

FOR SALE

**LONDON**  
**PACIFIC**



ASHCROFT | BC

# 16.65 ACRES DEVELOPMENT LAND

GOVERNMENT ST, ASHCROFT, BC



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# SUMMARY

Gross Site Area

16.65 Acres  
(725,274 Sq ft)

Neighbourhood

Village of Ashcroft

Current Zoning

R-1

Potential Development

Master planned community with  
single to multi family homes

Timeline to rezone (if applicable)

3 months

Services

Water and electricity on site,  
sewer and stormwater at lot line

Price

\$5,500,000

London Pacific is pleased to present for sale this substantially sized parcel of land within the limits of the village of Ashcroft, BC, already zoned for single family homes, and in addition is available for higher density.

The site consists of gently sloping land which has been newly subdivided and recently rezoned to R-1 allowing single family homes with the intended lot sizes of around 525m<sup>2</sup> (5,650 sqft) which on this 16.65 acre site would allow a possible development of over 120 SFH units.

As per the R-1 zoning, these are intended to be a good mix of home sizes ranging from smaller homes or duplexes, with or without an accessory dwelling unit on each site, allowing attached or detached suites available for short or long term rentals.

However as the Village of Ashcroft is in desperate need of new housing, they are very open to the suggestion of increasing density to allow for some townhouses, and as RM-1 zoning allows up to 75 uph (+/-30upa) there is potential to put together a spectacular master planned community.

If a zone change was made to a portion of the site to RM-1 there would be a great deal of extra possibilities open, which effectively would allow residential properties from duplexes to apartments up to 5 stories.

Being adjacent to an already well-established subdivision, means that all services are either at the lot line or are already on site.





## THE SITE

# DEVELOPMENT POTENTIAL

## Housing Opportunity

The housing needs of the Town of Ashcroft are being driven by various large local organisations, namely and in part;

- The Ashcroft Terminal (member of the PSA Group, and the largest inland intermodal transportation hub in Western Canada)
- Desert Hills Ranch (Agricultural)
- The School District #74
- Highland Valley Copper Mine (part of the TECK Group)
- Koppers Inc. (Worldwide distributors of treated wood products)
- IG Machine and Fibres Ltd (IKO Industries Ltd)

As a result of the high need for housing and ability of the Village to work with a potential developer, any rezoning or other applications would be handled extremely expeditiously, with a rough timeline and goal of 3 months for rezoning.

## Hotel Opportunity

A study undertaken by the Village of Ashcroft in 2018 by HVS concluded that due to the extreme lack of accommodation and inconsistency of supply of bed and breakfast locations, there was at that time a need for a new hotel facility within the Village of Ashcroft, and the extensive report proposed a new hotel with some 64 rooms.



## THE SITE

# LOCATION

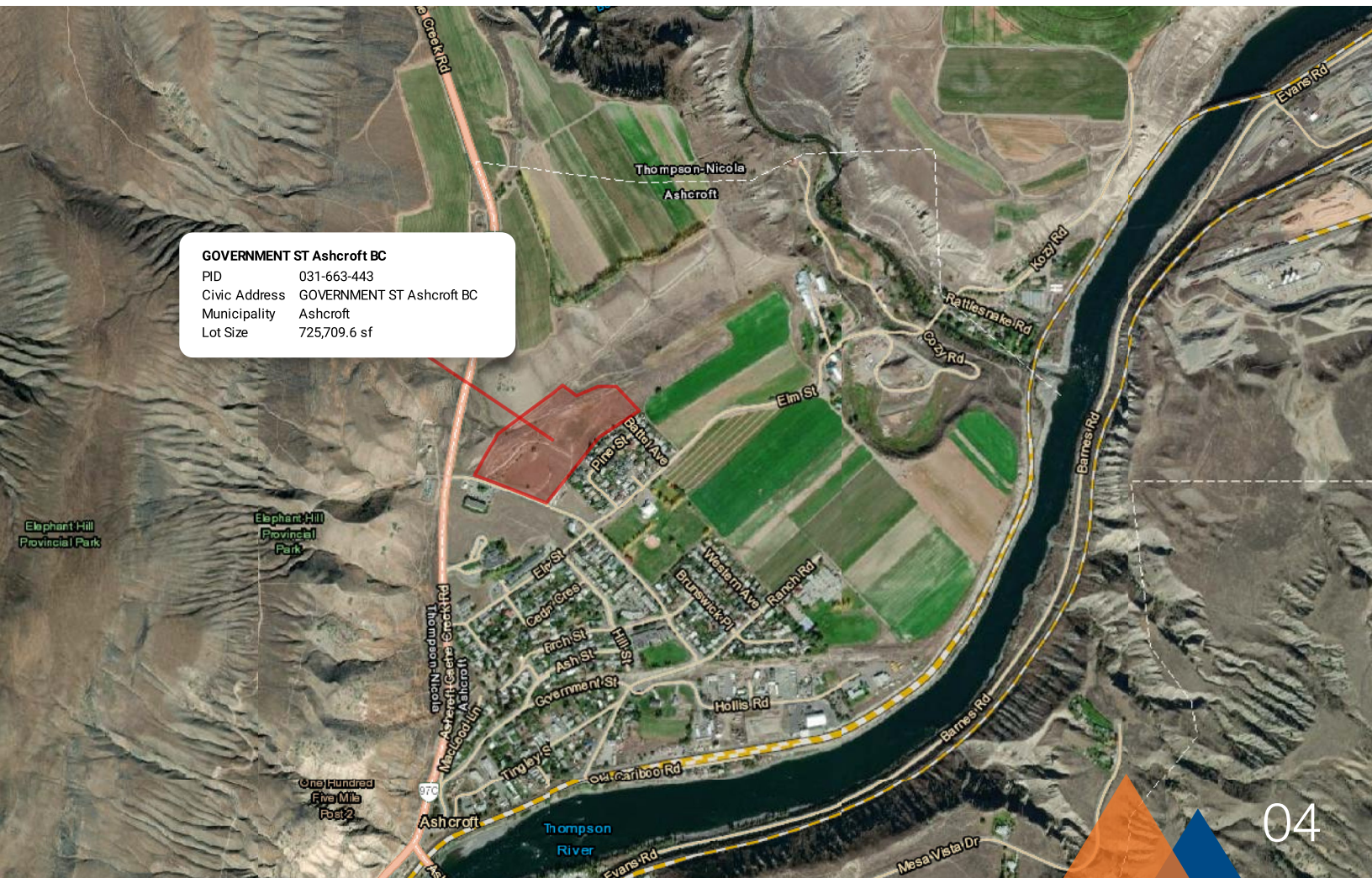
GOVERNMENT ST,  
ASHCROFT, BC



The village of Ashcroft is located just an hour from Kamloops, two-and-a-half hours from the Okanagan, and four hours from Vancouver. This means being close to major cities and centres, but far enough away to provide a peaceful, small town community atmosphere where one is guaranteed to get friendly smiles and a warm welcome wherever you go.

Population is growing but lately has been stalled as there is a major lack of available housing in the village. So much so in fact, that many of the employees at all of the major employers live out of town and there are many who travel from as far away as Kamloops, an hour's drive away, Clinton which is 40 minutes and Logan Lake, also 40 minutes drive from Ashcroft.

According to the research undertaken by the Village, population has however increased by some 7% between 2016 and 2021, and due to aggressive employment growth tactics being taken by the major employers the population is set to increase dramatically and is currently being limited only by if housing availability for both rental and ownership.





THE FAST GROWING COMMUNITY

# ASHCROFT

- A A great place to live.
- S Strategic location – rural living with urban proximity.
- H Historically rich.
- C Capacity for new developments.
- R Competitive cost and ease of doing business.
- O One of the most diverse small-town economies in BC.
- F Fullsome primary industries: Transportation, Agriculture, Lumber, Manufacturing & Mining.
- T Transportation: established roadways & railways for all industries and business.

## LOCATION



**1hr • Kamloops**

93 km / 57 miles

**1.2hrs • Merritt**

104 km / 64 miles

**2.5hrs • Kelowna**

230 km / 142 miles

**4hrs • Vancouver**

330 km / 205 miles

**5hrs • Prince George**

449 km / 279 miles



Strategically located 6.5 km  
from Hwy 1 on Hwy 97C



Trans modal Inland Port servicing  
CN and CP Rail Mainlines,  
Ashcroft Terminal



Arrow Transport Terminal and  
Trimac Trucking

## CLIMATE



Warm summers (average  
July temperature 29°)



Mild winters (average  
December temperature 2°)



Average yearly rainfall 213 mm



Average yearly snowfall 30 cm

*British Columbia  
Canada*

PRINCE GEORGE

QUESNEL

**ASHCROFT**

KAMLOOPS

MERRITT

VANCOUVER

KELOWNA

SEATTLE





## THE ASHCROFT TERMINAL

As a member of the world's leading port group PSA International the Ashcroft Terminal is the only private terminal in Canada with CP & CN mainlines running directly through it and is a 320 acre industrial terminal which has been steadily growing since its inception in 2001.

In 2021 the largest container importer in Canada Canadian Tire, acquired a 25% stake in the Terminal and they are currently constructing 120,000 sq ft import cross-dock and warehouse facilities on site scheduled for completion in 2023.

The Ashcroft Terminal is the largest trans modal inland port in Western Canada and is the gateway to Asia, the US and Eastern Canada for major industries including forestry, agriculture, mining, oil and gas, and construction and building materials.

Ashcroft Terminal is currently one of the largest employers in Ashcroft with some 70 full time and over 100 contractors employed, and with the current expansion program will be aggressively looking for a high number of extra employees.







## POPULATION



| Year | Ashcroft | Regional District |
|------|----------|-------------------|
| 2021 | 1,670    | 143,680           |
| 2016 | 1,558    | 132,862           |
| 2011 | 1,628    | 128,493           |

## HOUSEHOLD SIZE



| Size, 2016 | Ashcroft | BC  |
|------------|----------|-----|
| 1 person   | 34%      | 29% |
| 2 persons  | 44%      | 35% |
| 3 persons  | 10%      | 15% |
| 5 persons  | 6%       | 13% |
| 5+ persons | 3%       | 8%  |
| Avg. Size  | 2.0      | 2.4 |

## LABOUR FORCE & EMPLOYMENT



|                    | Ashcroft | Regional District |
|--------------------|----------|-------------------|
| Labour Force       | 635      | 67,655            |
| Employed           | 585      | 61,955            |
| Participation Rate | 45.5     | 62.0              |

Ashcroft's labour force has been extremely steady, with people remaining in the community, while also having the benefit of attracting new residents and expanding the labour pool of Ashcroft and the surrounding area (Thompson Nicola Regional District).



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