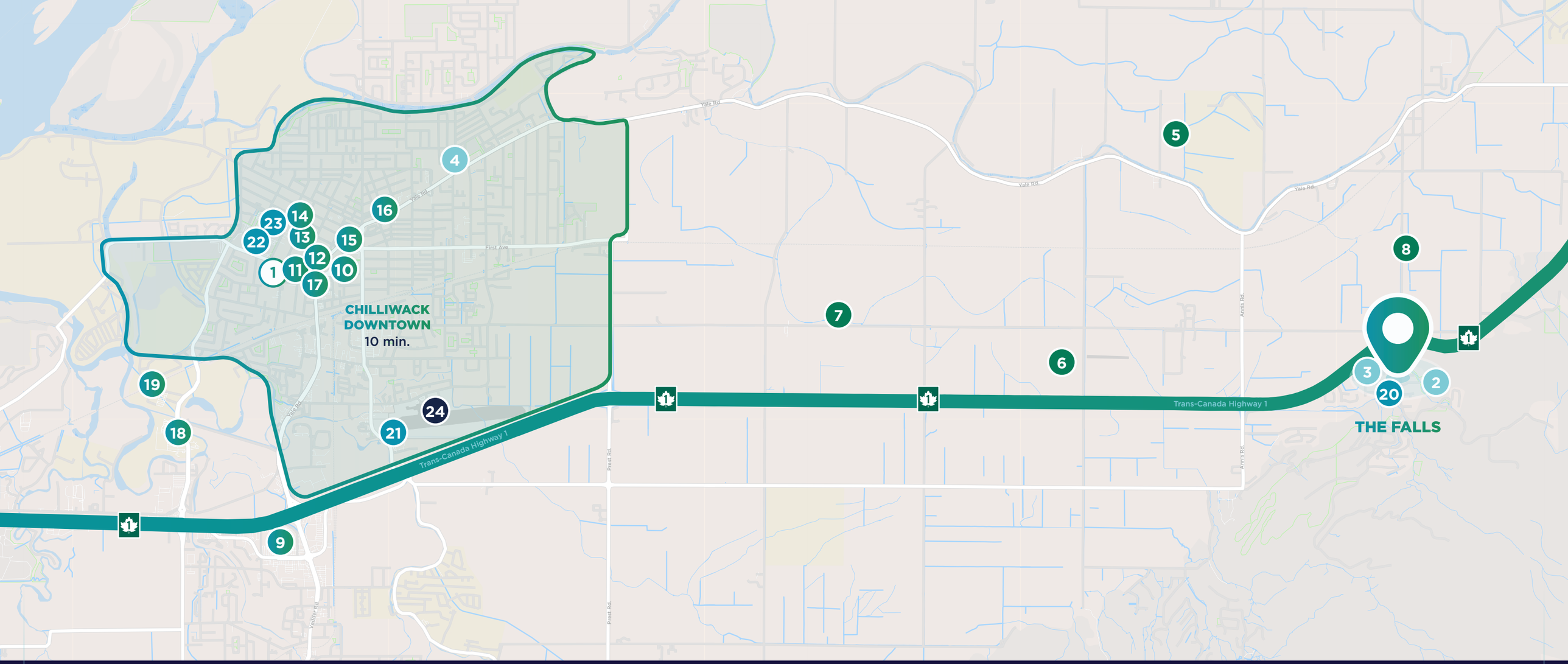
IDENTIFIED AREAS WITH DEVELOPMENT POTENTIAL

Parcel	m²	sqft	acres
A	22,837	245,815	5.64
B	5,178	55,735	1.28
C	19,833	213,480	4.90
D	18,883	203,255	4.67
E	14,071	151,459	3.48
F	26,988	290,496	6.67
G	12,503	134,581	3.09
H	8,084	87,015	2.00
I	15,801	170,080	3.90
J	15,738	169,402	3.89
K	81,947	882,069	20.25
L	34,579	372,205	8.54
M	7,310	78,684	1.81
N	7,504	80,772	1.85
O	2,225	23,950	0.55
P	8,437	90,815	2.08
Q	1,895	20,398	0.47
R	5,918	63,701	1.46
S	8,856	95,325	2.19
T	5,103	54,928	1.26
U	9,865	106,186	2.44
Totals	**333,555**	**3,590,351**	**82.42**

The areas illustrated represent the primary locations identified for potential development. Subject to further studies, planning reviews and consultation with the City, additional lands may offer redevelopment opportunities or alternative development concepts.

For further details, interested parties are encouraged to consult with their independent planning consultants or contact the listing agents for additional information.

The Property's CD-25 zoning provides for a range of potential land uses, including Single-Family and Multifamily Residential, Apartments, Commercial, Hotel and Resort, and other permitted uses, subject to applicable zoning provisions and development approvals.



KEY DESTINATIONS FROM THE FALLS

Healthcare

1. Chilliwack General Hospital **±13 km**

Education

2. Fun and Learn Day Care **±1 km**
3. Unity Christian School **±1 km**
4. Chilliwack Secondary School **±13 km**

Farms & Gardens

5. Fruits & Shoots Plant Farm **±5 km**
6. JC Berries **±5 km**
7. Berry Bounty Farms **±7 km**

Shopping & Retail

8. BC Furniture **±5 km**
9. Cottonwood Centre **±12 km**
10. FreshCo **±13 km**
11. Yale Road Market **±13 km**
12. South Gate Shopping Centre **±13 km**
13. Shoppers Drug Mart **±13 km**
14. Rexall **±13 km**
15. Save-On-Foods **±13 km**
16. District 1881 **±13 km**
17. Chilliwack Pharmacy **±13 km**
18. Walmart Supercentre **±15 km**
19. The Home Depot **±15 km**

Community & Recreation

20. The Falls Golf Club **within the community**
21. Elements Casino Chilliwack **±11 km**
22. Chilliwack Landing Leisure Centre **±13 km**
23. Chilliwack Cultural Centre **±13 km**

Transportation

24. Chilliwack Airport **±11 km**

Regional Centres

Downtown Chilliwack **±12 km**
Abbotsford **±40 km**
Mission **±55 km**
Langley **±65 km**
Maple Ridge **±75 km**
Surrey City Centre **±90 km**
Coquitlam Town Centre **±95 km**
Vancouver (Downtown) **±115 km**
Hope **±50 km**

LOCATION OVERVIEW

Chilliwack, BC

Situated in the heart of the Fraser Valley, **Chilliwack** is a growing regional centre offering an attractive combination of natural surroundings, quality of life, employment opportunities and connectivity to **Metro Vancouver**. Located approximately one hour east of **Vancouver**, the city benefits from direct access to **Highway 1** and serves as an important gateway between Metro Vancouver and the Interior of British Columbia.

Chilliwack continues to attract families, businesses and investment as buyers seek greater housing affordability, access to recreation and a high quality of life while remaining connected to the broader Lower Mainland. The city offers an extensive range of shopping, restaurants, schools, healthcare, employment and recreational amenities, complemented by mountains, lakes, rivers, trails and agricultural landscapes.

The Eastern Hillsides represents one of Chilliwack's prominent long term residential growth areas, offering a distinctive setting with expansive views across the Fraser Valley and toward the surrounding mountains. The area combines a quieter residential environment with convenient access to Highway 1, allowing residents to reach Chilliwack's major commercial and employment areas while maintaining immediate access to nature and outdoor recreation.

The Falls is strategically positioned between Chilliwack's principal urban areas and **Bridal Falls**, creating a unique balance between city convenience and a more peaceful residential setting. Cottonwood Centre, major retailers and the commercial areas surrounding the Vedder Road and Highway 1 interchange are within a convenient drive, while **Chilliwack City Centre** and the growing District 1881 area provide additional shopping, dining, entertainment and community amenities.

The Portfolio is situated within an established master planned golf community anchored by **The Falls Golf Club**. Its attractive natural setting, panoramic views, recreational amenities and established residential character create a distinctive environment for future development. The nearby **Unity Christian School** further enhances the location for families, while the quieter road network and surrounding open space provide an environment where children can enjoy outdoor activities away from the heavier traffic typically associated with more urban neighbourhoods.

The location also lends itself to multigenerational living. Families can benefit from nearby schools, recreation and convenient commuting access, while older residents can enjoy a quieter community surrounded by nature without being isolated from healthcare, shopping and everyday services.

With approximately **283 acres across multiple legal parcels**, the Portfolio's substantial land base and established community framework provide an opportunity to continue the evolution of **The Falls** through future residential, recreational and complementary development. The combination of Highway 1 connectivity, proximity to Chilliwack's urban amenities, an established golf course community and immediate access to the natural environment creates a setting that is difficult to replicate elsewhere in the Fraser Valley.

Demographic Statistics

32,464
Population

39
Median Age

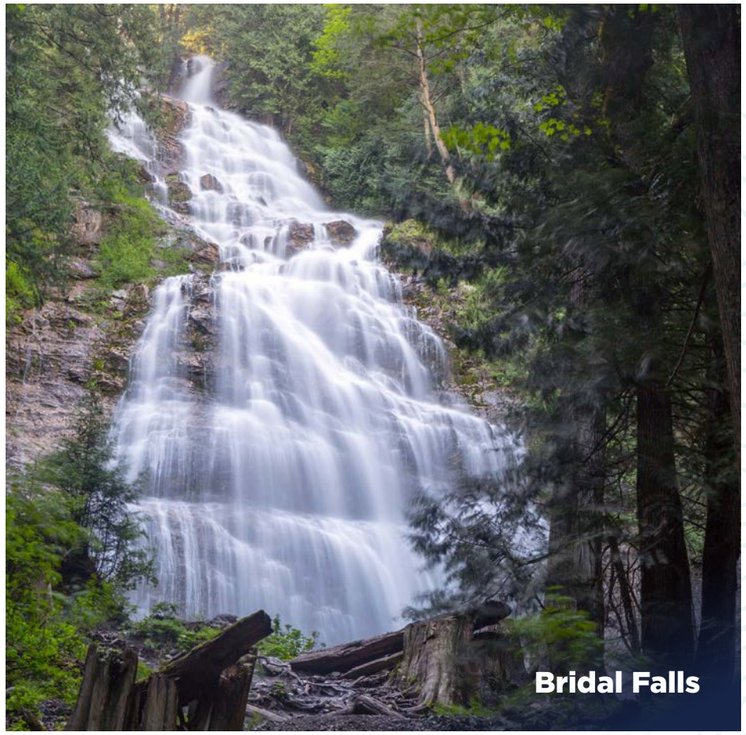
$135,434
Average Household Income

95%
Employment Rate



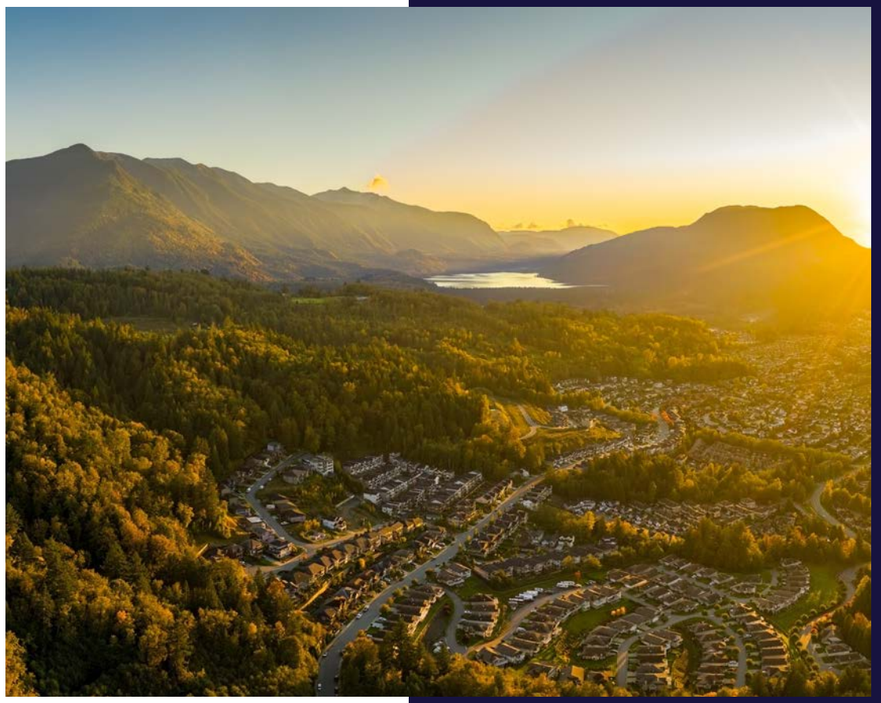
District 1881
Chilliwack Downtown


Chilliwack, BC


Bridal Falls



The Falls - Chilliwack, BC





ABOUT THE CITY

Chilliwack, BC

Situated in the heart of **British Columbia's Fraser Valley, Chilliwack** has established itself as one of Western Canada's notable growth markets, supported by a strong quality of life, expanding economic activity and a strategic location within the Lower Mainland. The city continues to attract new residents, businesses and investment, driven by its combination of natural beauty, comparatively attainable housing, employment opportunities and long-term growth potential.

Located approximately **one hour east of Vancouver**, Chilliwack benefits from direct access to **Highway 1** and serves as an important gateway between Metro Vancouver and the Interior of British Columbia. Its location provides convenient regional connectivity while allowing residents to enjoy a less congested environment, access to open space and a strong sense of community.

Chilliwack is widely recognized for its exceptional natural surroundings and year-round recreational opportunities. Mountains, rivers, lakes, trails, parks and golf courses are integrated into the lifestyle of the community, offering residents access to hiking, cycling, fishing, boating, golf and other outdoor activities. At the same time, the city provides a growing range of shopping, dining, healthcare, education, entertainment and professional services.

The community's continued population growth has supported new residential development, commercial expansion and infrastructure investment across the city. Established neighbourhoods are being complemented by new communities, while areas such as **Downtown Chilliwack** continue to evolve with new restaurants, shops, services and gathering places.

Chilliwack's combination of regional accessibility, lifestyle amenities, economic growth and natural setting continues to make it an attractive destination for families, businesses, investors and residents seeking a balance between urban convenience and outdoor living.

Direct Access to Highway 1

Mountains, Rivers Lakes & Trails

Multiple Outdoor Activities

Growing Community

DUE DILIGENCE & FINANCIALS

Material Access

Upon execution of a confidentiality agreement, qualified parties will be provided access to the data room containing available due diligence, planning, engineering, financial materials and other available documents and details.

For qualified prospective purchasers, meetings can also be arranged with the planning and engineering consultants, providing an opportunity to discuss the development potential, servicing considerations, planning history and other relevant aspects of the Portfolio.

Offering Process

Given the number of legal parcels comprising the Portfolio, prospective purchasers are encouraged to submit their initial offer using the Letter of Intent (the "LOI") template provided by C&W.

The LOI is intended to establish the principal business terms of a proposed transaction, including the purchase price, deposit structure, due diligence period, closing timeline, conditions and any other material commercial terms.

Once the principal terms have been agreed upon and the LOI has been accepted, the respective legal counsel for the purchaser and vendor will prepare and negotiate the definitive purchase and sale agreement and other required transaction documents.

C&W will coordinate the offering process, facilitate communication between the parties and assist with access to available due diligence materials throughout the transaction process.

Price Guidance

Please contact the listing agents for pricing information and further details.

Disclaimer

All information contained in this brochure, marketing material, data room, reports, plans, studies, financial information, development concepts and other materials provided in connection with the offering is for general information purposes only.

Neither the Owner, C&W, nor any of their respective consultants, advisors, representatives or agents make any representation, warranty or guarantee, express or implied, as to the accuracy, completeness, reliability or future applicability of any information provided.

Any development concepts, permitted uses, densities, servicing information, financial information, projections, plans or other materials are subject to independent verification and may be subject to municipal approvals, regulatory requirements, market conditions and other factors.

All prospective purchasers and other parties are solely responsible for conducting their own independent due diligence, investigations and professional reviews, including legal, planning, engineering, environmental, financial, tax and other matters they consider appropriate, before making any investment, acquisition or financial decision.

No party should rely solely on the information contained in the marketing materials or data room in making any decision regarding the Property.









CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



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