

FOR SALE

▶ DRONE VIDEO

Sun Rivers Resort Community Kamloops, BC

Highlights

- ▶ Approximately 48 acres of mixed development land.
- ▶ Remaining density of over 279 units.
- ▶ A mix of single family and multifamily housing types.
- ▶ An existing density of over 1,600 units.
- ▶ Bighorn Golf & Country Club situated throughout development

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Sun Rivers Resort Community

Kamloops, BC

The Opportunity

The property represent an opportunity to acquire the remaining development lands located within the existing high-end Sun Rivers Resort Community, which currently has over 1,000 mixed residential units built-out, the popular Big-horn Golf & Country Club and Masons Kitchen & Bar, and the “Village Centre” development land. The remaining development parcels can accommodate a mix of single family, townhouse, and multifamily housing types with a remaining density of over 279 units. An infrastructure agreement between the Sun Rivers Group and Corix, now Nexus through Bluestem Utilities who have purchased the original Run Rivers Utility Company, provide for Corix to provide servicing throughout the resort. The costs associated with the servicing, including electrical, natural gas, domestic and irrigation water, sewer, geothermal, municipal services, and community & neighbourhood maintenance are shared between the Sun Rivers group and Nexus, and once a threshold of 1,000 units is met, these costs will be wholly paid for by Nexus. Therefore, the subject lands present an even greater opportunity to potential developers, to acquire fully serviced sites, ready for development.

Location

The subject property is located throughout the Sun Rivers Resort Community in Kamloops, BC. The properties are 5 minutes from downtown Kamloops.

Property Details

Legal Description

Lot 152, Plan 78619 CLSR.

Land Size

Approximately 48 acres

Property Taxes

Various

Zoning

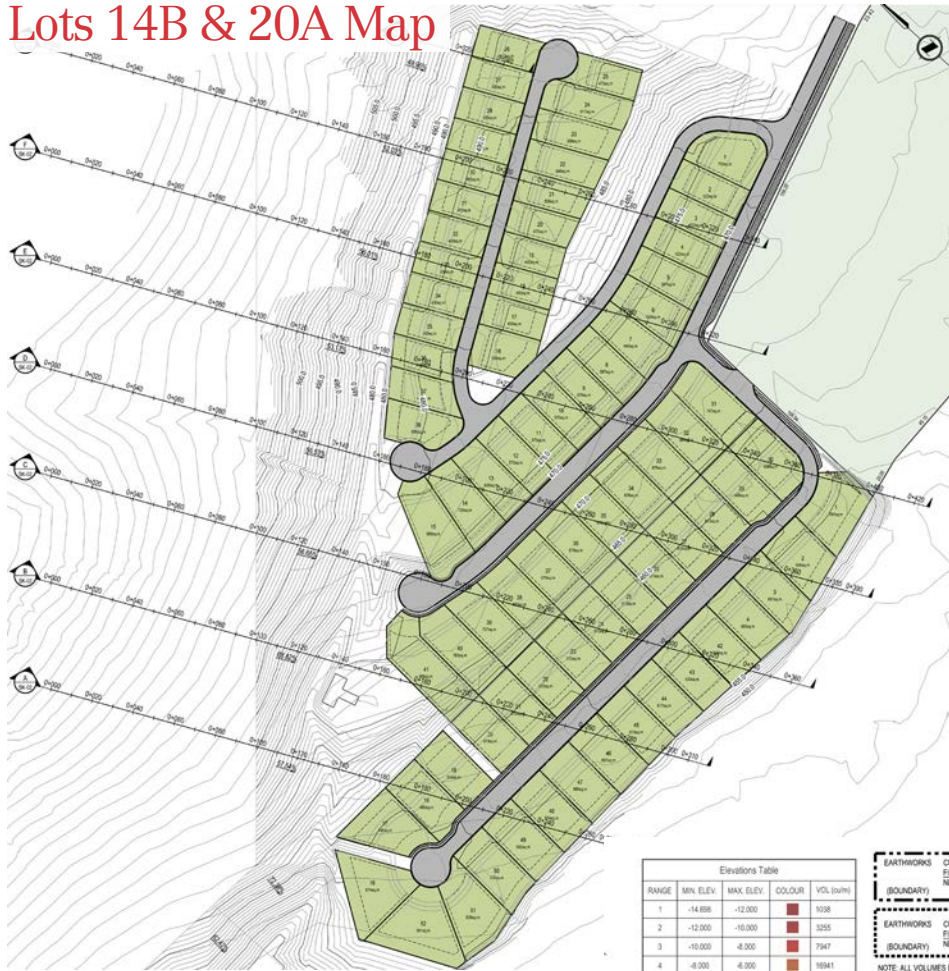
Currently unzoned. The approved proposed uses include single family, townhouse, multi-family, and seniors' housing uses.

Price

Contact Listing Brokers

NAI Commercial

Lots 14B & 20A Map

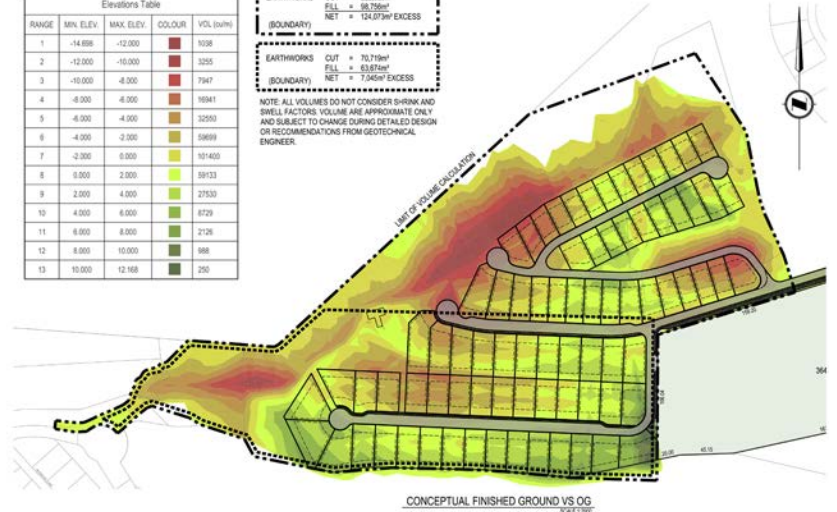


Elevations Table				
RANGE	MIN. ELEV.	MAX. ELEV.	COLOR	VOL. (cu/m)
1	-14.698	-12.000	█	1038
2	-12.000	-10.000	█	3255
3	-10.000	-8.000	█	7967
4	-8.000	-6.000	█	18941
5	-6.000	-4.000	█	32550
6	-4.000	-2.000	█	58699
7	-2.000	0.000	█	101400
8	0.000	2.000	█	58933
9	2.000	4.000	█	27530
10	4.000	6.000	█	8729
11	6.000	8.000	█	2126
12	8.000	10.000	█	968
13	10.000	12.168	█	250

EARTHWORKS
(BOUNDARY)
CUT = 222,829m³
FILL = 68,756m³
NET = 154,073m³ EXCESS

EARTHWORKS
(BOUNDARY)
CUT = 70,719m³
FILL = 63,874m³
NET = 7,845m³ EXCESS

NOTE: ALL VOLUMES DO NOT CONSIDER SHRINK AND SWELL FACTORS. VOLUME ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN OR RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.



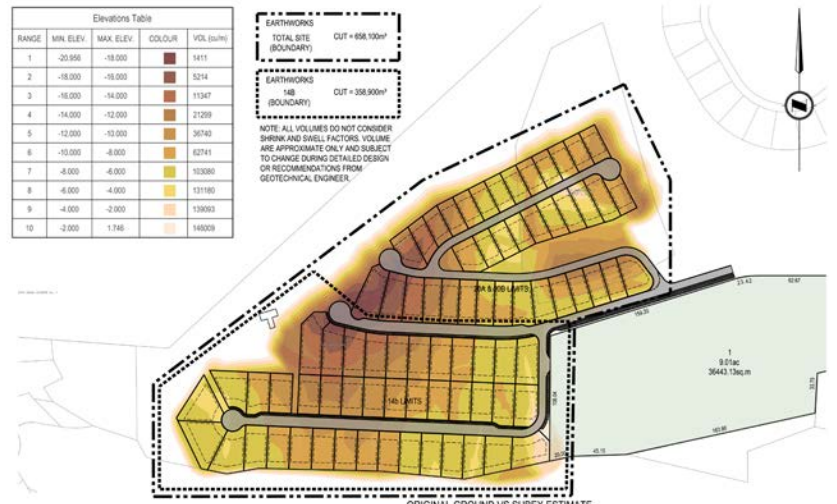
CONCEPTUAL FINISHED GROUND VS OG
SCALE: 1:200

Elevations Table				
RANGE	MIN. ELEV.	MAX. ELEV.	COLOR	VOL. (cu/m)
1	-20.956	-18.000	█	1411
2	-18.000	-16.000	█	5214
3	-16.000	-14.000	█	11347
4	-14.000	-12.000	█	21289
5	-12.000	-10.000	█	36740
6	-10.000	-8.000	█	62741
7	-8.000	-6.000	█	103080
8	-6.000	-4.000	█	131180
9	-4.000	-2.000	█	139393
10	-2.000	1.748	█	148029

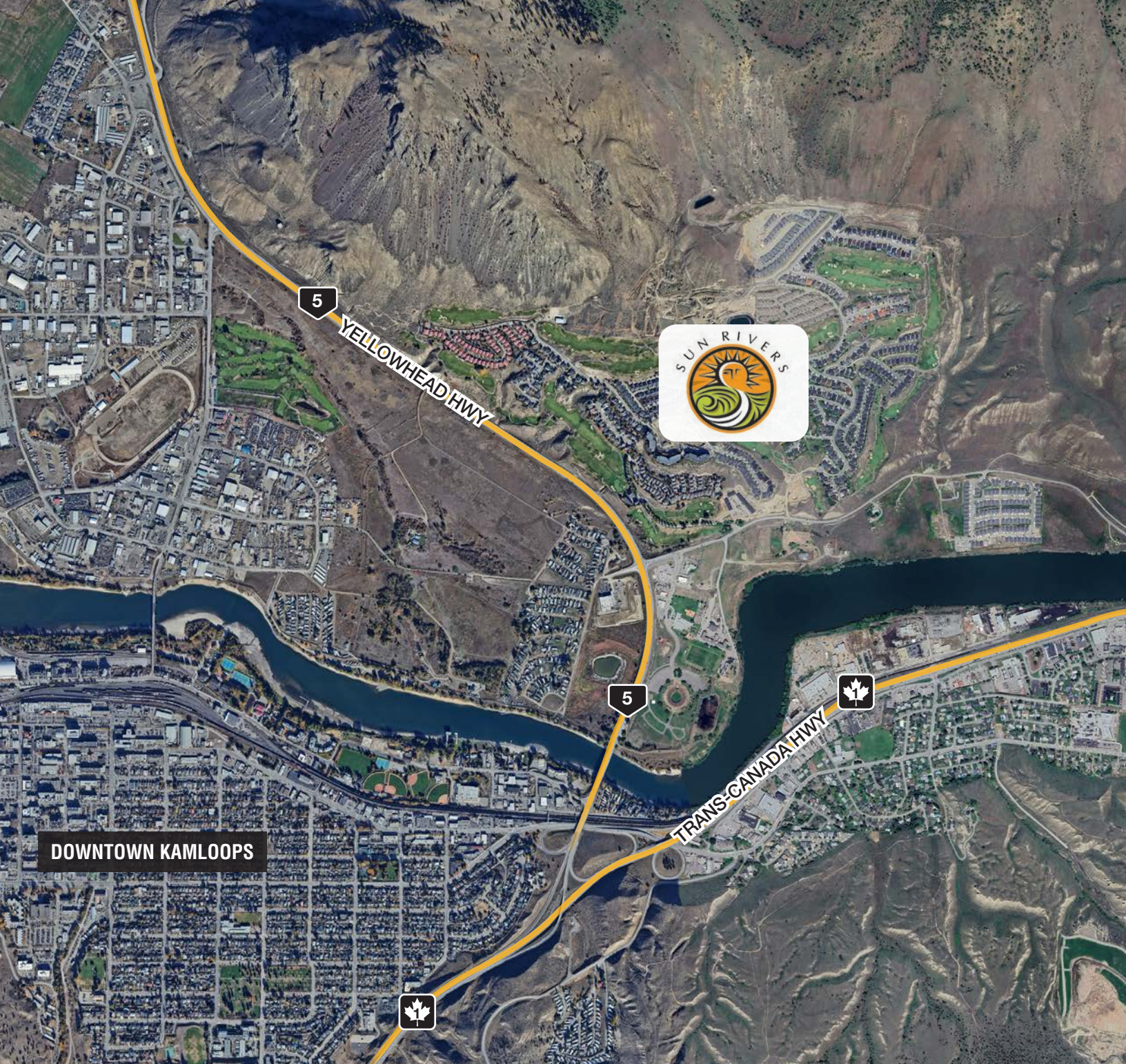
EARTHWORKS
(BOUNDARY)
TOTAL SITE
CUT = 658,100m³

EARTHWORKS
(BOUNDARY)
14B
CUT = 358,909m³

NOTE: ALL VOLUMES DO NOT CONSIDER SHRINK AND SWELL FACTORS. VOLUME ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN OR RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.



ORIGINAL GROUND VS SUBEX ESTIMATE
SCALE: 1:200



DOWNTOWN KAMLOOPS



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