

FOR SALE

SINGLE-FAMILY RESIDENTIAL
DEVELOPMENT OPPORTUNITY

SAINTE-JULIENNE, QC

SAINTE-
JULIENNE
LAND
3.4 MILLION SF



3.4 MILLION SF (79 ACRES) OF LAND

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NEW DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

JLL's Quebec Capital Markets Team is excited to present an expansive land development opportunity in Sainte-Julienne, Quebec.

Covering an impressive 3.4 million square feet, this site offers a wide range of housing options and the potential for well-designed amenities to create a thriving residential community. The land has already been subdivided into 24 lots, giving the buyer the option to implement a development plan or sell the lots individually for custom home construction. Positioned between vibrant urban living and picturesque natural surroundings, future residents will enjoy a serene landscape with breathtaking views of the surrounding nature and lakes. The convenience of nearby shops, services, and recreational activities adds to the overall appeal. The flexible zoning allows for additional possibilities, including hospitality ventures. With a strong demand for housing in the region and its close proximity to urban centres, this is an investment opportunity that promises high returns.

LAND DETAILS

| | | |
|---|---|--|
|  |  |  |
| CITY, BOROUGH | TOTAL LAND SIZE | NUMBER OF LOTS |
| SAINTE-JULIENNE (Québec) | 3,422,200 SF (79 Acres) | 24 LOTS |



HIGHLIGHTS

VAST LAND OPPORTUNITY

Spanning an impressive 3.4 million square feet, this site offers vast possibilities for the creation of a large-scale residential community. The expansive land area allows for diverse housing options and the incorporation of thoughtfully crafted amenities to cater to the unique preferences of future residents.

CITY LIVING AMIDST NATURE’S EMBRACE

This expansive development opportunity seamlessly blends the convenience of urban living with the tranquility and beauty of nature. With views on the Chutes Dorwin, this opportunity offers the joy of residing in a peaceful oasis where verdant landscapes and city amenities coexist.

RESILIENT HOUSING DEMAND

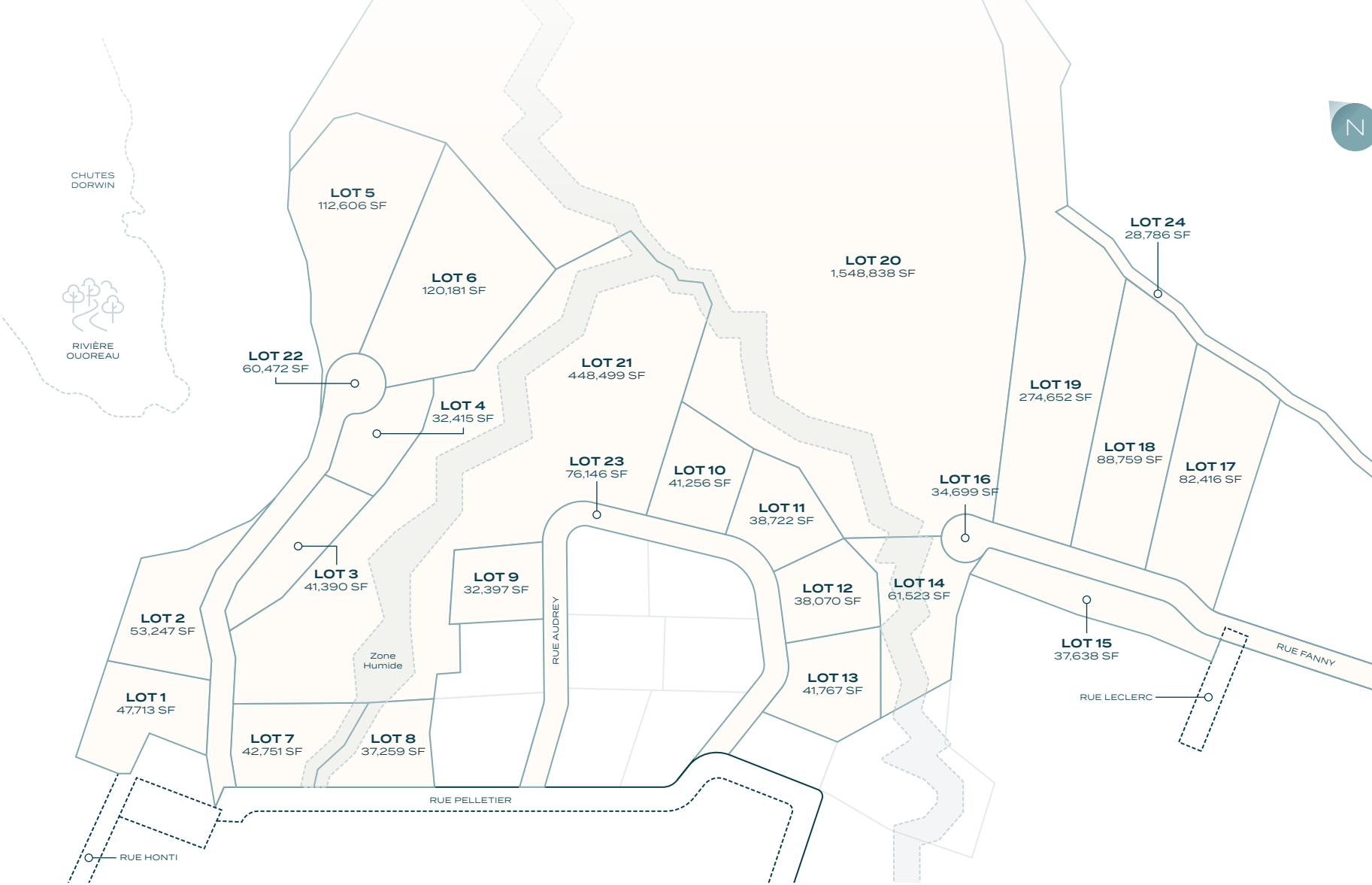
The robust demand for housing in the region ensures a favourable market climate for residential development. Sainte-Julienne’s convenient proximity to major urban centres, coupled with its natural allure, attracts individuals and families seeking a high quality of life. This unwavering demand sets the stage for a successful and lucrative residential project in this sought-after location.

CONVENIENT ACCESS TO AMENITIES

Situated within proximity to a diverse range of shops, services, and recreational activities, this development site offers unparalleled convenience from shopping and dining options to recreational amenities.

FLEXIBLE ZONING POTENTIAL

With its flexible zoning regulations, this development opportunity offers a multitude of uses beyond residential. Hospitality ventures such as boutique hotels or resort-style accommodations can be seamlessly integrated, maximizing the project’s appeal and revenue potential.



| # | LOT | SF | # | LOT | SF | # | LOT | SF | # | LOT | SF |
|---|---------|------------|----|---------|-----------|----|---------|-----------|----|---------|--------------|
| 1 | 6532333 | 47,713 SF | 7 | 6532340 | 42,751 SF | 13 | 6532347 | 41,767 SF | 19 | 6532353 | 274,652 SF |
| 2 | 6532334 | 53,247 SF | 8 | 6532341 | 37,259 SF | 14 | 6532348 | 61,523 SF | 20 | 6532354 | 1,548,838 SF |
| 3 | 6532336 | 41,390 SF | 9 | 6532342 | 32,397 SF | 15 | 6532349 | 37,638 SF | 21 | 6532355 | 448,499 SF |
| 4 | 6532337 | 32,415 SF | 10 | 6532344 | 41,256 SF | 16 | 6532350 | 34,699 SF | 22 | 6532335 | 60,472 SF |
| 5 | 6532338 | 112,606 SF | 11 | 6532345 | 38,722 SF | 17 | 6532351 | 82,416 SF | 23 | 6532343 | 76,146 SF |
| 6 | 6532339 | 120,181 SF | 12 | 6532346 | 38,070 SF | 18 | 6532352 | 88,759 SF | 24 | 6532356 | 28,786 SF |

LOCATION OVERVIEW

Sainte-Julienne and Rawdon are two beautiful municipalities located in the province of Quebec, Canada, known for their natural charm and inviting communities.

Sainte-Julienne is nestled in the picturesque Lanaudière region, surrounded by lush green landscapes. The town offers a perfect blend of urban amenities and serene natural beauty. Residents can experience the tranquility of living in nature while still enjoying the convenience of nearby shops, services, and recreational activities.

With its flexible zoning options, Sainte-Julienne presents exciting opportunities for residential and hospitality development, making it an attractive destination for investors and prospective residents alike.

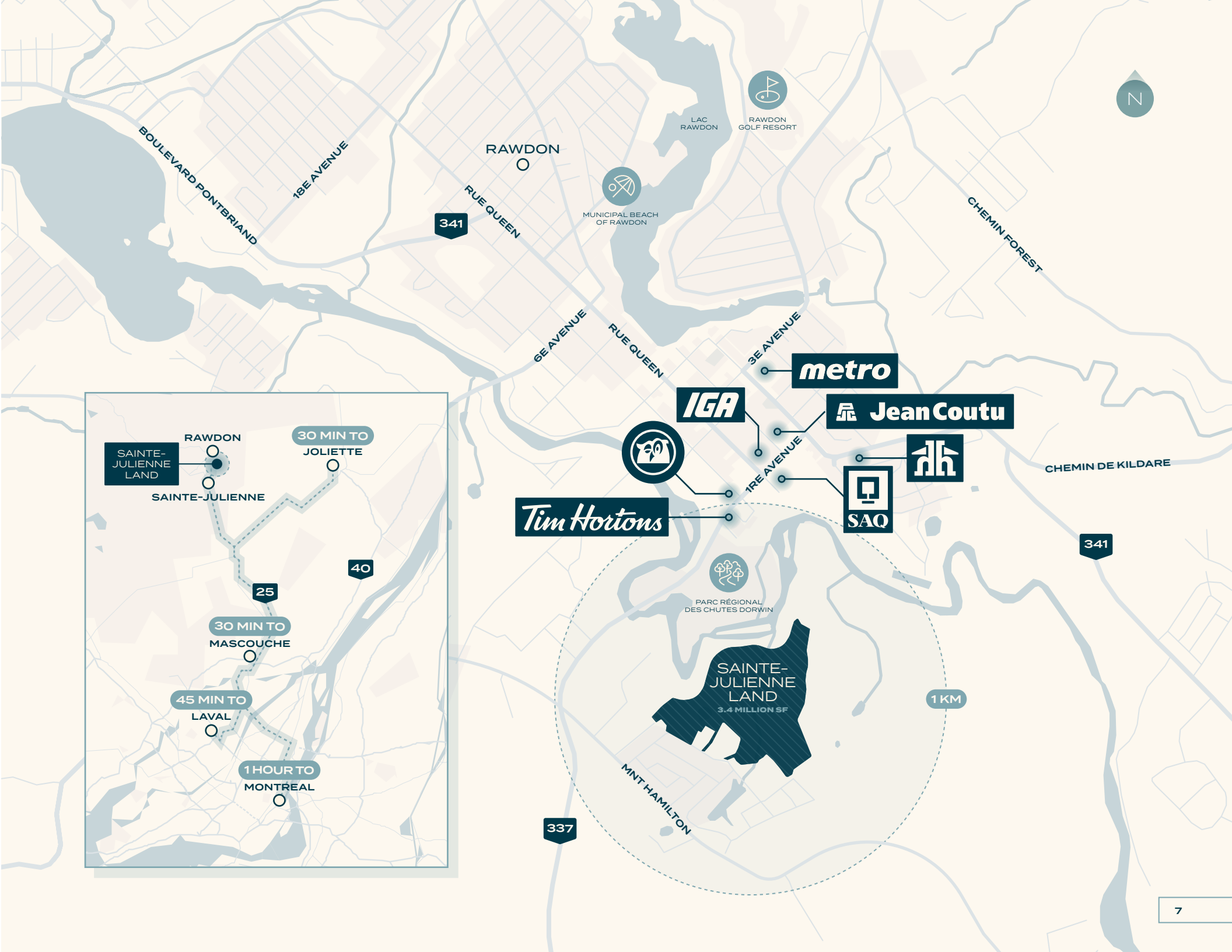
Rawdon, also situated in Lanaudière, is renowned for its stunning lakes, forests, and mountains. This enchanting town is an outdoor enthusiast’s paradise, offering a myriad of recreational activities such as hiking, fishing, skiing, and boating and the well-known Parc des Chutes Dorwin. Rawdon’s pristine natural surroundings provide residents with an exceptional quality of life and a deep connection to nature.

Both Sainte-Julienne and Rawdon benefit from their close proximity to major urban centres. Montreal is just a short distance away, offering residents access to a vibrant cultural scene, dining, shopping, and entertainment. This convenient proximity to urban amenities, combined with their idyllic natural settings, makes both towns highly desirable places to live.

Sainte-Julienne and Rawdon offer a desirable quality of life, making them appealing destinations for those seeking a serene and idyllic place to call home.



THE TOWN OFFERS A PERFECT BLEND OF URBAN AMENITIES AND SERENE NATURAL BEAUTY



OFFERING GUIDELINES

MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their

own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor and/or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

Confidentiality

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the “Confidentiality Agreement” or “CA” or “NDA”) under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or

indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed purchase of the Property.

OFFERING PROCESS

Based on information contained in this CIM and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under “Submission Guidelines”. “Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs, subparagraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM. The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor. It is made available to prospective purchasers or information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Vendor and the

Advisor undertake no obligation to provide the recipient with access to additional information.

Please submit your offer via email:

jacob.hayon@jll.com / bruno.brami@jll.com
Attention: Jacob Hayon / Bruno Brami

Submission Guidelines

Proposals must address the following elements:

- **Purchase Price;**
- **Transaction Timelines;**
- **Method of financing the transaction;**
- **Special conditions required;**
- **Amount of deposits.**

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

Data Room Material

A data room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Information contained in the data room includes items such as surveys, updated environmental reports, and other major agreements affecting the Property. The Advisor has made most data room material available on-line. Access to the data room is restricted to those who have executed a Confidentiality Agreement (CA) and been issued a user ID and password.

Sale Conditions

The Property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective partner/ purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser. Vendor’s preference is to sell the opportunity as a portfolio but is also open to individual offers.

Exclusive Brokers

All inquiries regarding the Property or any information contained in this CIM should be directed to JLL as the Exclusive Broker for the Vendor:

JLL REAL ESTATE SERVICES INC.
1 Place-Ville-Marie, Suite 3838
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AERIAL
IMAGES



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SAINTE-JULIENNE, QC

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