

COMING SOON

SILVERDALE
DEVELOPMENT LANDS

30919 Silverdale Avenue

MISSION · SILVERDALE COMPREHENSIVE PLANNING AREA

A strategic 9.6-acre development and land-holding opportunity in the path of Mission's growth.

Price Guidance Upon Request

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THE OPPORTUNITY

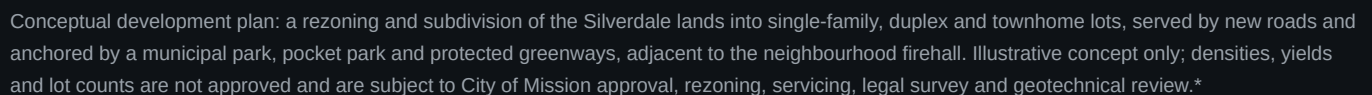
A landmark development-land opportunity at the western gateway to Mission.

30919 Silverdale Avenue is approximately **9.6 acres** within Mission's master-planned **Silverdale Comprehensive Planning Area**, designated for townhome and single-family urban development. It sits directly within one of the Fraser Valley's most significant future growth corridors.

This is company you keep by location. **Polygon Homes** is a major landowner in the area and has assembled neighbouring lands just a few hundred metres away, while Madison Pacific's roughly **1,400-acre Silverdale Hills** is bringing thousands of new homes to the community. A professional appraisal identifies the property's highest and best use as **townhouse and urban-lot development** upon the extension of municipal services, and a conceptual subdivision plan has already been prepared.

BY THE NUMBERS

9.6+ ACRES GROSS ± 418,699 sq ft	±7.3 ACRES NET DEVELOPABLE Appraisal estimate	On Request PRICE GUIDANCE To qualified buyers
RU16 RURAL 16 ZONE Conforming	Urban TOWNHOME / SINGLE-FAMILY Future land use (NCP)	No ALR OUTSIDE THE ALR Not in Agricultural Land Reserve



"Highest and best use: townhouse and urban-lot development upon the extension of municipal services to the area."

30919 SILVERDALE AVENUE · MISSION, BC

COMING SOON · C21 COASTAL REALTY

The western gateway to Mission.

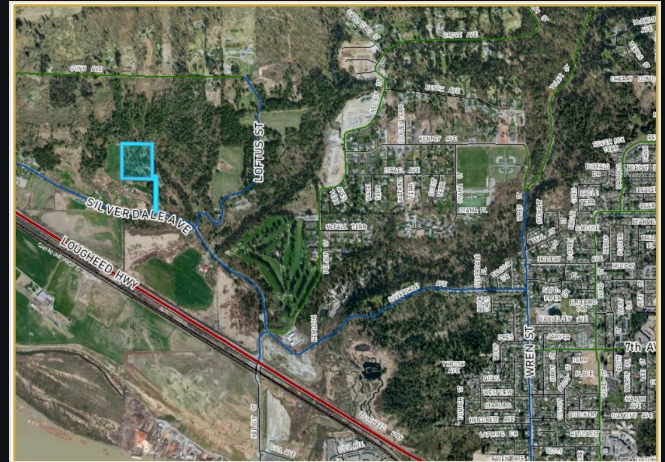
The property fronts Silverdale Avenue at the western entrance to the District of Mission, minutes from the **Lougheed Highway (Hwy 7)** and the **Fraser River**, with the **Highway 11** crossing to Abbotsford and Highway 1 a short drive east.

Mission's Official Community Plan and Master Infrastructure Strategy are steering the build-out and servicing of Silverdale. Polygon's Loftus Village is already building beside the property, with 163 townhomes approved and construction slated to begin, an approved mixed-use amenity centre, and further single-family lots, a school and a park in the City's pipeline.

POLYGON HOMES ADJACENT

MADISON PACIFIC · SILVERDALE HILLS

MISSION MASTER PLAN

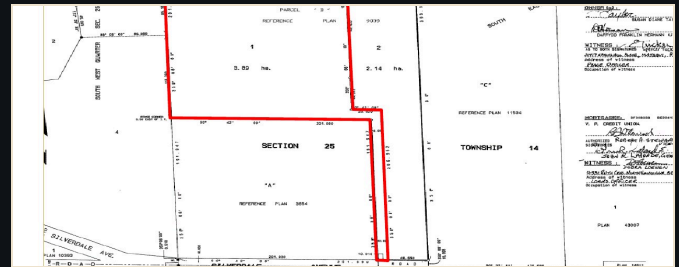


THE LAND



The Subject Parcel

- Over 9.6 acres gross / $\pm$ 7.3 acres net developable
- Frontage on Silverdale Avenue, western Mission
- Sloping, above-grade topography
- Slyvain Creek & protected streamside areas (NE)



Legal Survey Plan

- Not within a flood plain (regional mapping)
- RU16 zoning, conforming · outside the ALR
- Environmental (Stage 1) & geotechnical reports available on request

PROPERTY HIGHLIGHTS

Over 9.6 Acres

Substantial single holding in the Silverdale CPA

Price on Request

Guidance available to qualified buyers

Townhome / SF Urban

Future land-use designation under the NCP

Concept Plan Ready

Rezoning & subdivision concept prepared

Polygon Homes

Neighbouring lands assembled by a major developer

Outside the ALR

RU16 zoning · minutes to Hwy 7, the Fraser River & Hwy 11

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All measurements, areas, acreages and boundaries are approximate and must be independently verified by the buyer. The conceptual development plan is illustrative only and does not represent approved densities, yields or lot counts; all development potential is subject to City of Mission approval, rezoning, servicing, environmental and geotechnical review, legal survey and all other applicable requirements. Aerial, survey, topographic and appraisal-derived materials are reproduced from a third-party appraisal (Penny & Keenleyside Appraisals Ltd., 2022) and an engineering concept provided by the seller, for information only, and their accuracy is not warranted. Presented by Gurpreet Khosa PREC, Century 21 Coastal Realty Ltd. This communication is not intended to solicit properties already listed for sale or buyers already under contract. E.&O.E.