

FOR SALE

**PRIME
DEVELOPMENT
OPPORTUNITY**

**APPROVED
RESIDENTIAL
Development**

**BRIDGEWATER
NOVA SCOTIA**



**CUSHMAN &
WAKEFIELD**
Atlantic



TABLE OF CONTENTS

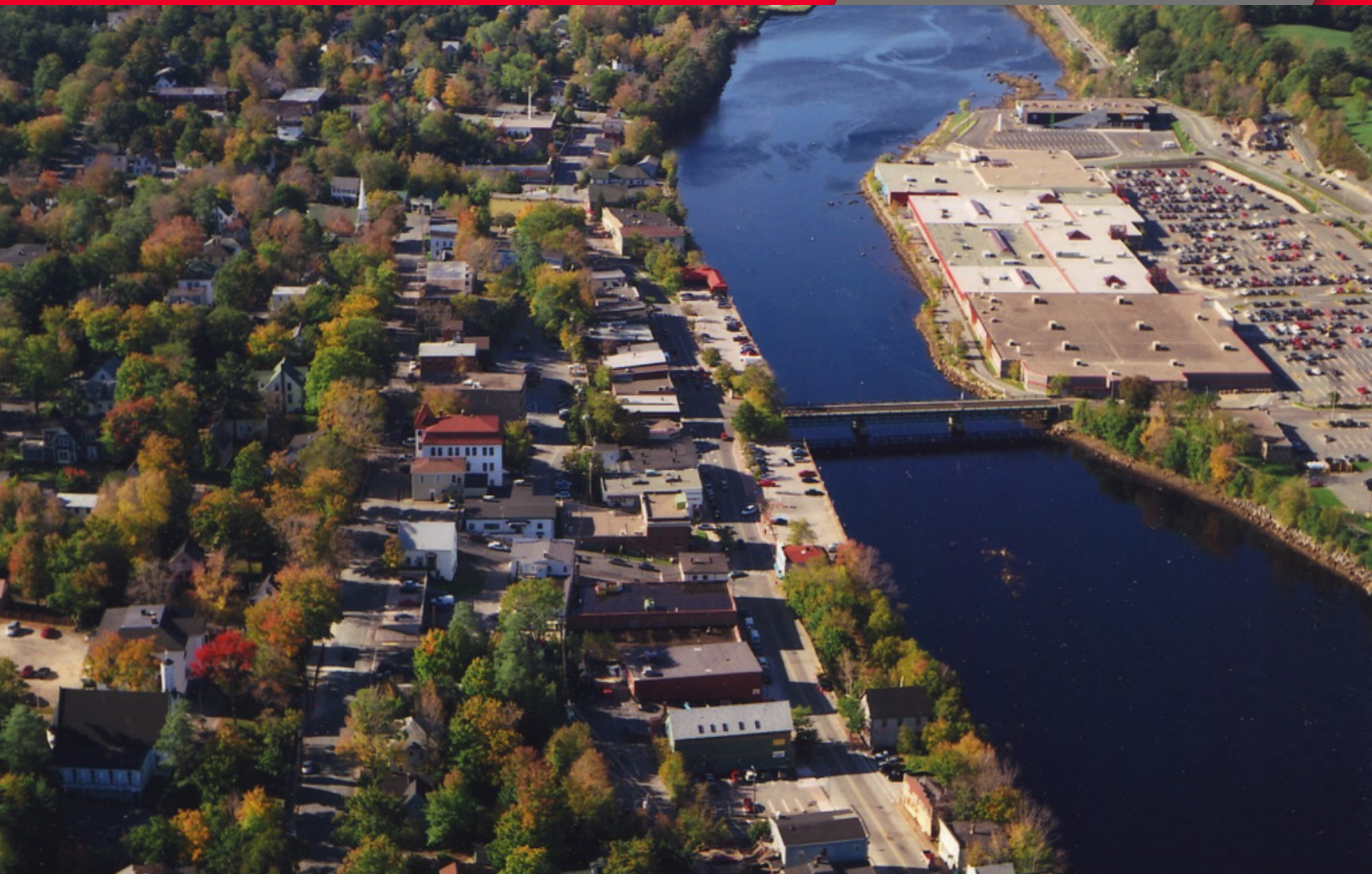
Overview	3
Property Details.....	4
Area Map Demographics.....	5
Development Details	6
Offering Process.....	7

OVERVIEW

Long considered the “Main Street” of the South Shore, Bridgewater has sustained steady population growth and is considered one of the fastest growing nodes in Nova Scotia. This beautiful haven in Lunenburg County has all the major amenities and services – from major employers and primary healthcare, to shops and services.

Strategically positioned within the Town of Bridgewater limits, and located a stones throw from core services, convenient access to Highway 103 (Exit 13), and the Michelin plant, the Jubilee Lands present an immediate opportunity for investors and developers seeking to contribute to the growing residential neighborhoods in Bridgewater.

The Jubilee Lands are **approved with full phasing plan, servicing plan and development agreement in place**; it is possible to begin construction on the first phase immediately. The tight rental market is demanding new units of every shape and size to support a diverse population base from young families to retirees. This is a turn-key opportunity to make a significant impact on housing supply in Bridgewater.





PROPERTY DETAILS

Situated at the intersection of Jubilee Road and Exhibition Drive in Bridgewater, Nova Scotia, this development land offers exceptional accessibility. The surrounding residential areas boast established residential neighborhoods and new developments. Major commercial centers nearby include the Dominion St. retail area, NSCC Lunenburg Campus and Michelin tire production plant.

Just a stone's throw to Bridgewater's main throughfare, King Street with its bustling riverfront, yet far enough away to create a sense of calm and tranquility within a larger scale development . The nearby Dufferin Street, also referred to as Nova Scotia Trunk 3, affords direct connectivity to Highway 103.

As Bridgewater continues to experience growth, and historic low apartment vacancy rates, finding lands of this size, quality and density is increasingly challenging. Seize this opportunity to shape the future of Bridgewater!



38.65 ACRES
Total land size



886
Unit Count



3
Development Phases



60036647
PID #

Key Project Information

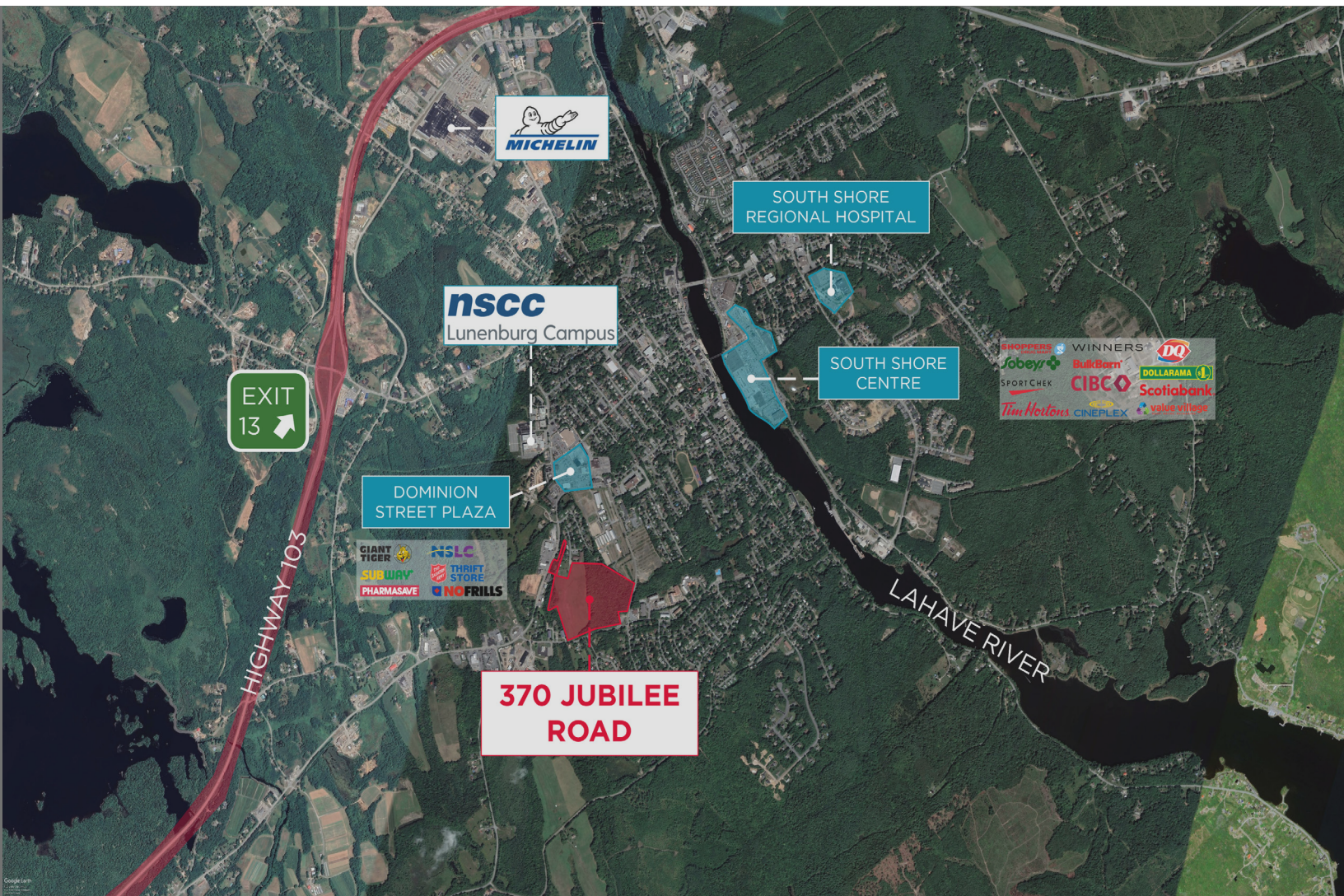
TOTAL SIZE:
38.65 Acres

PID#
60036647

UNIT COUNT:
Multi Family: 822 units
Stacked Townhouse: 38 units
Townhouse: 26 units
TOTAL: 886 units

ADDITIONAL INFO:
Sanitary servicing plan in place

AREA MAP | DEMOGRAPHICS



**Avg. New
2-Bedroom Rent**
\$1,900/mo.



**Bridgewater
Vacancy Rate**
2%

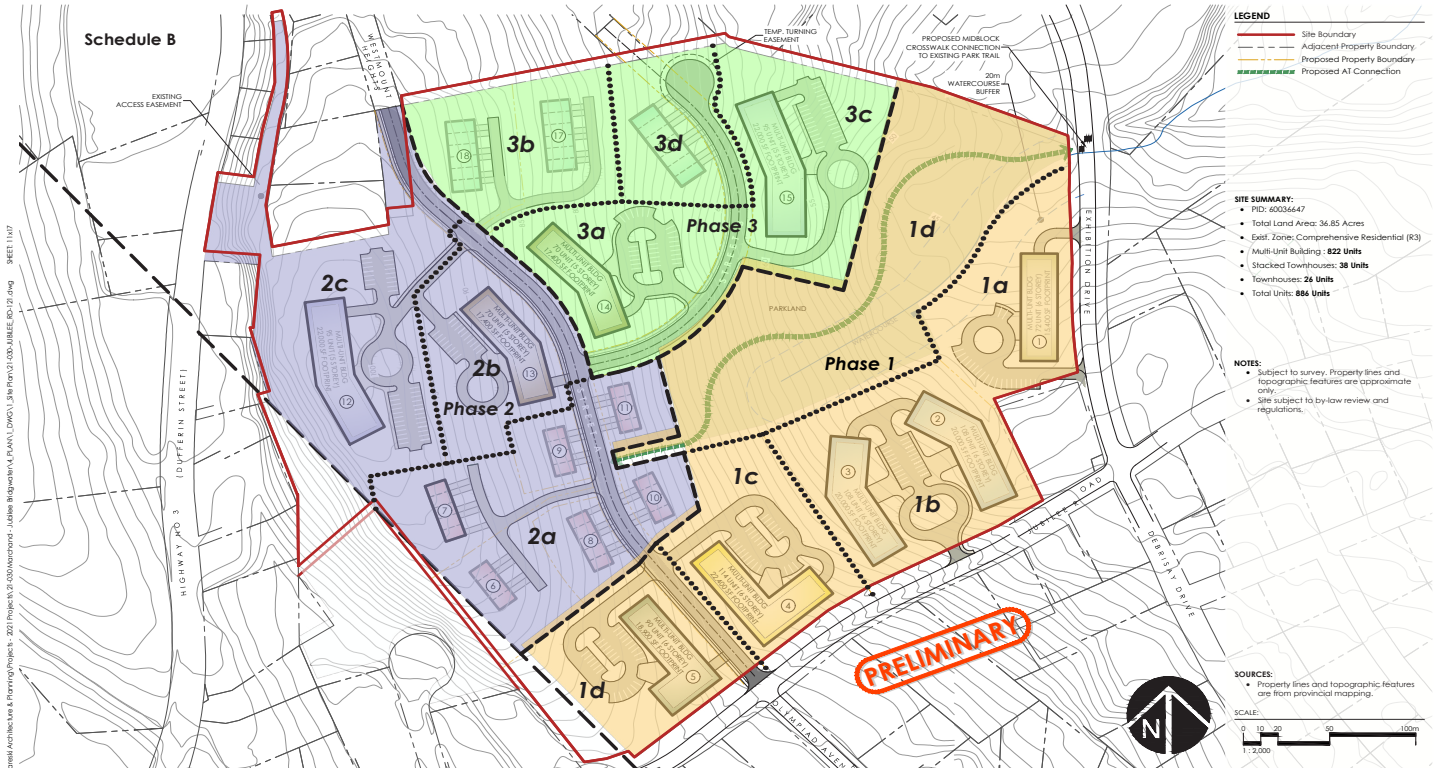


**Avg.
Household Income**
\$70,900



Avg. Age
48.5

DEVELOPMENT DETAILS



PHASE	Phase - 1	Phase - 2	Phase - 3
PHOTO			
UNITS (APPROX.)	Phase 1a: 72 Units Phase 1b: 216 Units Phase 1c: 114 Units Phase 1d: 90 Units Total: 492 Units	Phase 2a: 26 Units Phase 2b: 70 Units Phase 2c: 95 Units Total: 191	Phase 3a: 70 Units Phase 3b: 24 units Phase 3c: 95 Units Phase 3d: 14 Units Total: 203

OFFERING PROCESS

Prospective purchasers are encouraged to sign a Non-Disclosure Agreement (attached or available upon request) to receive more detailed information about the Property including, but not limited to the full Development Agreement and site water and sanitary servicing details.

The offering process of the Jubilee Road Development Land otherwise known as PID # 60036647 is detailed below.

1. Bid date: August 31, 2023

2. Buyer Proposals should be addressed to :

Steven Dexter
c/o Cushman & Wakefield Atlantic
1741 Lower Water Street, Suite 200
Halifax, NS B3J 0J2
sdexter@cwatlantic.com

3. The Vendor shall not be obliged to accept, or respond to, any Proposal received.

4. The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.

5. Decision and award timeline target: September 15, 2023



STEVEN DEXTER
Senior Vice President
902 222 2399
sdexter@cwatlantic.com

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