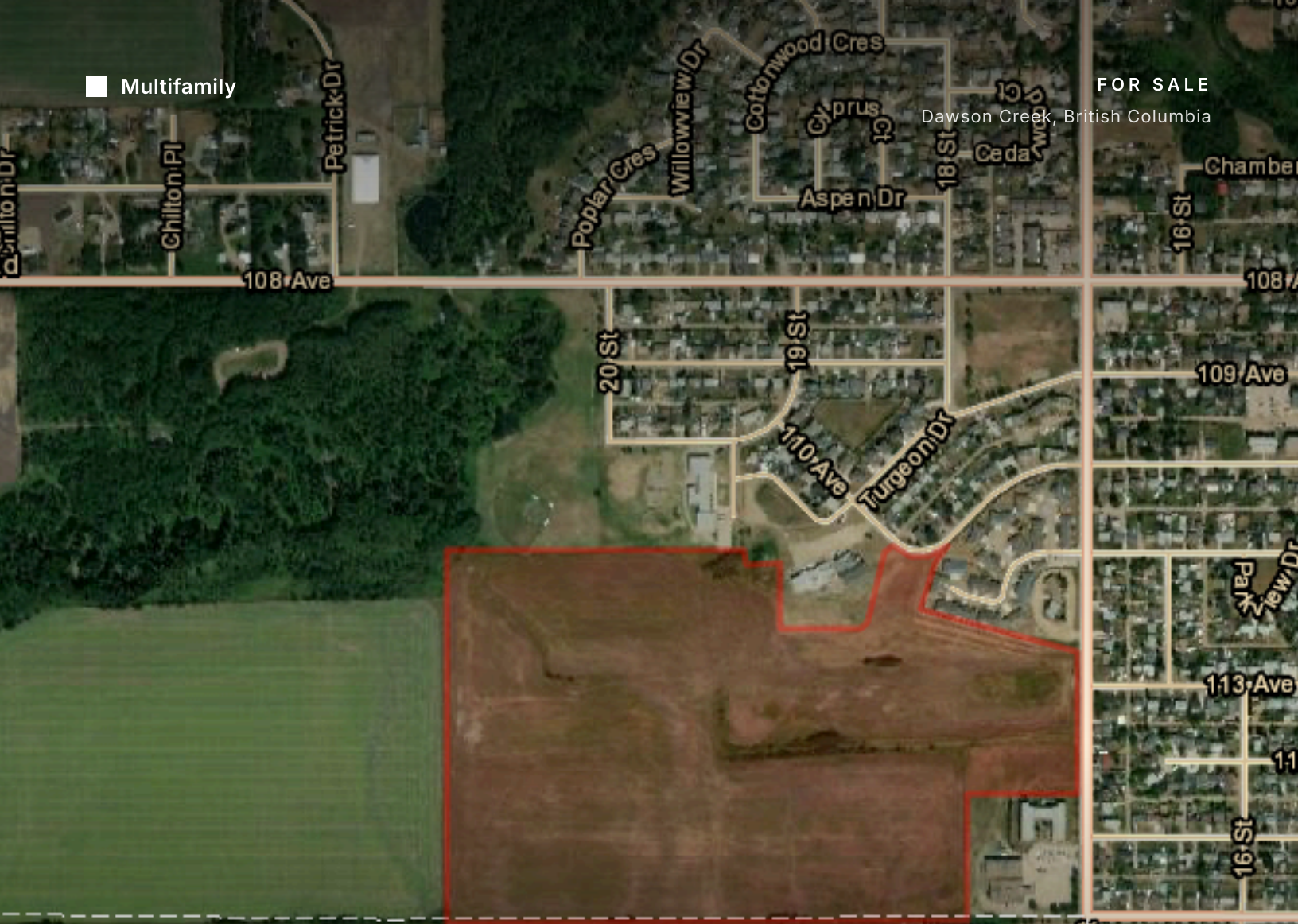


■ Multifamily

FOR SALE

Dawson Creek, British Columbia



±79.73 ACRES · IN-CITY DEVELOPMENT LAND

# 11121 17th Street

Dawson Creek, British Columbia

## \$2,498,000

ASKING PRICE · ≈ \$31,300 / ACRE

±79.73 ac

SITE AREA

A — Agricultural

CURRENT ZONING

OCP residential

LAND-USE DESIGNATION

Municipal W/S

SERVICING ACCESS

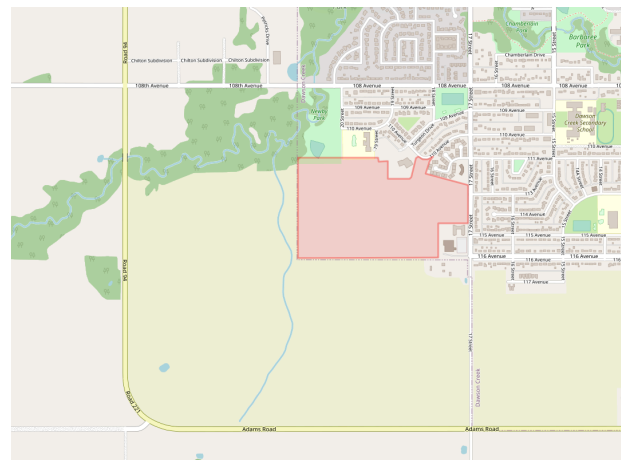
Adams Rd

# A serviced development parcel, inside the city.

±79.73 acres of contiguous land within Dawson Creek city limits, designated under the Official Community Plan as a residential development reserve. Few in-city holdings reach this scale.

The parcel sits against the established 17th Street residential edge, with municipal water and sewer access and full utilities at the property. It is large enough to support a phased, master-planned community while remaining inside a serviced city — not a greenfield site at the urban fringe.

PROPERTY	DETAIL
Site area	±79.73 acres
Asking price	\$2,498,000
Price per acre	≈ \$31,300
Zoning	A — Agricultural
OCP designation	Residential reserve
Servicing	Municipal water & sewer
Topography	Cleared, gently contoured
Legal description	Lot 1, Plan PGP39382



Subject parcel within Dawson Creek — bounded by 17th Street and the established residential grid to the east.

≈ \$31,300  
PER ACRE · ASKING

**±79.73 ac**

CONTIGUOUS IN-CITY  
DEVELOPMENT LAND

**Phased**

RESIDENTIAL BUILD-OUT  
AS DEMAND PERMITS

**Serviced**

MUNICIPAL WATER & SEWER  
PLUS FULL UTILITIES

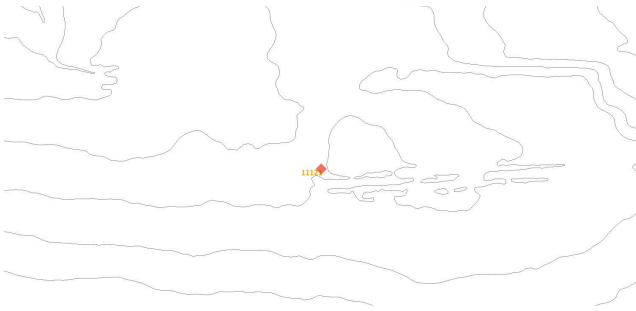
THE SITE

# Cleared, serviced, and ready to plan.

Predominantly cleared, gently contoured agricultural land with access to municipal water and sewer. Electricity, natural gas and telephone are at the property. Water and sewer engineering (2018) and servicing modelling (2019) studies are available to qualified buyers; servicing upgrades may be required as part of development.



Aerial — the ±79.73-acre parcel (outlined) meets the 17th Street residential edge, with cleared agricultural land to the west and south.



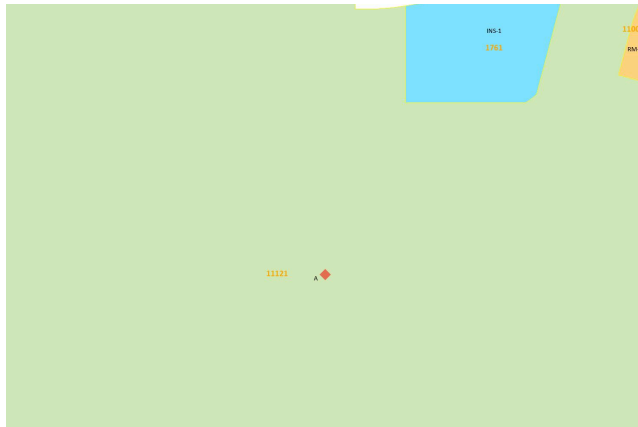
Topographic survey — predominantly gentle contours across the parcel.

Water	Municipal access
Sewer	Municipal access
Power, gas, telephone	At property
Engineering study	Water / sewer, 2018
Servicing modelling	2019

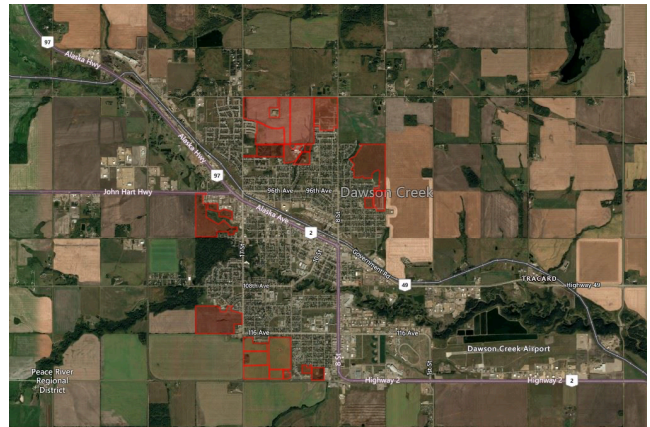
Engineering and servicing studies, together with the full due-diligence package, are available to qualified buyers on request.

# Agricultural today. Residential by design.

The parcel is currently zoned A — Agricultural and sits within the City of Dawson Creek Official Community Plan development land reserve, designated for future residential development to be phased as demand permits. It adjoins established single-family residential and institutional uses, including Northern Lights College and the Dawson Creek & District Hospital.



Parcel zoning — the subject site (A) adjoins institutional (INS-1) and single-family residential (RS-1) zones.



City of Dawson Creek — land designated for residential development (red). The subject is among the largest contiguous in-city holdings.

## A → Residential

OCP DEVELOPMENT RESERVE · PHASED

### A

CURRENT ZONING  
AGRICULTURAL

### OCP reserve

DESIGNATED FOR FUTURE  
RESIDENTIAL DEVELOPMENT

### Established

ADJACENT RESIDENTIAL &  
INSTITUTIONAL USES

LOCATION & MARKET

# Mile 0. The hub of the Peace.

Dawson Creek anchors the Peace River Regional District of northeast British Columbia — Mile 0 of the Alaska Highway and the regional hub for agriculture and energy. The city offers full municipal services, and in-city development land of this scale is uncommon. Demand for residential lots is underpinned by the surrounding resource economy and the parcel's position against an established neighbourhood.



The parcel (outlined) within Dawson Creek city limits, off the Alaska Highway corridor.

MAJOR PROJECTS ANCHORING THE REGION

PROJECT	DETAIL	STATUS
LNG Canada	Canada's first LNG exports — fed by Northeast BC gas	Operating · first cargo 2025
Site C / John Horgan Dam	\$16B; ~1,100 MW of firm, low-cost clean power	Fully operational, 2025
Dawson Creek & District Hospital	\$590M, 70 beds, in the city	Under construction · opens ~2027
Peace region wind (Stewart Creek + Taylor)	200 MW each; First Nations-partnered	In development

Sources: LNG Canada; BC Hydro; Northern Health; BC Hydro Calls for Power. Selected regional projects.

## Mile 0

ALASKA HIGHWAY  
REGIONAL GATEWAY

## Ag + energy

REGIONAL ECONOMIC  
BASE

## In-city

FULL MUNICIPAL  
SERVICES

# A multi-year demand engine.

Dawson Creek sits at the centre of a Peace River growth cycle. Canada's first LNG exports began shipping in 2025, the \$16-billion Site C dam reached full operation, and a \$590-million hospital is rising inside the city — drawing workers and families, and with them durable demand for housing on serviced, in-city land.

<p><b>\$590M</b></p> <p>NEW DAWSON CREEK HOSPITAL, OPENING ~2027</p>	<p><b>1.2%</b></p> <p>RENTAL VACANCY, 2024 — DOWN FROM 5.4% IN 2023</p>	<p><b>\$33.00/hr</b></p> <p>HIGHEST MEDIAN WAGE OF ANY BC REGION, 2024</p>	<p><b>392 / 1,544</b></p> <p>NEW HOUSING UNITS NEEDED IN 5 / 20 YEARS</p>	<p><b>~\$125,900</b></p> <p>MEDIAN HOUSEHOLD INCOME, 2025</p>
--	---	--	---	---

THE RESIDENT BASE · DAWSON CREEK, ESRI/ENVIRONICS 2025-2030

Households	5,940 today, growing to 6,130 by 2030
Median age	36 — young and family-forming
Households earning \$100K+	60% (2025), up from 38% in 2020
Tenure	43% renters — the faster-growing tenure
Dominant household profile	76% in three suburban, home-owning segments Suburban Recliners · Suburban Sports · Value Villagers

### Why demand is durable.

The Peace runs on energy, power, and agriculture. LNG Canada reaches full Phase 1 capacity in 2026, with a potential Phase 2 decision by year-end; Site C delivers cheap, clean power that attracts industry; First Nations-partnered wind projects are in development; and the region remains BC's grain belt. Northeast BC posts the highest median wages in the province and one of Canada's youngest populations — the classic drivers of new-lot and rental demand.

### Why supply is short.

Little new housing was built through the 2014-2020 downturn, and Northern BC inventory now sits roughly 20-30% below healthy levels. Dawson Creek's rental vacancy fell to 1.2% as hospital construction drew workers into the city, and the City is updating its Official Community Plan and Zoning Bylaw (2025) to accommodate twenty years of housing need. In-city development land of this scale is uncommon.

**Serviced, in-city, and OCP-designated for residential, the parcel is positioned to deliver both single-family lots and a rental or multi-family component into a market short of both.**

Sources: Esri/Environics 2025-2030 estimates (Dawson Creek CY); CMHC Rental Market Survey; Statistics Canada Labour Force Survey; Peace River Regional District Housing Needs (2024). Figures are estimates and projections, subject to change; buyers should verify independently.

PRICING

**±79.73 acres of in-city  
development land.**

**\$2,498,000**

ASKING PRICE · ≈ \$31,300 PER ACRE

For the full information and due-diligence package, including the water/sewer engineering and servicing modelling studies, or to arrange a viewing, contact:

**LISTING BROKER**

**Seth Baker, CCIM**

Managing Broker · Multifamily Real Estate Services

801 — 938 Howe Street  
Vancouver, BC V6Z 1N9

Email [seth@multifamily.ca](mailto:seth@multifamily.ca)

Direct (778) 686-3330

Web [multifamily.ca](http://multifamily.ca)



*This brochure has been prepared by Multifamily Real Estate Services Corporation for advertising and general information only. Multifamily Real Estate Services makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Multifamily Real Estate Services excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Multifamily Real Estate Services Corporation and/or its licensor(s). © 2026. All rights reserved.*