

## **PROPERTY HIGHLIGHTS**

Located off McLaughlin Road, exceptional development opportunity on 87-acres of land, strategically located just minutes from the Trans-Canada Highway Its proximity to the University of Moncton makes it attractive option for a developer seeking a vibrant, well-connected community, with convenient nearby amenities and a high quality of life for residents. With existing infrastructure in the vicinity, including essential utilities, the property offers a streamlined development and growth potential.



Site Area: 87 acres

**Zoning:** RR1 - Rural Residential

**PID:** 70471362

Topography: Uncleared





**9 minutes** University of Moncton



**12 minutes** Champlain Mall



**6 minutes** Trans-Canada Hwy



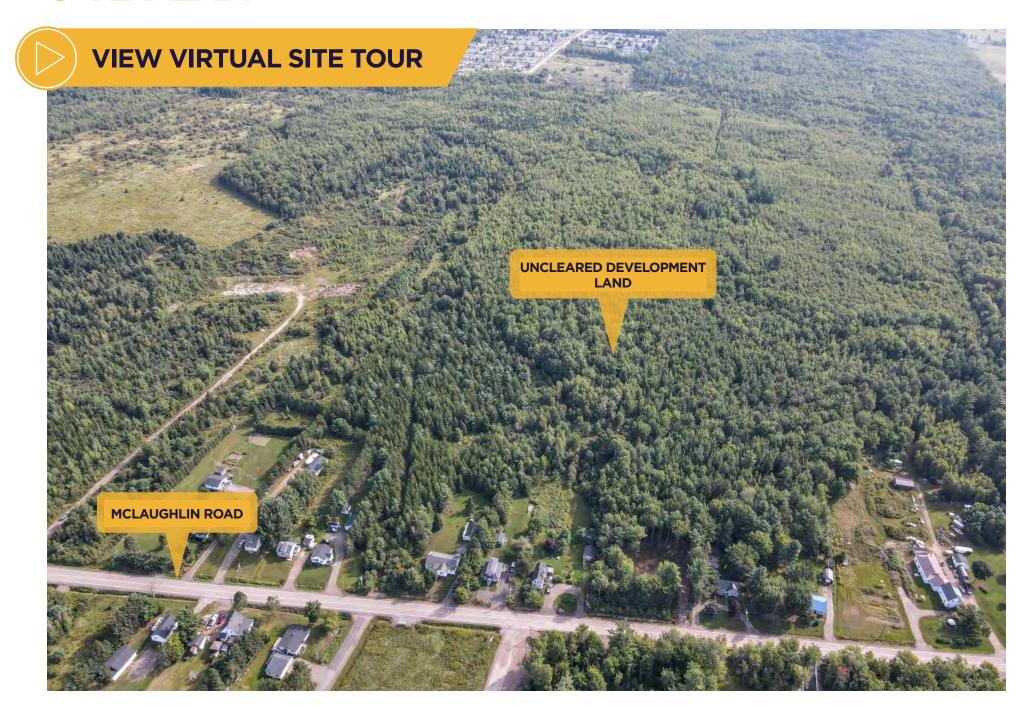
**9 minutes** Avenir Centre





**16 minutes** International Airport

## SITE PLAN



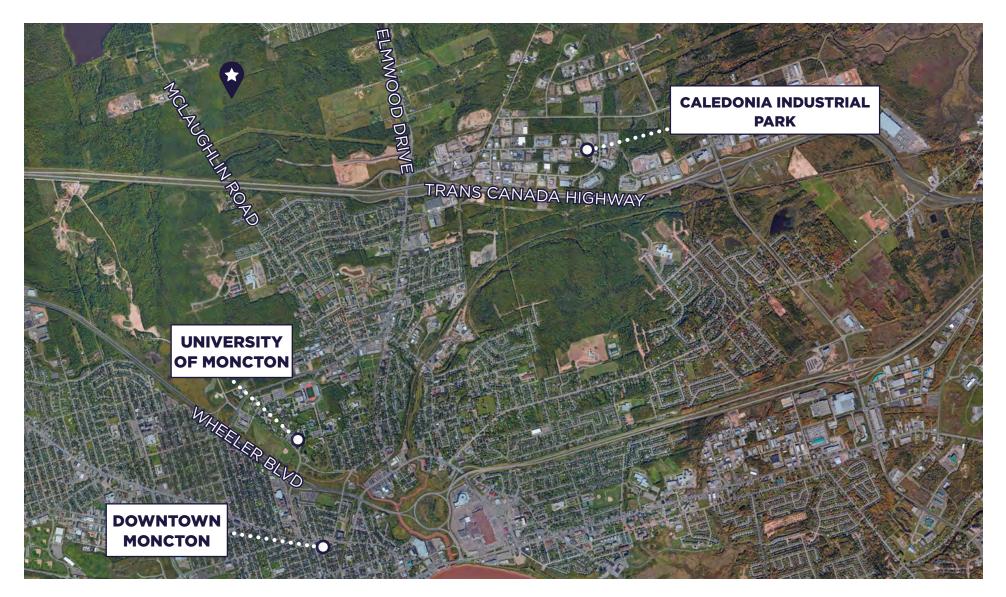






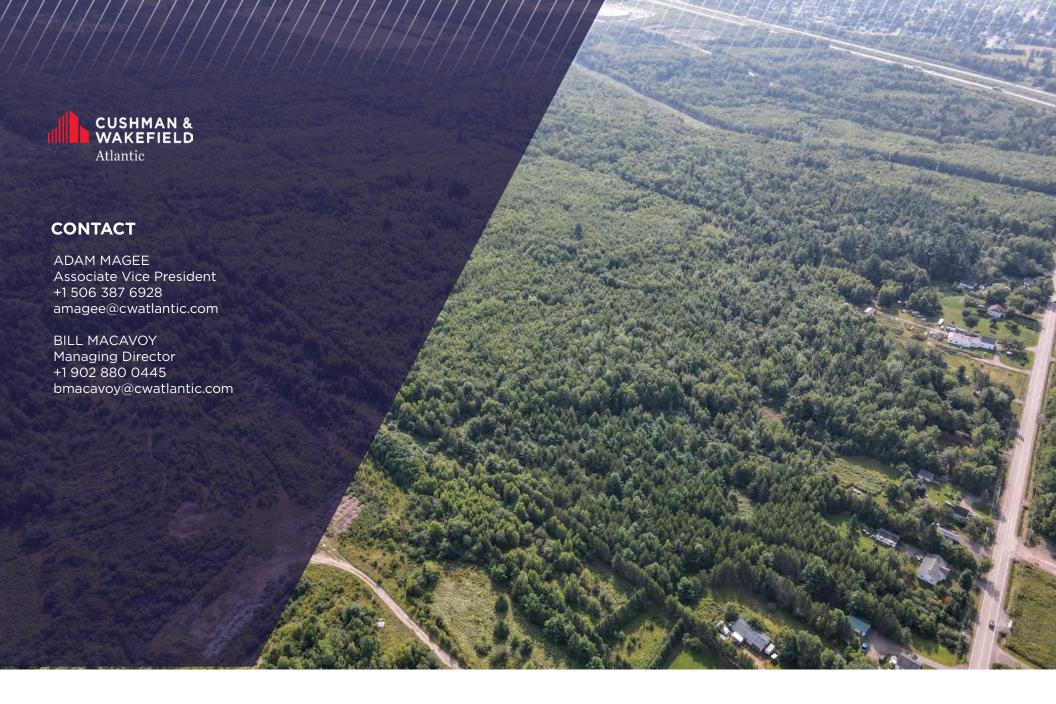


## **AERIAL MAP**



## POTENTIAL FOR VIBRANT RESIDENTIAL COMMUNITY!

Situated in an area poised for growth, the property is in an area with zoned for residential development, providing a solid foundation for turning your vision into reality. The generous size of this parcel provides ample room for a diverse range of residential development options, from single-family homes to more extensive community projects.



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