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ONE.



BISHOP'S REACH

Commercial and Multi-Unit
Residential Development
Opportunities

Bishop Drive, Fredericton, New Brunswick



CENTURY 21
Generation

About Bishop's Reach

J.D. Irving, Limited ("JDI") is developing approximately 500 acres of land between Bishop Drive and Hanwell Road in the City of Fredericton's south side. This multi-phase project involves the installation of roads and services such as water and sewer.

The master-planned community will include lands for commercial developments such as grocery, retail and services, pharmacy and medical clinics.

The community also offers lands for various residential developments such as multi-unit dwellings, townhomes and single-unit dwellings.

Bishop's Reach is an integral part of the city's growth plan.



J.D. IRVING, LIMITED



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Phased Vision for Growth at Bishop's Reach

Bishop's Reach is a thoughtfully planned, multi-phase development designed to serve the evolving needs of Fredericton's south end. Strategically located along Bishop Drive, Hanwell Road, and Lian Street, the community is being shaped to integrate vibrant commercial corridors with carefully scaled residential neighbourhoods — creating long-term value for residents, investors, and businesses alike.

Phase 1 – The Foundation

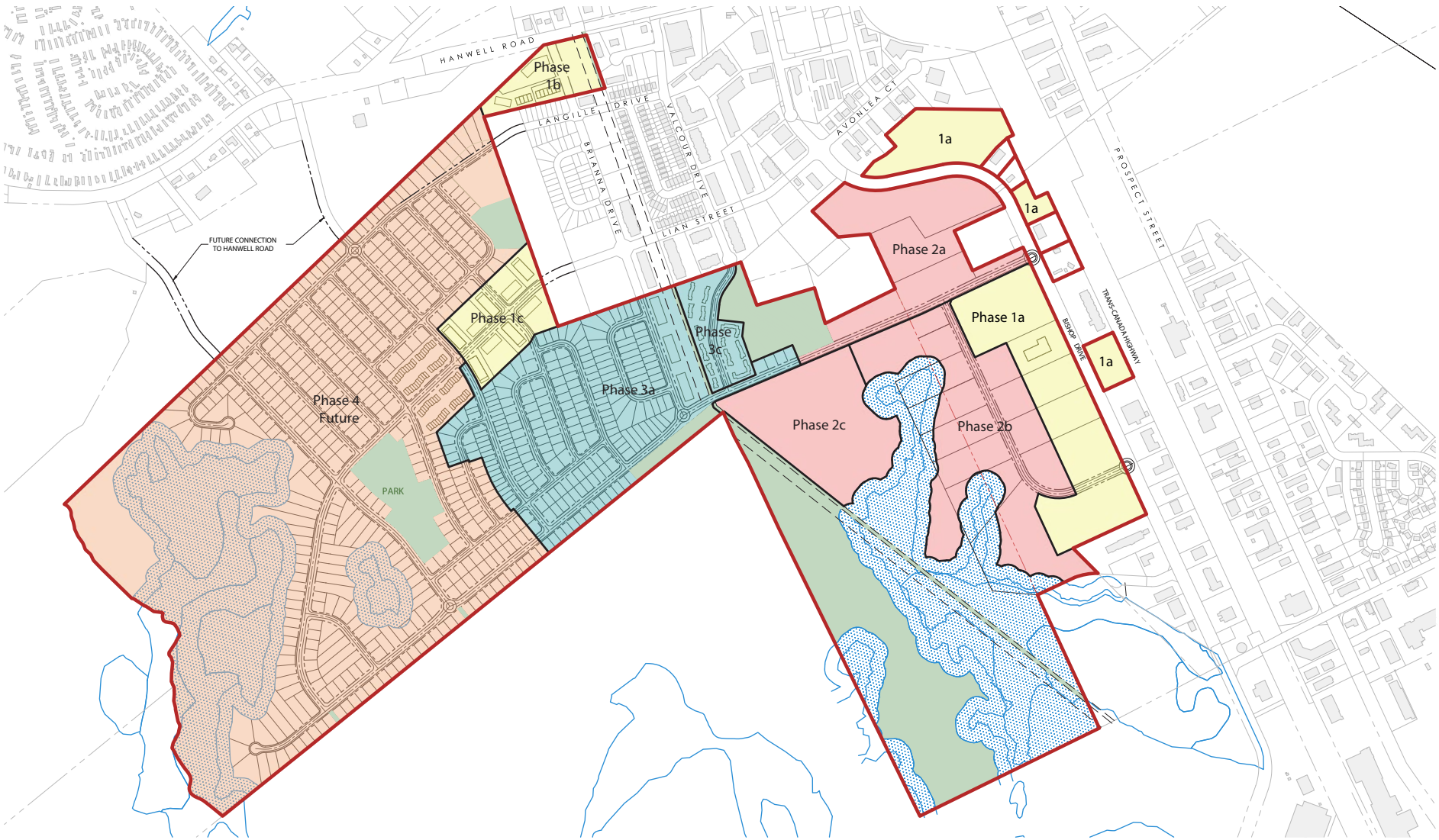
- Phase 1a** focuses on activating the Bishop Drive frontage with commercial development, establishing visibility and momentum for the entire site.
- Phase 1b** extends this commercial energy to Brianna Drive and Hanwell Road, attracting daily traffic and regional attention.
- Phase 1c** introduces multi-unit residential sites along Lian Street, ideal for early adopters seeking proximity to amenities and nature trails.

Phase 2 – Expansion & Mixed-Use Integration

- Phase 2a** brings further commercial and mixed-use opportunities along Bishop Drive and future internal streets — blending workspaces with walkable living.
- Phase 2b** continues commercial growth on new arterial routes, providing flexibility for professional services, retail, and lifestyle uses.
- Phase 2c** introduces the first wave of future mixed-density residential — setting the stage for balanced urban living.

Phase 3 – Residential Build-Out

- Phase 3a** delivers additional mixed-density residential lots, fostering a dynamic, inclusive community fabric.
- Phases 3b/c** focuses on low-density residential, supporting family-oriented housing and enhancing the neighbourhood feel.



A Complete Community in the Making

Every phase of Bishop's Reach has been carefully designed to support a livable, connected, and economically vibrant district. From commercial anchors to residential enclaves, this is a place where business and community come together — sustainably, thoughtfully, and with long-term vision.

Where Business Thrives: Bishop's Reach, Fredericton

Position your business in one of Fredericton's most strategic commercial corridors. Bishop's Reach on Bishop Drive offers a rare blend of accessibility, visibility, and scalability — all within the city's fastest-growing business district.

With direct access to major arteries, proximity to government hubs, retail centres, and professional services, Bishop's Reach is where forward-thinking companies put down roots. Whether you're an owner-occupier, investor, or expanding enterprise, this location delivers unmatched opportunity.

Key Highlights:

- Flexible zoning for office, retail, and light industrial
- High-traffic exposure with easy access to Hwy 8 & Hwy 2
- Close proximity to Uptown Fredericton and Regent Mall
- Fully serviced lots ready for immediate development
- A community of thriving, established businesses



Bishop's Reach
isn't just a location
— it's a launchpad
for growth.



Lot 06-288 | Bishop Drive



**Lot lines approximate*

Lot Specifications

Area:
2.1 acres (+/-)

Frontage:
360 feet (+/-)

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

Lot 06-288 is a prime commercial lot situated between Bishop Drive and Highway 8. It benefits from an existing shared right-of-way entrance. This lot and location are ideal for retail, services or restaurant uses.

This lot may be subdivided.

Lot 97-1 | Bishop Drive



**Lot lines approximate*

Lot Specifications

Area:
8.5 acres (+/-)

Frontage:
900 feet (+/-)

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

Lot 97-1 is strategically positioned along Bishop Drive as one of the largest opportunities to acquire commercial land for development with over 900 feet of frontage on Bishop and over 200 feet of frontage on Highway 8.

This lot may be subdivided.

Lot 13-75 | Bishop Drive



**Lot lines approximate*

Lot Specifications

Area:
1.3 acres (+/-)

Frontage:
280 feet (+/-)

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

Lot 13-75 is located along Bishop Drive in a prominent position with over 275 feet of frontage and great exposure and visibility from Highway 8. The lot is ideal for retail, office, service or restaurant uses.

This lot cannot be further subdivided.

Lot 97-4 | Bishop Drive



**Lot lines approximate*

Lot Specifications

Area:
14.3 acres (+/-)

Frontage:
1,300 feet (+/-)

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

Lot 97-4 is the largest parcel of available commercial land for development in the Bishop's Reach community. It spans the longest frontage with over 1,300 feet along Bishop Drive. This lot is ideal for a mixed-use development.

This lot may be subdivided.

Commercial Opportunities

Lot 18 | Bishop Drive



**Lot lines approximate*

Lot 18 is a large parcel strategically located at the corner of Bishop Drive and a Future Street which will connect with Phase 2b of the commercial node. The lot provides over 350 feet of frontage along Bishop Drive and up to 900 feet along the Future Street.

This lot may be subdivided.

Commercial Opportunities

Lot 5 | Bishop Drive



**Lot lines approximate*

Lot 5 is a prime corner lot opportunity ideal for smaller retail, convenience and restaurant uses. Strategically located at the corner of Bishop Drive and a Future Street which will connect with Phase 2b of the commercial node. The lot provides ample frontage.

This lot cannot be further subdivided.

Lot 1 | Bishop Drive



Lot Specifications

Area:
8.2 acres (+/-)

Frontage:
525 feet (+/-)

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

Lot 1 is a prime corner lot opportunity ideal for large retail, convenience and restaurant uses. Strategically located at the corner of Bishop Drive and a Future Street which will connect with Phase 2b of the commercial node. The lot provides ample frontage.

This lot cannot be further subdivided.

Lots B1 & B2 | Brianna Drive



Lot Specifications

Lot B1

Area:
2.2 acres (+/-)

Frontage:
400 feet (+/-)
on Brianna
230 feet (+/-)
on Hanwell

Zoning:
COR-2 Commercial Corridor

Lot B2

Area:
3.7 acres (+/-)

Frontage:
400 feet (+/-)
on Brianna

Zoning:
COR-2 Commercial Corridor

Asking price
\$600,000 per acre

These lots are strategically positioned for prime mixed-use developments.

Invest Where the city Grows: Multi-Unit Development on Lian Street

Welcome to the next chapter in Fredericton's urban expansion. Situated within the dynamic Bishop's Reach community, the Lian Street extension offers prime multi-unit residential development opportunities in a location designed for long-term value.

With walkable access to transit, amenities, and employment zones — and just minutes from downtown — these fully serviced lots are ready for builders and investors looking to deliver what the market demands: well-designed, strategically located housing in a high-growth area.

Key Highlights:

- MR-4 zoning for townhouse and apartment-style development
- Serviced lots with immediate build potential
- Strong rental demand and investor appeal
- Transit-accessible, walkable to retail and employment hubs
- Part of a mixed-use, master-planned community

Lian Street is more than
a development opportunity
— it's a blueprint for modern living in
New Brunswick's capital city.

Lian Street Extension

The Lian Street Extension offers nine (9) unique opportunities for multi-unit residential development:

Lot 1: 1.1 acre (44 units)

Lot 2: 1.1 acre (36 units)

Lot 3: 0.7 acre (44 units)

Lot 4: 1.1 acre (44 units)

Lot 5: 0.7 acre (44 units)

Lot 6: 1.4 acre (47 units)

Lot 7: 0.8 acre (44 units)

Lot 8: 1.3 acre (36 units)

Lot 9: 0.7 acre (36 units)

Asking price
\$15,000 per unit



*Lot lines approximate

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BISHOP'S REACH
www.bishopsreach.com

For more information

Sébastien Duval
Managing Director

+1.506.858.9810
seb@onecommercial.ca



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