

An aerial photograph of Moncton, New Brunswick, showing a mix of urban development, green spaces, and a highway. A large, irregularly shaped tract of land is highlighted with a blue outline, situated in a wooded area adjacent to a highway and some commercial buildings. The text '400 Moncton Street' is overlaid on a dark blue rectangular background in the top left corner.

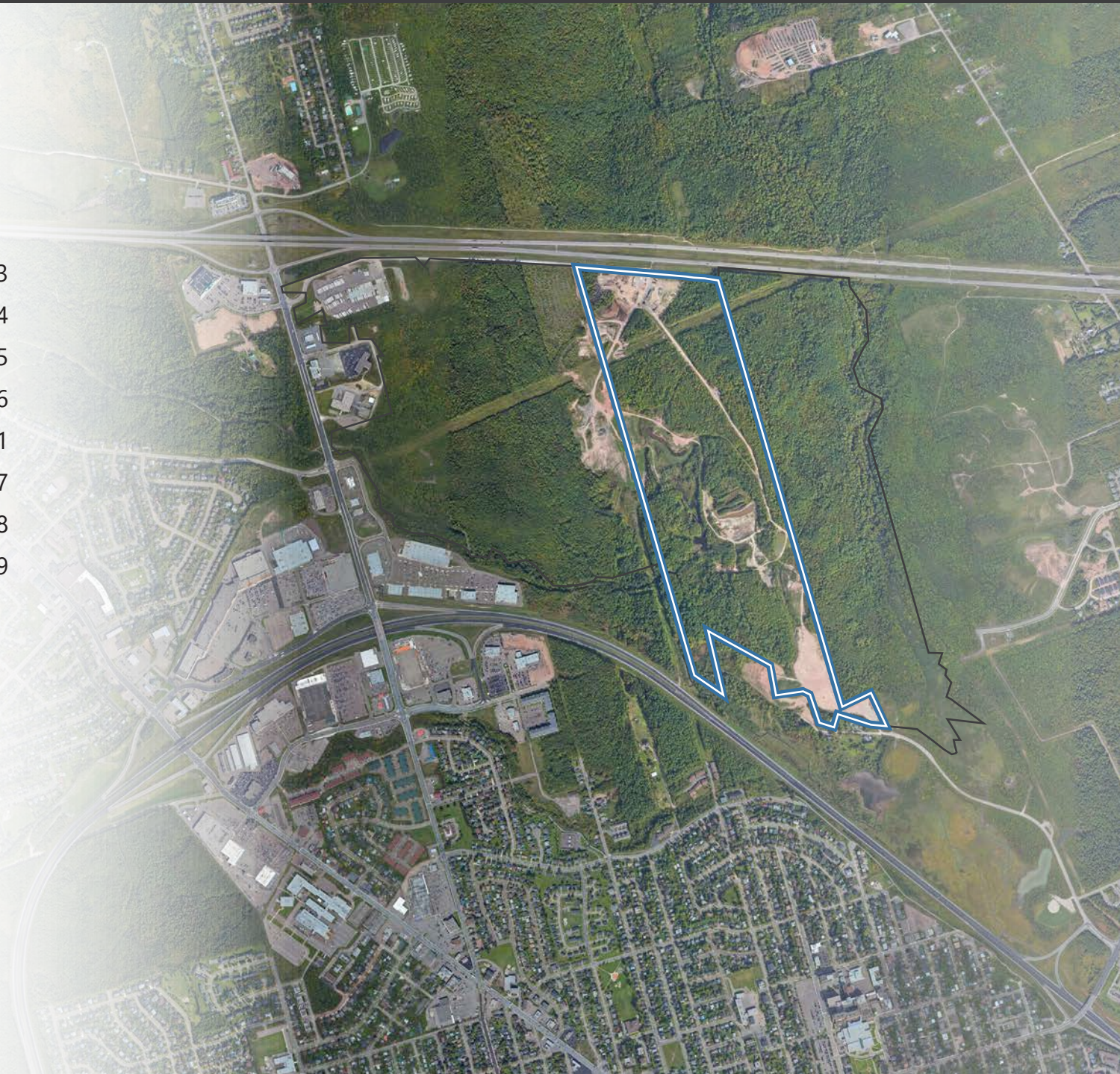
400 Moncton Street

FOR SALE
175 ACRES

**Your vision, your canvas: Embrace
the extraordinary possibilities
on this expansive tract of land in
Moncton, NB**

CONTENTS

Property Overview.....	3
Executive Summary.....	4
Vision Lands West.....	5
Location Overview.....	6
Market Overview.....	11
Development Funding.....	17
Offering Terms & Conditions.....	18
Contact.....	19



PROPERTY OVERVIEW



400 Moncton Street, Moncton NB

Executive Summary

Brunswick Brokers is pleased to present the opportunity to purchase the 400 Moncton Street Lands in Moncton, New Brunswick as a promising venture that is supported by both the local community and the city itself. These lands are part of the major residential master plan led by the City of Moncton known as the Vision Lands West. With the chance to shape the city's skyline and contribute to its ongoing growth, this investment holds the potential to be a landmark development. Investors can take advantage of the limited availability of prime land parcels in the city's core and be part of a transformative project that will leave a lasting impact on Moncton's urban landscape.

Property Overview

PIDs	70217492, 70184734
ZONING	R-2 (To Be Rezoned)
LAND AREA	175 acres
FRONTAGE	495 meters with significant exposure on Trans Canada Highway
DENSITY	To be determined
ACCESS	Moncton Street and Crowley Farm Road to be enhanced by Vision Master Plan
ASKING PRICE	\$8,735,000 (\$49,914 per acre)



EXCEPTIONAL
LOCATION



VAST DEVELOPMENT
POTENTIAL



1.7%
RESIDENTIAL MARKET
VACANCY



175 Acres
TOTAL LOT SIZE



LARGE PORTION OF REMAINING
VIRGIN LANDS IN NORTH
MONCTON

Vision Lands West

Prospective purchasers have the chance to actively participate and present their unique visions for the lands.

The Visions Lands West project encompasses approximately 500 acres of land flanked by Wheeler Boulevard, Crowley Farm Road, Mapleton Road, and the Trans Canada Highway, with the primary objective being the creation of a master-planned community aimed at catering to Moncton's rapidly expanding population, all while prioritizing environmental sustainability and preservation of the land's natural attributes.

To achieve these ambitious goals, Fathom Studios has been appointed by the City of Moncton to helm the comprehensive Master Plan for Visions Lands West, to upgrade the existing Vision Lands Secondary Municipal Plan By-Law, and to investigate the feasibility of establishing a new Regional Park. Work on this extensive project has begun as at August of 2023, with an estimated completion timeframe of 12-18 months.

The scope of work is broad and will include vital aspects such as community engagement, conducting a demographics study and market analysis, wetland delineation and assessment, developing a master plan covering aspects like road networks, servicing, transit, green spaces, zoning, as well as massing and density plans. Other crucial aspects include a traffic impact study, a regional park study, as well as consequent fiscal impact assessments and development-charge background studies.

Following the conclusion of Fathom's work, the results will be put forth for council approval.

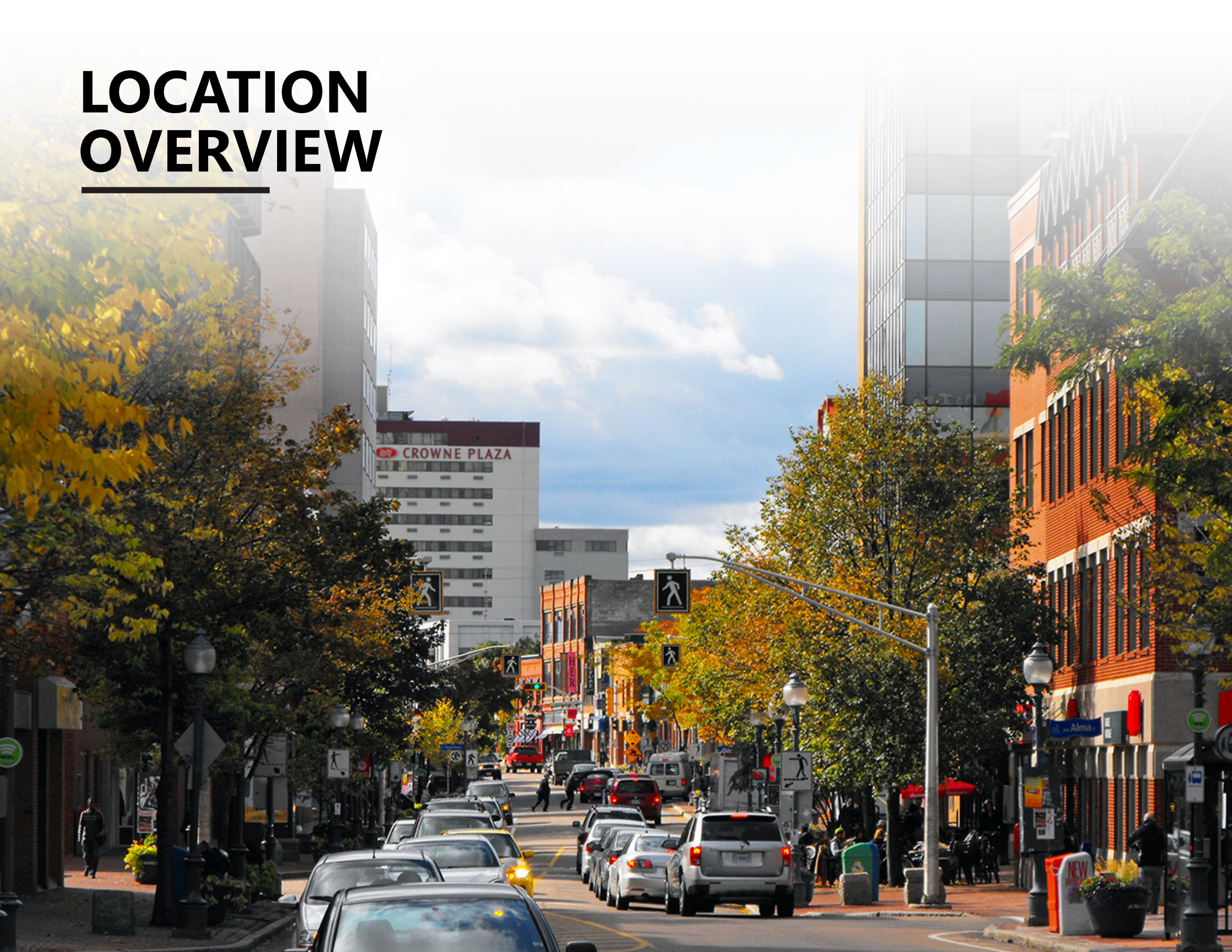
As the planning process for Vision Lands West is in its initial stages, Prospective Purchasers are provided with the opportunity to actively participate in the planning process and present their individual visions for the lands.



**400
Moncton
Street**

Vision Lands West

LOCATION OVERVIEW




The Site

Southeast View



Crowley Farm Road Access

Moncton Street Access

 The property's advantageous slight south facing slope naturally facilitates efficient drainage, maximizing sun exposure

The Location

Southeast View



Moncton Stadium

Ecole L'Odyssee

Moncton Coliseum

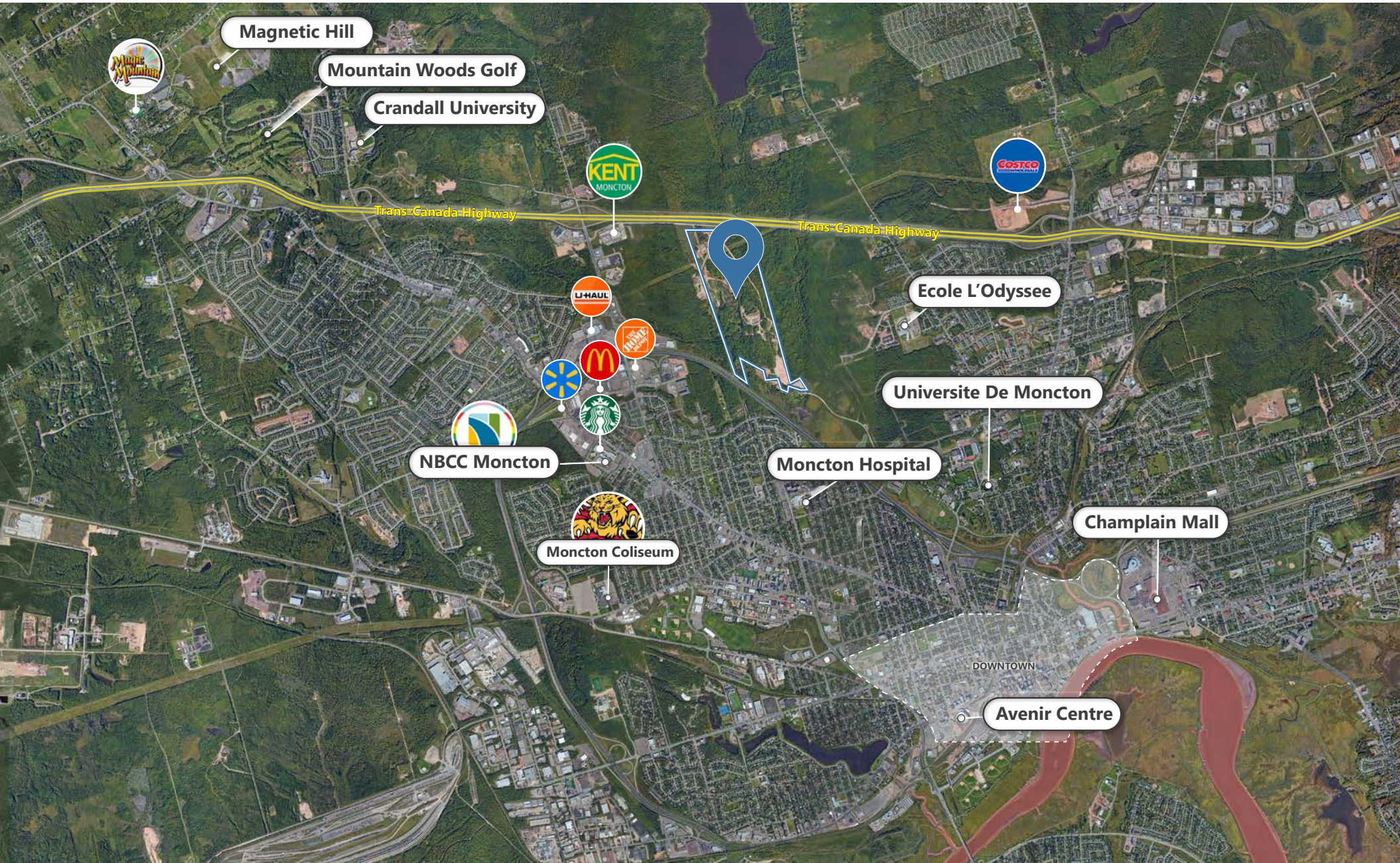


Easy Highway Access



Major retailers close by

The Location



Nearby Amenities



Avenir Centre

Moncton's largest multi-use facility boasts a standard-size ice surface, arena seats, luxury boxes and ample tournament, concert and trade show space. With seating for 10,000, this modern, state-of-the-art facility features a standard-size ice surface hosting the 2023 IIHF World Junior Championship. The surrounding landscaped grounds are a year-round community gathering spot.



Vibrant Restaurants and Nightlife

Moncton's vibrant and diverse restaurant and nightlife scene has a little something for everyone. With favorites like Calactus, Les Brumes du Coude, and Tide & Boar Gastropub and more, get ready to experience some of the best flavors in the Maritimes.



Moncton's Downtown Trails

With 1,200 acres of parkland, 87 parks, and 79 kilometers of trails, the city provides ample opportunities for outdoor recreation and active living. It's a great place for residents to enjoy an active lifestyle while taking in the sites of the city and neighbouring areas.



Magnetic Hill

Drive to the bottom of this world-famous hill, shift into neutral, and be prepared to be amazed. Your car will roll uphill in total defiance of natural law, even as your brain is telling you it's simply not possible. Is it magnetic, an illusion, or a gravitational mystery? Stories about Magnetic Hill have been around since the early 1800s, and this wondrous place has been puzzling visitors for decades. By the 1950s, Magnetic Hill was Canada's third most popular tourist destination, after Niagara Falls and Banff National Park.

MARKET OVERVIEW



Moncton, New Brunswick

The Hub of Atlantic Canada



FASTEST GROWING CITY IN CANADA



MAJOR LOGISTICS HUB IN ATLANTIC CANADA



CLOSE PROXIMITY TO ALL MAJOR CITIES IN ATLANTIC CANADA



MAJOR SHOPPING CENTRE

FLIGHT TIMES		
2.5 HOURS	1.5 HOURS	4 HOURS
TORONTO	MONTREAL	BOSTON

DRIVE TIMES		
1.5 HOURS	3 HOURS	2 HOURS
SAINT JOHN	HALIFAX	FREDERICTON



Moncton, New Brunswick

Economic Engine of the Region

The Place to Invest

The Moncton CMA has the fastest-growing population of all Canada's metropolitan areas, with an estimated growth rate of 5.4% between July 2021 and July 2022. A total of 8,784 people were added to the CMA during this time-frame, bringing the population up from 162,824 people in 2021 to 171,608 in 2022.

About \$800 million was invested in 2022, up from about \$450 million on average prior to the pandemic. Investment is expected to remain elevated in 2023.

Downtown building permit value reached \$39,201,874 for 2022.

Booming Labour Market

The city of Moncton outperforms the nation and region on key labour force indicators. Our city has an employment rate of 59% (compared to 54% for NB and 57% for Canada), and an unemployment rate of 9.1% (compared to 10.3% for NB and for Canada). As of December 2022, 115,800 people are employed in the Moncton-Richibucto region.



Moncton, New Brunswick

Economic Engine of the Region

Development Highlights

Based on a high growth projection scenario, the city of Moncton's population is expected to increase to approximately 116,200 people by 2046, representing a population growth increase of 44%, or 35,400 people. To accommodate this growth, Moncton will need to add 16,100 new housing units to the market over the next 25 years, including a short-term (0–5 year) demand of 4,500 units.

Residential development represented over 58% of 2022 permit activity, achieving \$214 million over 344 permits, adding 1,285 new residential units to Moncton's housing market.

The benchmark price for single-family homes in Greater Moncton is \$307,000 as of February 2023.

Commercial and industrial activity was an astonishing \$63 million for 2022, with over 178 permits.



Rental Market Overview

MARKET TRENDS

Vacancy Rate



12 Month Change
(0.30%)

Total Vacancy Rate
1.70%

Avg. Net Rent



12 Month Change
\$66.00

Total Avg. Rent
\$1,057

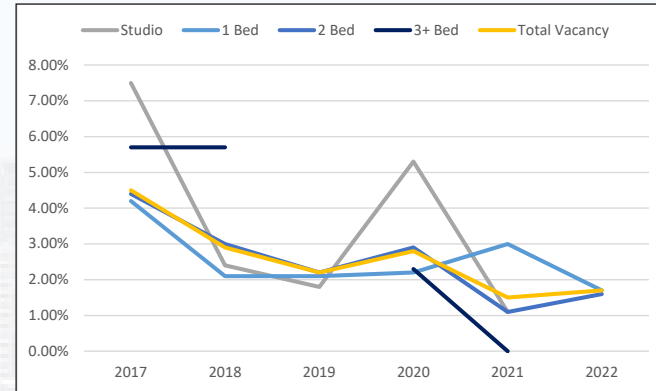
Inventory



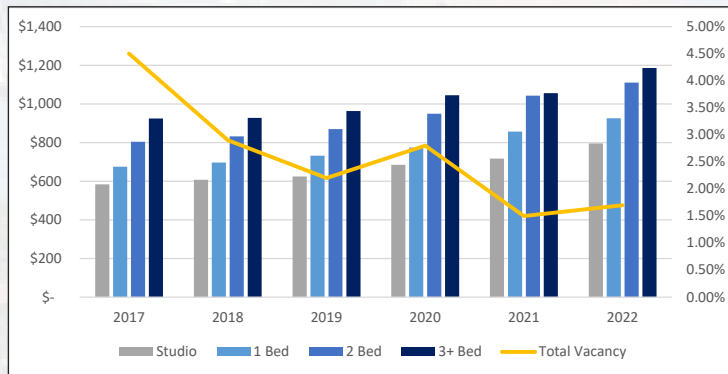
12 Month Change
5.75%

Total Inventory
14,628 Units

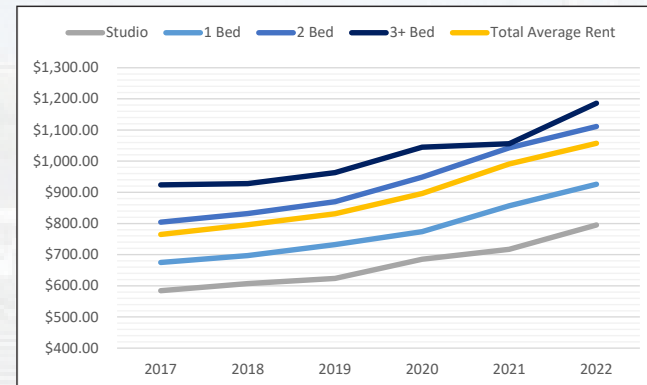
Vacancy Rates by Unit Type 2017 - 2022



Average Rents by Unit vs Total Vacancy 2017 - 2022



Average Rent by Unit Type 2017 - 2022



Source: CMHC Housing Information (2023)

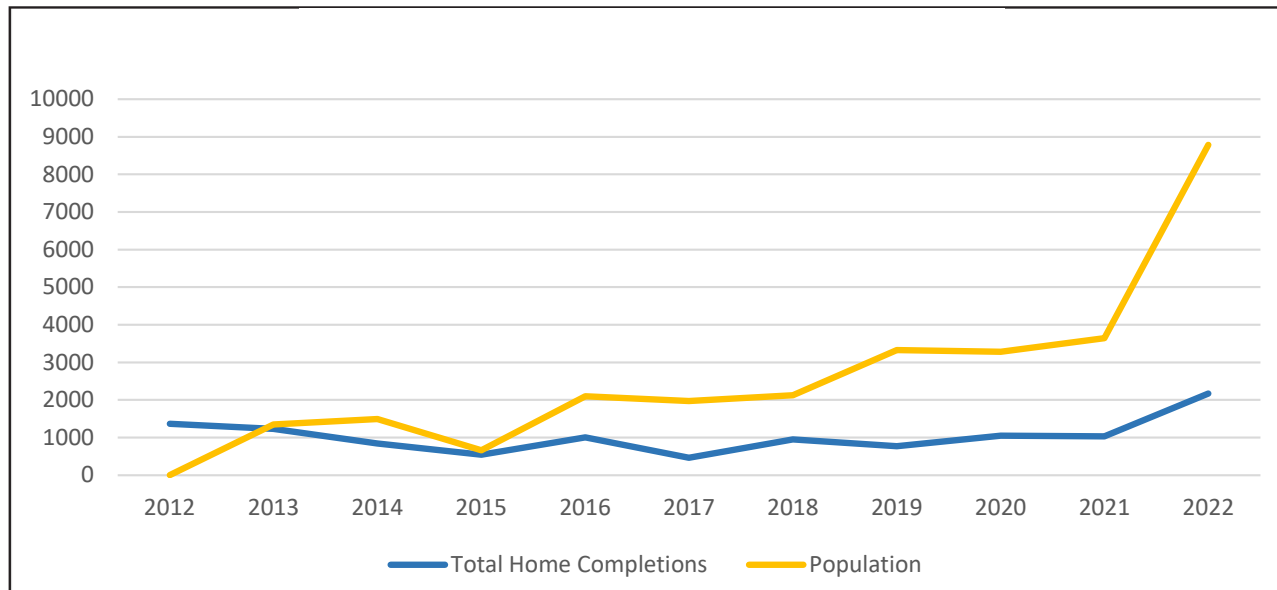
Market Overview

Housing Demand caused by rapid population growth outstrips supply

Moncton was the fastest-growing CMA in Canada in 2022 adding 8,784 people in just one year providing significant demand for home construction in the area as housing completions were only 2,170.

As a result, the vacancy rate continues to decline, with expectations of further decreases until the market has sufficient housing available.

Population Growth vs Home Completions Per Year



Source: CMHC Housing Information (2012-2023)

Potential Development Funding

The Vision Lands West development is a large scale residential development plan led by the City of Moncton. Understanding the challenges with the infrastructure costs associated with such a large project, the city is researching funding alternatives. Any potential funding program would be subject to prior government approval.

A potential structure could include:

1. Multi-level government involvement.
2. Initial infrastructure costs for main access and corridors to be funded by government.
3. Developers may be charged a developers fee as the construction of buildings by the landowners progresses.



Offering Terms & Conditions

Proponents are requested to meet the following requirements when submitting a proposal:

1. Name of proponent with address, phone and electronic contact information.
2. Clearly state the price being offered to purchase the property, including any offering conditions.
3. Identification of the legal entity that will deal with the Owner, together with names of any and all participating parties, and person(s) authorized to sign an Agreement of Purchase and Sale. The proponent must name a representative with appropriate authority with whom the Owner may negotiate.
4. If the purchaser is represented by an outside broker, fees payable to the purchaser's broker shall be paid by the purchaser.

Brunswick Brokers Limited

Attn: Paul Moore
pmoore@bbrokers.ca
12 Smythe Street, Suite 104
Saint John, NB E2L 5G5

Proposals should be clearly marked: **400 Moncton Street, Moncton.**



Brunswick Brokers

Paul Moore

President
(506) 645-8488
pmoore@bbrokers.ca

Jessica O'Neill

Senior Advisor
(506) 650-9848
joneill@bbrokers.ca

Connor Carson

Research & Marketing Associate
(506) 647-5093
ccarson@bbrokers.ca

bbrokers.ca

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.

This Confidential Information Memorandum (CIM) is intended solely for Brunswick Brokers Limited. Any review, dissemination, copying, printing or other use of this information by persons or entities other than Brunswick Brokers Limited is prohibited without the express written consent of Brunswick Brokers Limited.