

HIGHWAY COMMERCIAL DEVELOPMENT LAND

DYSART COURT
Shediac, New Brunswick

ONE. Commercial presents a 7.47-acre highway commercial development opportunity comprised of three (3) parcels in Shediac, New Brunswick.

Positioned approximately 25 km northeast of Moncton, the property sits within one of Atlantic Canada's most active coastal growth markets, supported by sustained residential expansion and a tourism-driven regional economy.

Strategically located near the convergence of Routes 11 and 15, the site benefits from direct connectivity to the Greater Moncton area and lies along the primary corridor linking southeastern New Brunswick to the Confederation Bridge and Prince Edward Island. This positioning captures both year-round local demand and high-volume seasonal interprovincial traffic, providing a meaningful advantage for fuel, convenience retail, and quick-service restaurant formats.

The Dysart Court lands are offered at **\$895,000.**

For additional information, please contact:

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Downtown Shediac

NB HIGHWAY 11
NB HIGHWAY 15

ROUTE 132

Seaside Chevrolet

DYSART COURT



Shediac continues to emerge as one of Atlantic Canada’s most compelling small-market growth stories, underpinned by strong population expansion (+13.1% from 2016–2021) and an active construction cycle reflecting durable housing demand.

Municipal reporting indicates approximately **\$111 million in building permit value in 2025**, including significant multi-family development. This acceleration in rooftops directly supports convenience retail, quick-service restaurant (QSR), and service-commercial uses that depend on consistent daily traffic.

Long-term growth fundamentals are further reinforced by major institutional investment, including the new English K-12 school near Highway 15, which is expected to catalyze additional residential and commercial expansion in the surrounding area.

Beyond local growth, the property’s location along Routes 11 and 15 positions it on the primary transportation corridor connecting the Greater Moncton region to the Confederation Bridge and Prince Edward Island. This exposure introduces an additional layer of demand through seasonal tourism and interprovincial traffic flows, strengthening the viability of fuel, QSR, and highway-oriented commercial concepts.

Within this context, the 7.47-acre, three-parcel offering provides the scale and flexibility to execute a phased, multi-component development program, including:

- High-visibility commercial frontage suitable for QSR pads and/or fuel and convenience uses
- Integrated multi-residential density to create built-in daily traffic
- Potential mixed-use elements aligned with municipal growth and infrastructure objectives

Shediac’s commercial zoning framework (including General Commercial and related designations) accommodates a broad range of uses, subject to purchaser verification of permitted uses, servicing capacity, and required approvals.

13.1%

Population Growth
(2016-2021)

\$111M

Building Permits
(2025)

SCALE

Total of 7.47 ac.
Over 3 lots

GROWTH

Strategic Area in
service node

ROUTE 132

HARBOURVIEW DRIVE

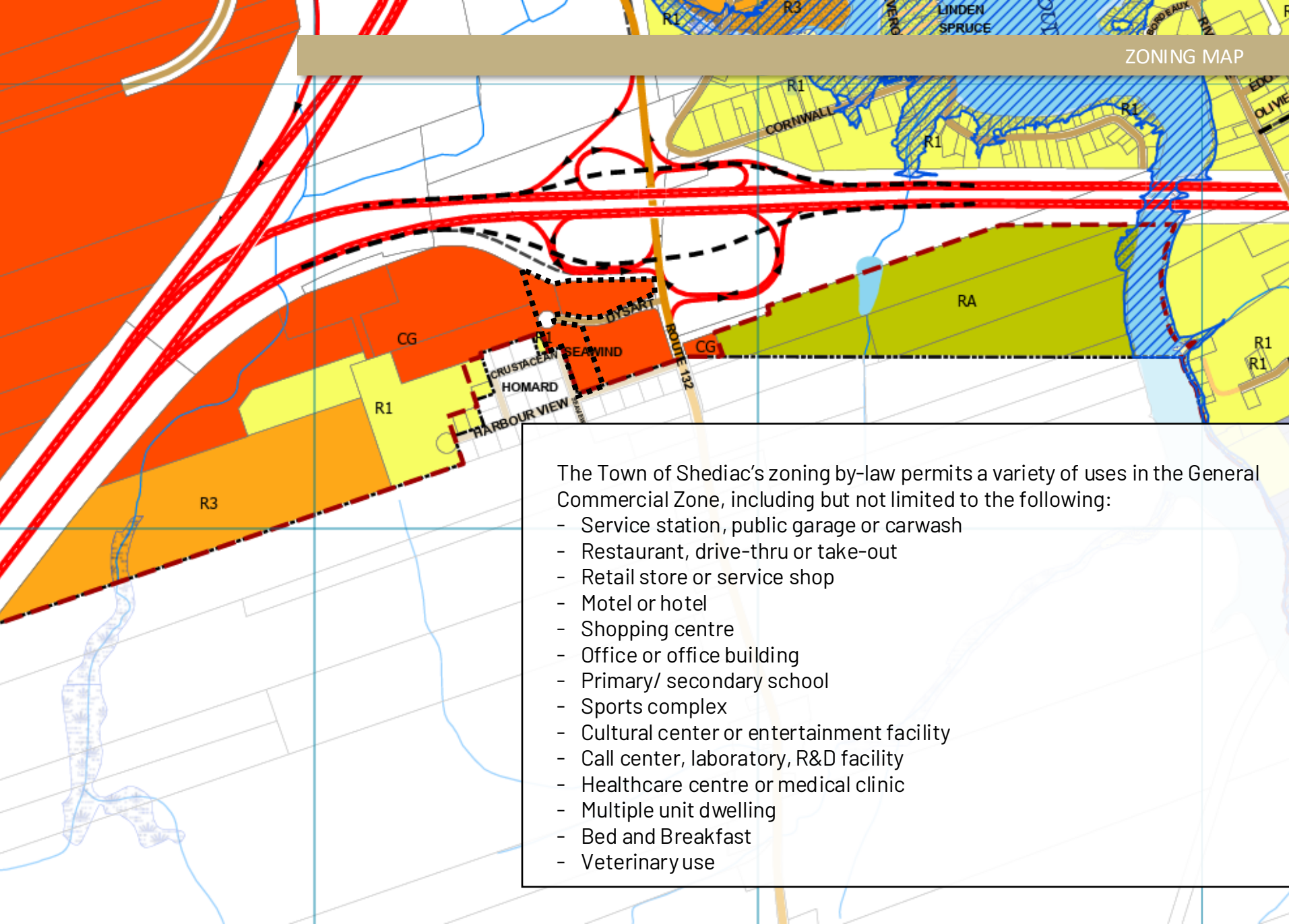
DYSART COURT

+/-3.61
Acres

+/-2.62
Acres

+/-1.24
Acres





The Town of Shediac's zoning by-law permits a variety of uses in the General Commercial Zone, including but not limited to the following:

- Service station, public garage or carwash
- Restaurant, drive-thru or take-out
- Retail store or service shop
- Motel or hotel
- Shopping centre
- Office or office building
- Primary/ secondary school
- Sports complex
- Cultural center or entertainment facility
- Call center, laboratory, R&D facility
- Healthcare centre or medical clinic
- Multiple unit dwelling
- Bed and Breakfast
- Veterinary use

Land Development Opportunity

DYSART COURT

Shediac, New Brunswick

For more information

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ONE.

**CENTURY 21
COMMERCIAL.**
Generation

