

FOR SALE

66 ACRE DEVELOPMENT SITE

8TH STREET EAST FRONTAGE

HOLMWOOD SECTOR PLAN SASKATOON | SK



OPPORTUNITY

CBRE Saskatchewan is pleased to present the opportunity to purchase 66 acres of development land situated in Phase 1 of the Holmwood Sector Plan. Strategically positioned along 8th Street East and the southern border of the Brighton development, Saskatoon's largest master-planned community, this site is sure to attract mixed-use commercial and high-density residential developments.

HIGHLIGHTS

- + 8th Street Frontage
- + Located directly between Saskatoon newest communities, Brighton and Rosewood
- + Commercial, mixed use and residential development potential.
- + New overpass to be built to the west, providing easy access
- + New BRT system to be developed one block to the east
- + Quick access to major highways and thoroughfares

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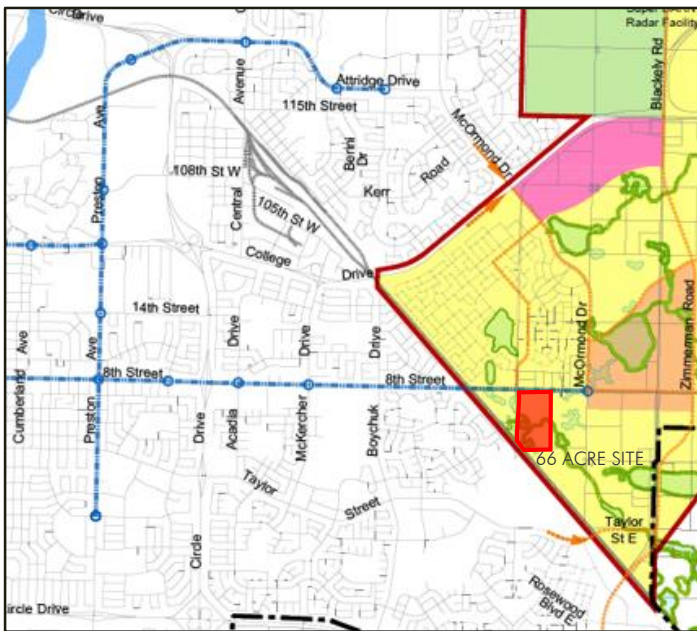
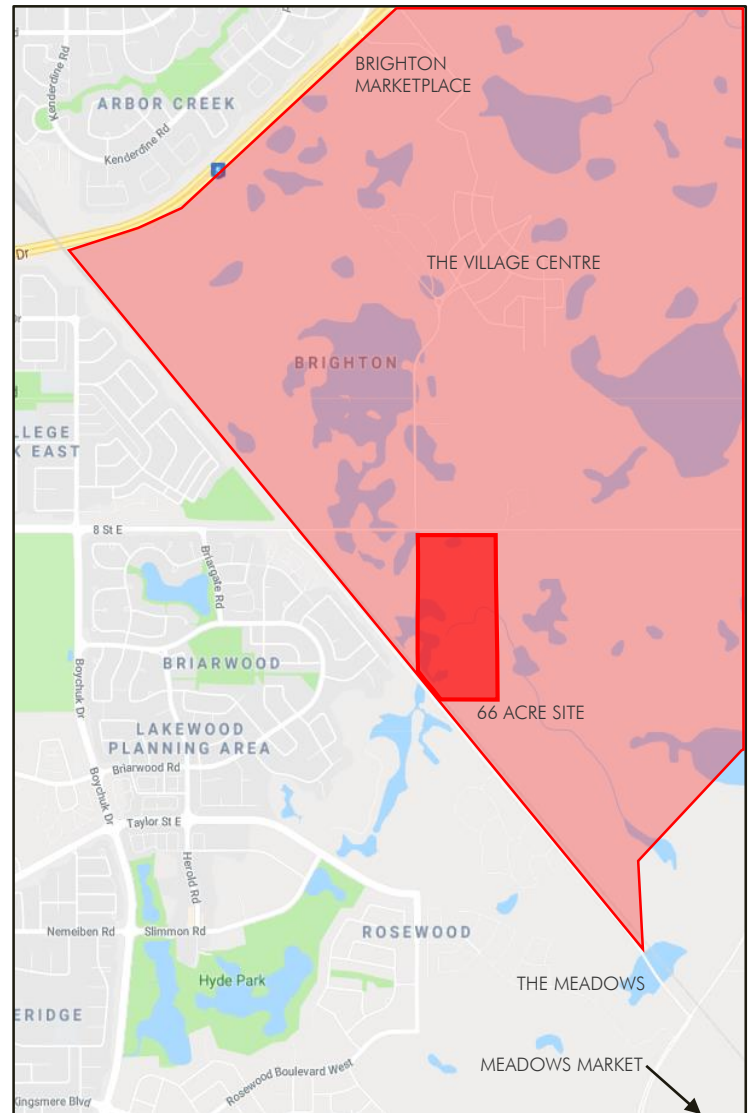


AVAILABLE SITE DETAILS

The most strategic portion of this 66 Acre parcel is situated in Phase 1 of the Holmwood Neighbourhood Development. This area bordering 8th Street East will attract mixed-use commercial and high-density residential developments yielding high land values. The remainder of the site will attract residential developments, similar in density and form to the existing Brighton Development to the north of 8th Street East.

Additionally, the new Bus Rapid Transit System (BRT) is expected to have a large terminal developed by 2020 to the east and allow easy transportation throughout the city.

Location	Holmwood Sector, Saskatoon South side of 8 th St E
Parcel	118555162
Site Size	66 acres
Zoning	FUD
Available	Immediately



 Rapid Transit Corridor

 Holmwood Sector Plan

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OFFICIAL COMMUNITY PLAN

The Holmwood Sector Plan is designed to incorporate vibrant, interconnected neighbourhoods, including the Brighton development, along with a high-quality business park and vibrant mixed-use suburban centre.

Neighbourhoods will integrate existing natural features into green spaces and parks, illustrating a dedication to preservation. Simultaneously, plans for Holmwood align with the City of Saskatoon Growth Plan and its focus of providing opportunities for expansion in an efficient and sustainable manner.



Location	East of Rosewood, Briarwood, College Park East, Arbor Creek, Willowgrove, Evergreen, and the Canadian Pacific Railway's Right of Way; south of Agra (Fleury) Road; west and north of the Perimeter Highway
Area	7,000 acres; 4,400 acres considered developable
Uses	Residential, mixed use, retail, office, schools, parks, transportation and community services
Number of Expected Residences	34,000
Future Population (Estimate)	80,000
Future Employment (Estimate)	10,800



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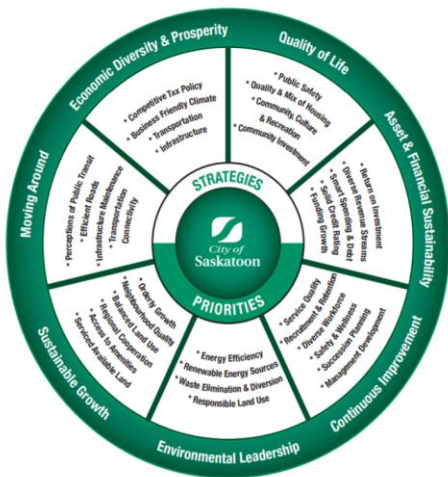
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CITY GROWTH PLAN ALIGNMENT

The Holmwood Sector Plan aligns with the City's *Growth Plan to Half a Million* by ensuring that the city expands eastward, providing balance with western growth and maintaining downtown as the center of Saskatoon. Specifically, the following strategies ensure successful integration within the *Growth Plan*:

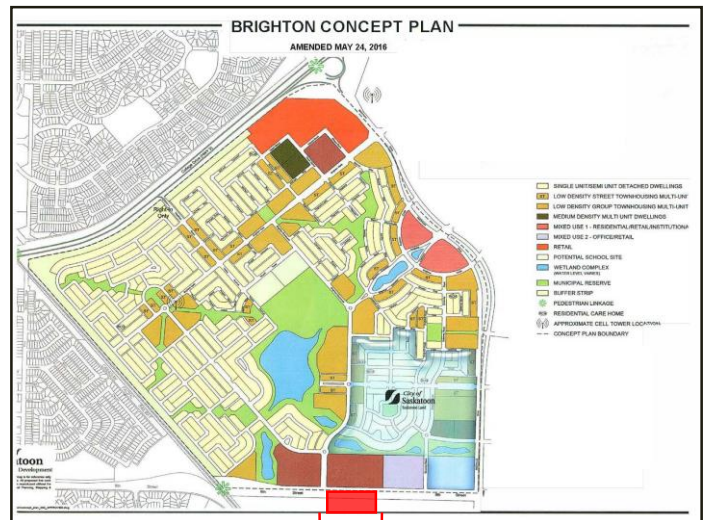
- Implementation of a corridor for 8th Street which incorporates transit focused development through a range of land uses, building densities, dedicated pedestrian and cycling paths and the BRT system
- Creation of substantial employment opportunities through development of multiple commercial and office sectors
- Formation of suburban centres that act as the hub of growth areas
- Establishing easily navigable neighbourhoods that are well connected to the rest of the city



PHASE 1: BRIGHTON

The 66 acre site borders the south side of Holmwood's Phase 1, the Brighton development. Brighton is set to become the largest master-planned community in Saskatoon. It will be home to 15,000 residents and will blend natural surroundings with modern amenities, shopping, and contemporary offices. Community highlights include:

- The Brighton Marketplace with 250,000 SF of retail
- The Village Centre with 100,000 SF of office and a total of 500,000 SF of mixed use space
- 82 acres of parks, 41 acres of ponds, and an outdoor amphitheatre
- Schools and state-of-the-art recreational facilities
- A system of bike paths



TOP OF AVAILABLE SITE

Population Estimates

Radius

Year	3 kms	5 kms	10 kms
2017	32,697	81,839	210,504
2022	39,604	96,068	234,389
2027	47,399	110,756	257,919

Average Household Income: \$121,535

8TH STREET CORRIDOR AND BRT

The subject site runs along the south side of 8th Street East. The Plan outlines the build out of a "transit village" including, BRT facilities, that will enable the suburban center to be the end point of 8th Street East. The BRT routes will connect to inner city destinations and will run in 5 to 10 minute intervals during commuter rush times.

Additionally, the Plan calls for a development of a commercial area along 8th Street to provide local residents with shopping centre services.



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VISION & LAND USE

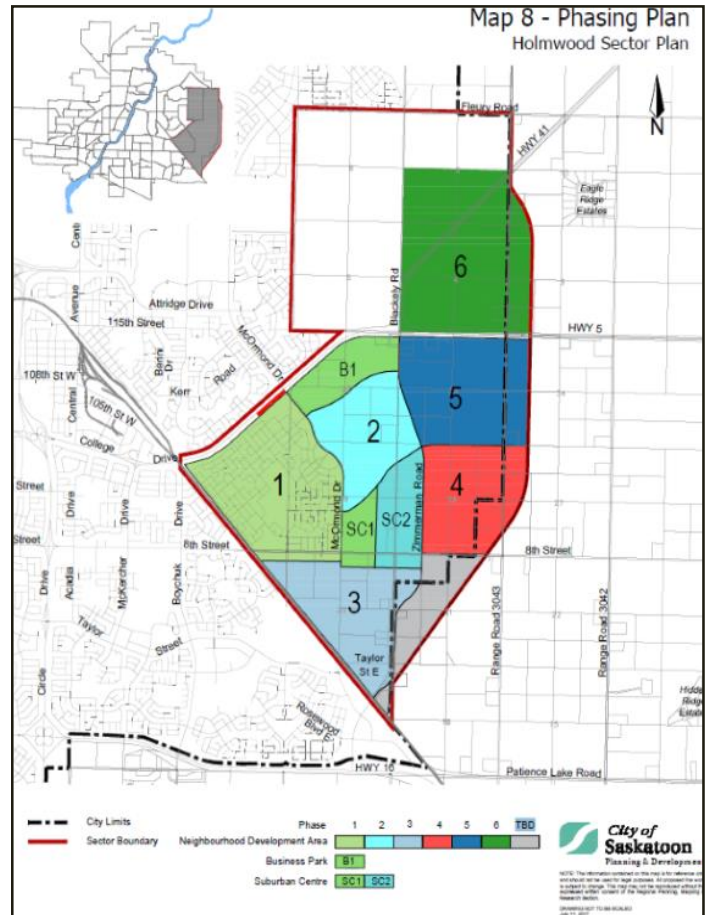
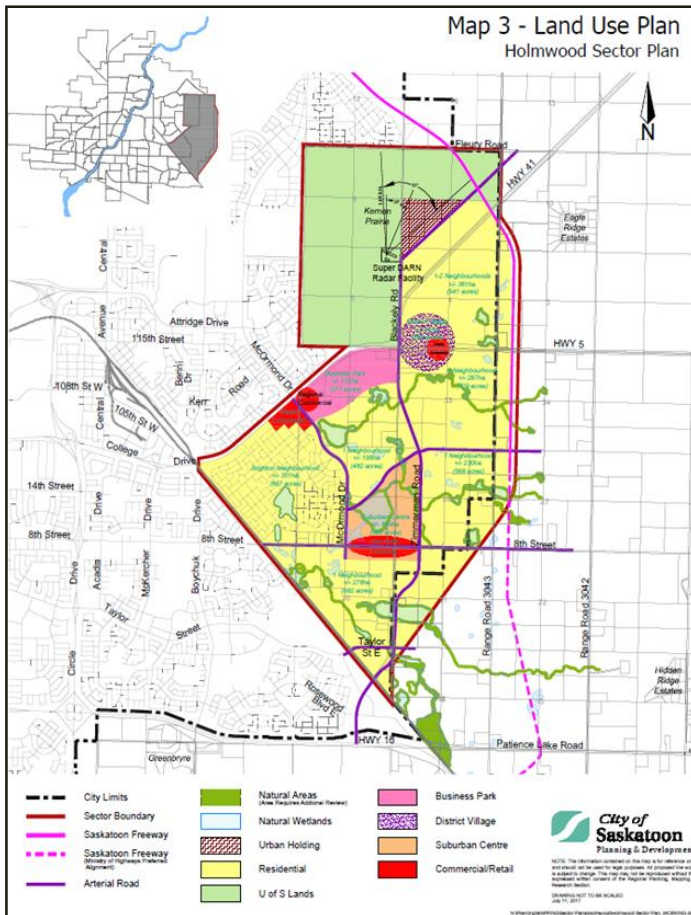
The vision for Holmwood was developed to articulate examples of features that are consistent with intended land use:

- Preserving & integrating nature: green infrastructure, wetlands, and habitat preservation
- Transportation options: Bus Rapid Transit Corridor (BRT), transit priority lanes, and dedicated bike lanes
- Complete communities & streets: mixed use along major roadways, sidewalk amenity space, suburban main street, and parks
- Regional employment & retail: urban business park, public square, indoor activity centre, lifestyle village and regional retail

SIX PHASES OF DEVELOPMENT

The Holmwood Sector Plan identifies development in six neighbourhood areas/phases which incorporate:

- A suburban centre with commercial corridor
- A business park
- A district village
- Streets that act as focal points for activity, connecting adjacent development areas and offer transportation options
- Agricultural lands
- Existing natural areas



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