

FOR SALE

16150 88 Avenue
SURREY, BC



PRIME FLEETWOOD DEVELOPMENT SITE

2.5 ACRES LAND PARCEL WITHIN 160TH SKYTRAIN TOA



FRASER HIGHWAY

**SUBJECT
PROPERTY**

88 AVENUE

Ely Golvin

Personal Real Estate Corporation
Associate Vice President
+1 604 640 5809
ely.golvin@cushwake.com

Gurjivan Athwal

Development | Investments
+1 778 951 8275
Gurj@Valourre.ca



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OPPORTUNITY

This 2.5-acre development site is strategically positioned in Fleetwood's evolving urban landscape, offering an ideal opportunity for developers looking to capitalize on Surrey's Transit-Oriented Area (TOA) framework. With up to 8 stories permitted under the Tier 3 TOA designation, the site is primed for multi-family residential development. This is a rare opportunity to secure a high-exposure, large-scale site in a neighborhood poised for transformation.

SITE SIZE

108,029 SF (2.48 Acres)

ZONING

Acreage Residential Zone

TOA DESIGNATION

Tier 3

OCF

Urban

ASKING PRICE

Contact Listing Agents for details

LOCATION

The property is strategically located in the heart of Fleetwood, offering excellent connectivity and accessibility to key amenities. It is within walking distance to Frost Road Elementary, Holy Cross Regional High School, and Surrey Christian Secondary, making it an ideal location for families seeking quality education options. The site is also less than a 5-minute walk to the future 160 Street SkyTrain Station, providing seamless rapid transit access to Surrey City Centre and beyond. Residents will benefit from close proximity to Fleetwood Community Centre, Surrey Sport & Leisure Complex, and multiple parks, ensuring ample recreational and wellness opportunities.

Additionally, a variety of shopping, dining, and essential services are only minutes away, making this a highly desirable and convenient location for future development.



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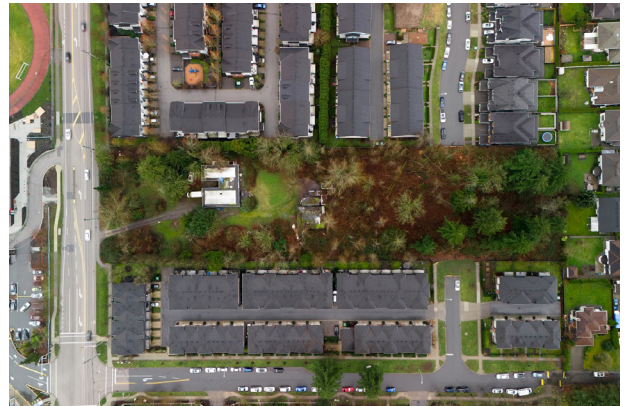


THE FLEETWOOD PLAN - STAGE 1

The Fleetwood Plan guides the extension of the Surrey-Langley SkyTrain line, promoting walkable, transit-oriented communities with higher-density residential development along the corridor. The nearby 160 Street SkyTrain Station will serve as a key transit hub, enhancing connectivity and shaping Fleetwood's transformation. The plan envisions high streets along 160 Street, an employment district at 166 Street Station, and expanded parks, public spaces, and cycling networks to foster a vibrant, accessible community. With infrastructure investment at its core, the plan positions Fleetwood as a prime area for sustainable urban growth.

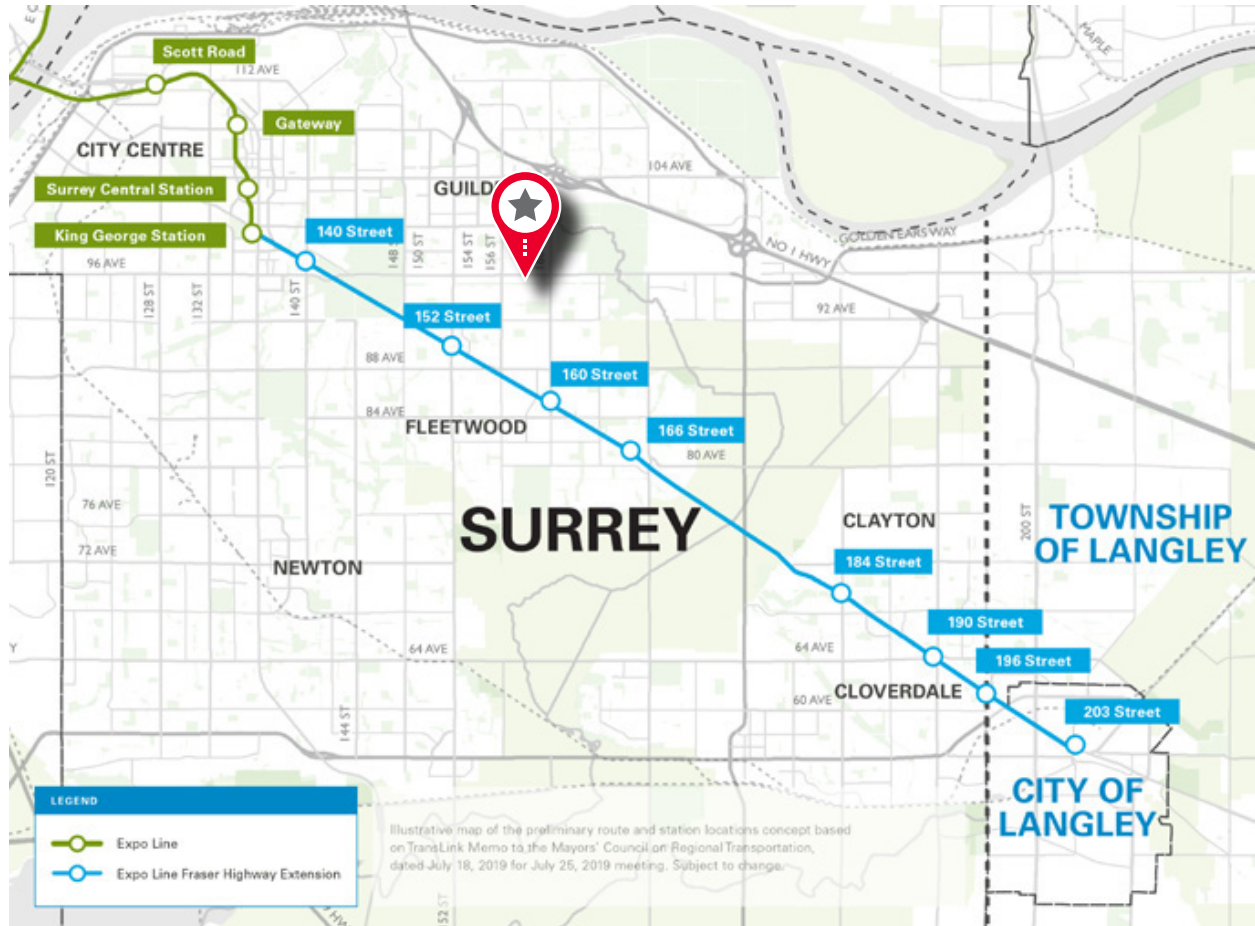
KEY HIGHLIGHTS

- **Strategic Growth Location:** Positioned in Fleetwood's urban core, within walking distance of key commercial hubs and amenities
- **Future-Proof Investment:** The TOA designation ensures increasing land value and strong developer interest.
- **Owner-Occupied Neighborhood:** With a strong base of long-term homeowners, the area offers stability and high market absorption. New developments are well-positioned for strong demand, indicating smooth sales and investment appeal.



2.5 ACRES

LAND PARCEL WITHIN 160TH SKYTRAIN TOA



EXPO LINE FRASER HIGHWAY EXTENSION

The Surrey Langley SkyTrain Project is a 16-kilometre extension of the Expo Line. It will travel on an elevated guideway along Fraser Highway from King George SkyTrain Station to Langley Centre, connecting City Centre, Fleetwood and Cloverdale/Clayton with seamless rapid transit. To support SkyTrain, the City of Surrey will be creating new land use plans along the Fraser Highway corridor. The City of Surrey will also be reviewing and updating existing land use plans. Through these, the City of Surrey will be supporting the development of walkable and vibrant Transit Oriented Communities.

DEMOGRAPHICS

POPULATION	1 km	2 km	3 km
Population (2024)	15,230	46,780	80,937
Population (2029 Projected)	15,080	46,552	86,354
Median Age	39.53	39.18	38.64
Average Household Income (2024)	\$117,639.09	\$124,464.67	\$123,510.63

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- Holy Cross Secondary
- St. Matthews Elementary School
- Surrey Christian Campus
- Frost Road Elementary
- 160th & Fraser Skytrain Stop
- Subject Site



NEARY DEVELOPMENT APPLICATIONS

Click on an Application Number to view the Project Details

INITIAL APPROVAL

19-0366
16065 Fraser Hwy

23-0085
9075 152 St

22-0176
15780 Fraser Hwy

23-0080
15730 Fraser Hwy

17-0508
15142 Fraser Hwy

22-0176
8380 160 St

CONDITIONAL APPROVAL

18-0024
15735 Fraser Hwy

23-0086
9075 160 St

17-0301
16483 89 Ave

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