



# DEVELOPMENT OPPORTUNITY

Dayspring, Nova Scotia

*Prime Residential Development Land For Sale*

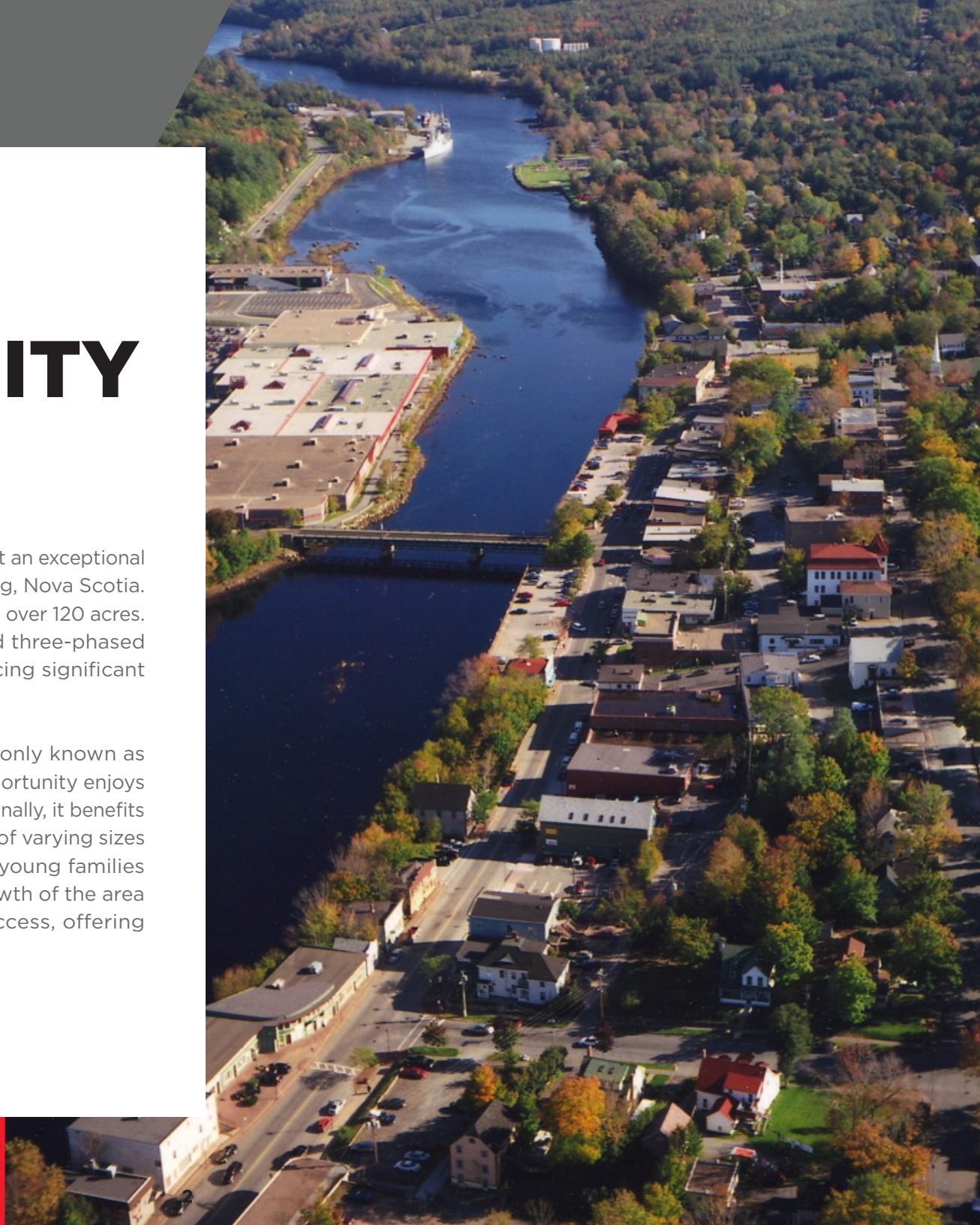




# OPPORTUNITY OVERVIEW

Cushman & Wakefield Atlantic is pleased to present an exceptional residential development opportunity in Dayspring, Nova Scotia. The offering comprises 11 parcels of land spanning over 120 acres. The largest parcel boasts a municipal approved three-phased residential development concept plan, introducing significant new housing options to the area.

Strategically situated along NS Trunk 3, commonly known as LaHave Street, this development/investment opportunity enjoys close proximity to the town of Bridgewater. Additionally, it benefits from a robust rental market that seeks new units of varying sizes to cater to a diverse population, ranging from young families to retirees. The ongoing transformation and growth of the area ensure that this opportunity is primed for success, offering excellent value and potential



# PROPERTY HIGHLIGHTS

Located along NS Trunk 3 (LaHave Street) and the scenic LaHave River, this development land offers unparalleled accessibility. The surrounding residential areas feature both established neighborhoods and emerging new developments. Nearby major commercial centers include the Bridgewater Mall, NSCC Lunenburg Campus, and the expanding Michelin Tire Production Plant.

With the neighboring town of Bridgewater witnessing continued growth and historically low residential vacancy rates, acquiring lands of this size, quality, and density is becoming increasingly rare. Seize

## KEY INFORMATION

- Proposed three-phased development concept plan available for **PID: 60237252**
- Consisting of predominately single & multi-family homes, and one (1) multi-unit condo building.
- Favourable market conditions for new residential buildings in Lunenburg County.
- Strategically positioned to meet the growing demand for housing in the region

**11**  
LAND PARCELS

**124.13 AC**  
TOTAL SITE AREA

**N/A**  
ZONING

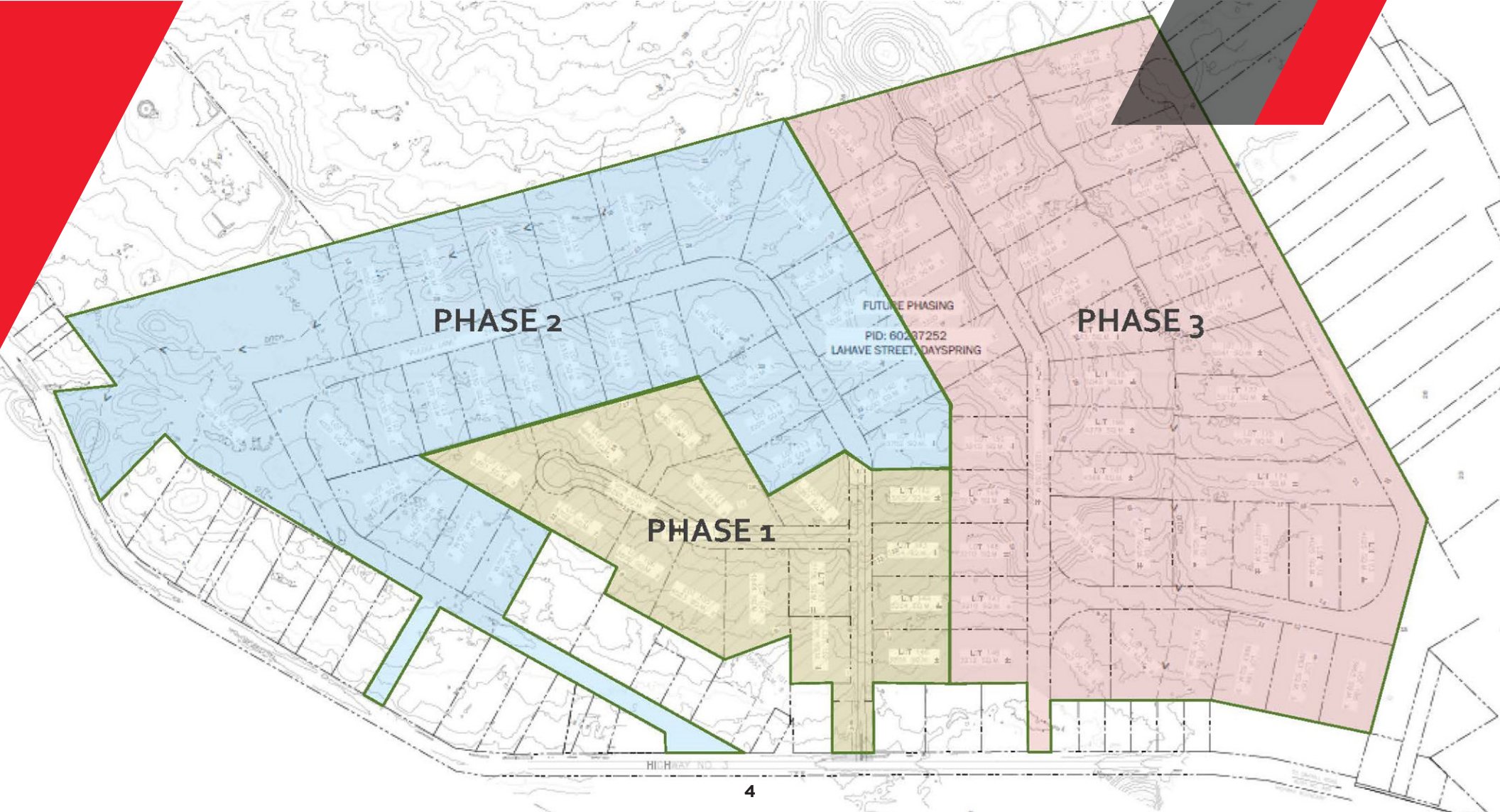
**119 AC**  
CONCEPT PLAN  
AREA

**90**  
APPROXIMATE  
LOT COUNT  
*(Proposed Plan)*



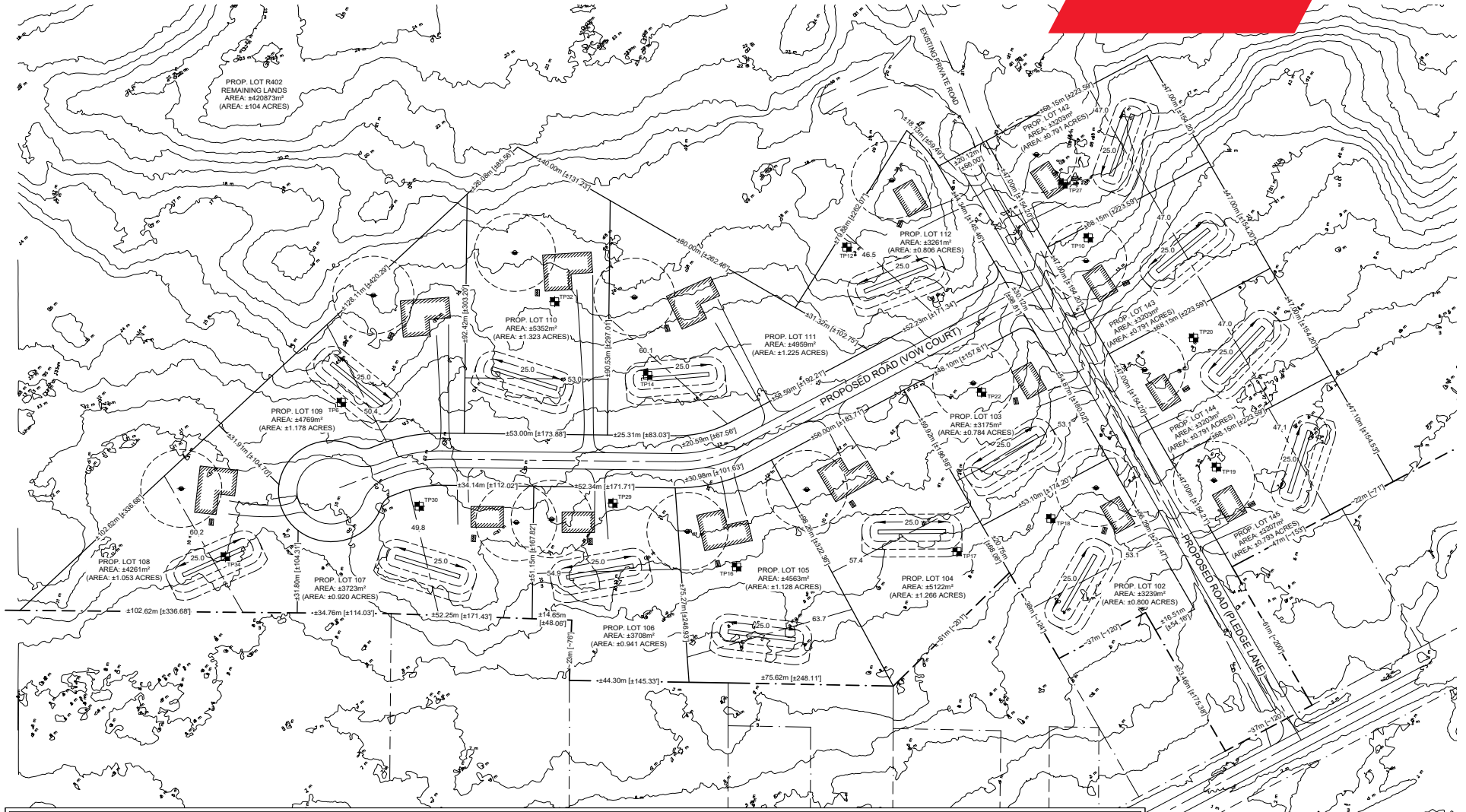
# PROPOSED CONCEPT PLAN

The proposed concept plan boasts a total of 90 rural residential lots, strategically designed in a three-phase roll-out, complemented by a multi-unit condo building. Phase 1 is set to commence with the construction of 15 rural lots as soon as the necessary development approvals are secured. Following this, Phase 2 will introduce an additional 28 rural lots, while Phase 3 will finalize the development with 47 residential lots, offering a diverse mix of both single-family homes and multi-unit properties





# PHASE 1 DRAWINGS

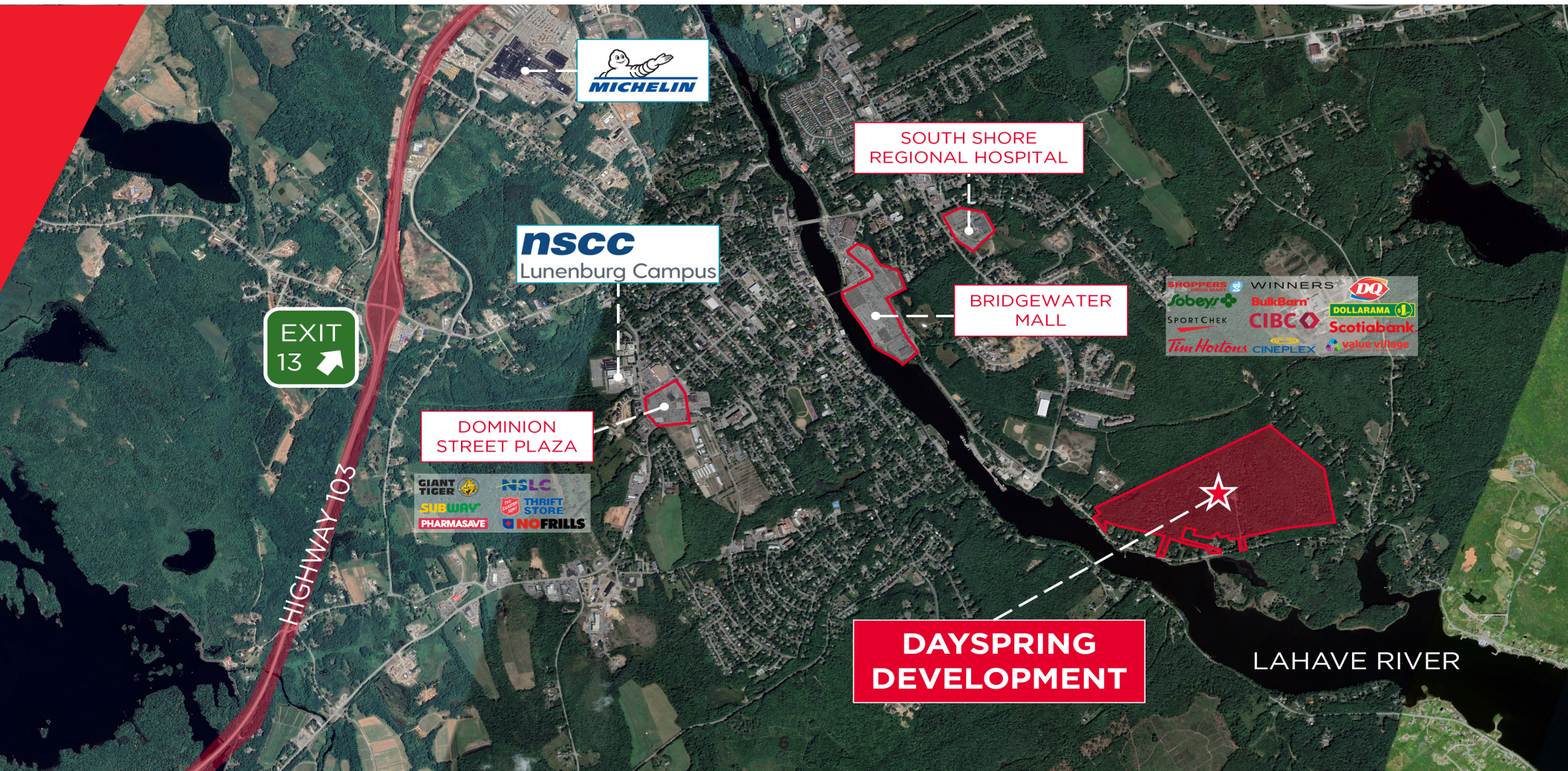




# LOCATION HIGHLIGHTS

Located in the heart of Nova Scotia's South Shore, Dayspring and Bridgewater offer a harmonious blend of serene countryside charm and urban convenience. Dayspring provides a tranquil setting, while Bridgewater, the largest town in Lunenburg County, boasts a thriving community with a diverse range of shops, restaurants, and services. With easy access to major highways and transportation routes, residents enjoy seamless connectivity.

The area also offers a vibrant arts scene, recreational facilities, and proximity to stunning coastal attractions. This strategic location presents an excellent opportunity for residential development, capitalizing on the region's growing popularity and offering the benefits of both a peaceful environment and a bustling town center.





# AREA DEMOGRAPHICS

The area offers a tranquil environment with a low concentration of households and daytime visitors. It's characterized by average-sized families residing in affordable homes. The community predominantly consists of blue-collar workers with average incomes, and the primary age group is the Baby Boomers, aged 54-72. This is a Low Density Suburban market, with grocery stores and banks being the primary commercial establishments in the vicinity

## TABLE NAME



	Population	Medium Household Income	Daytime Population
1 KM   Trade Area	2,408	\$ 62,811.32	1,640
3 KM	8,325	\$ 61,374.03	9,579
5 KM	11,674	\$ 61,493.64	12,908





## Contact Info

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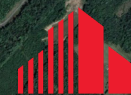
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