



ALASKA HIGHWAY, HIGHWAY 97

## BRAND NEW RETAIL OPPORTUNITIES

- Medium Box & Anchor positions available on site
- Pad CRU and drive-thru opportunities with exceptional exposure
- Located on key intersection of the Alaska Highway
- Lots for sale

## The Hub at Parkwood

Parkwood Drive Fort St. John, BC

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# TRADE AREA POPULATION 229,500

ALBERTA

**FORT NELSON**  
4,514

57 WONOWON

197 BLUEBERRY RIVER  
FIRST NATIONS

172 HALFWAY RIVER  
FIRST NATION

118 DOG RIVER  
FIRST NATION

1,697 CHARLIE LAKE

735 CLAIRMONT



**FORT ST. JOHN**  
22,283

DECIL LAKE

**STA NORTH**  
4,500

**PTA**  
75,000

**STA EAST**  
150,000

142 BALDONNEL

**PEACE RIVER**  
7,262

3,683 SITE C DAM

1,559 TAYLOR

**FAIRVIEW**  
3,129

GRIMSHAW

1,065 HUDSON'S  
HOPE

**DAWSON CREEK**  
13,115

835 POUCE COUPE

2,657 CHETWYND

2,208 TUMBLER RIDGE

VALEYVIEW

HIGH PRAIRIE

**GRANDE PRAIRIE**  
63,166

GRANDE CACHE

BRITISH  
COLUMBIA

# THE HUB OF OPPORTUNITY

## FORT ST. JOHN

### SITE PROJECT

8500 FUTURE RESIDENTS

#### Sub-Zone A

Mixed Use Village Centre

#### Sub-Zone B

The Hub

#### Sub-Zone C

Parkwood Residential

#### Sub-Zone D

Fish Creek Recreational Area

Fish Creek  
Community Forest



Avg. Household Income \$138,185



Avg. Median Age 31.4



Total Population 24,218



Total Expenditure \$1,480,519.835



7% Population Increase in 2023  
over 5-year period

### HIGH DENSITY MULTIFAMILY SERVICED BY THE HUB

**TRUMP GARDENS CONDOS**  
50 unit multi-family project

**PANORAMA HEIGHTS**  
100 condominium units,  
126 townhome units and  
10 duplexes

**SIGNATURE POINTE &  
SIGNATURE POINTE 2**  
102 Units

#### CURRENT POPULATIONS:

**530**  
400m (5min walking distance)

**2,130**  
800m (10min walking distance)

#### FUTURE POPULATIONS (including Parkwood):

**4,730**  
400m (5min walking distance)

**11,380**  
800m (10min walking distance)

Alaska Hwy

242 Road

269 Road

Old Fort Road

100 St

112 Ave

100 Ave

Airport Road

72 St

Alaska Hwy



for servicing to many  
major communities,  
towns, and cities outside  
of Fort St. John

**15,000** ANNUAL AVERAGE DAILY  
TRAFFIC COUNT AT HIGHWAY 97

33,050 Projected Annual Average Daily Traffic at Highway 97  
20,690 Projected Annual Average Daily Traffic at Parkwood Boulevard



# PHASE 1 THE HUB AT PARKWOOD

**NOW SELLING  
PHASE 1 LOTS  
WILL BUILD TO SUIT**



**1,290,000** SQ. FT.  
of development potential



**36.8 AC**  
Available for Purchase



Flexible Lot  
Sizes From  
**0.63 to 14 acres**



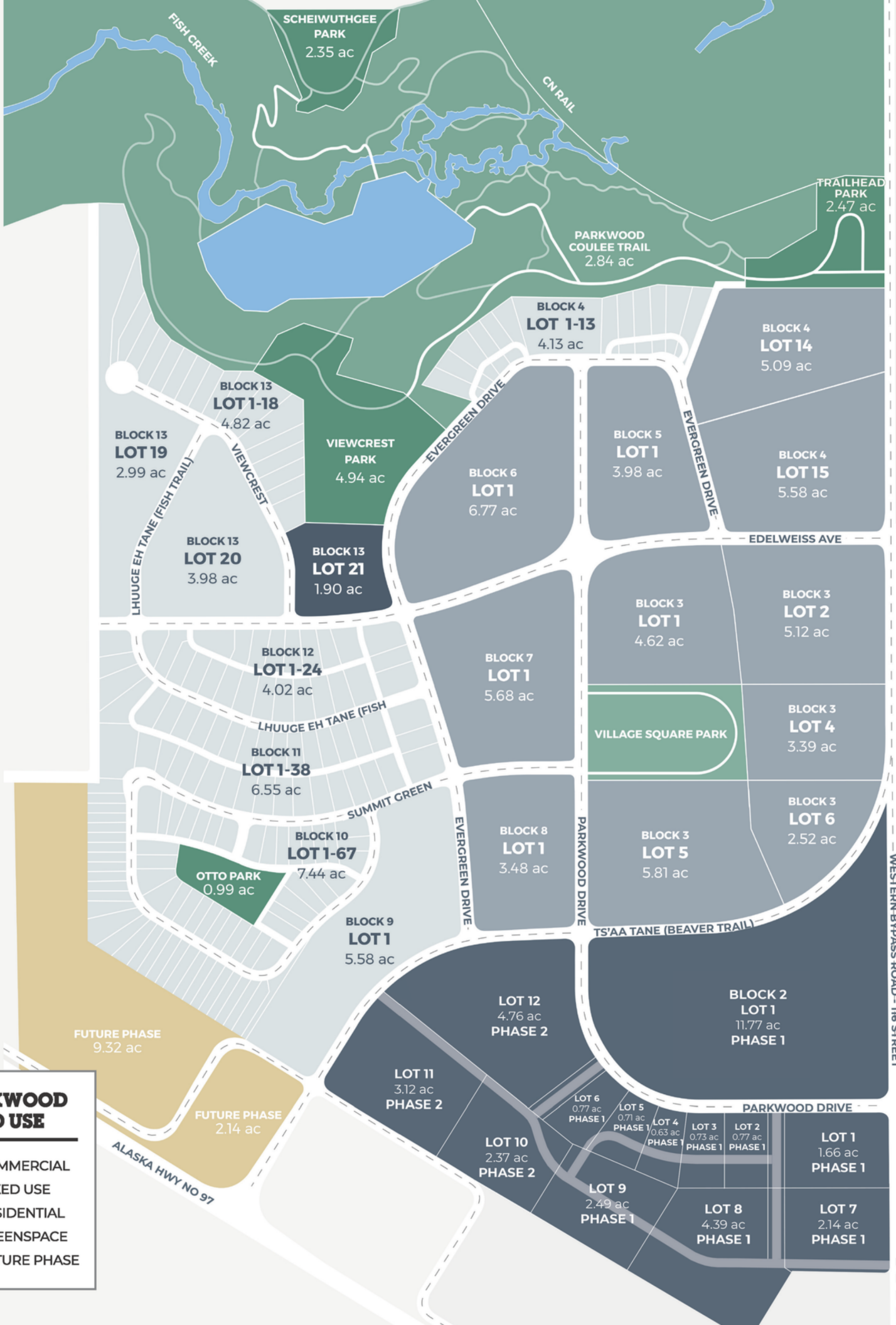
Prices Starting  
**at \$378,000**

## PARKWOOD PHASE 1 THE HUB MASTER PLAN

PHASE 1 NOW SELLING	ACRES	LOT PRICES
BLOCK 2, LOT 1	11.79	\$5,895,000
BLOCK 2, LOT 1	1.66	\$994,200
BLOCK 2, LOT 2	0.74	\$558,000
BLOCK 2, LOT 3	0.74	\$558,000
BLOCK 2, LOT 4	0.63	\$471,750
BLOCK 2, LOT 5	0.71	\$531,750
BLOCK 2, LOT 6	0.77	\$578,250
BLOCK 2, LOT 7	2.14	\$1,281,000
BLOCK 2, LOT 8	4.39	\$2,193,000
BLOCK 2, LOT 9	2.49	\$1,493,400
PHASE 2 NOW SELLING	ACRES	LOT PRICES
BLOCK 1, LOT 10	2.37	\$1,424,400
BLOCK 1, LOT 11	3.12	\$1,872,000
BLOCK 1, LOT 12	4.75	\$2,372,500







**PARKWOOD LAND USE**

- COMMERCIAL
- MIXED USE
- RESIDENTIAL
- GREENSPACE
- FUTURE PHASE





## CONTACT OUR SALES TEAM

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## CENTURY 21<sup>®</sup>

Energy Realty

**NOW SELLING PHASE 1  
WILL BUILD TO SUIT  
LOT SIZES ARE FLEXIBLE  
PRE-LEASING RETAIL UNITS**

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