

# FOR SALE

RARE 18+ ACRE LAND PARCEL  
SITUATED ON BEAR MOUNTAIN

# 2400

## ECHO VALLEY DRIVE Langford, BC

### NEW PRICE



**CHECK OUT OUR VIDEO**

<https://vimeo.com/943389792/27753b545a>



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THE OPPORTUNITY

Claire Group & Cushman & Wakefield are excited to present investors with a remarkable opportunity to purchase this expansive 18+ acre land parcel situated on Bear Mountain in Langford, BC. This property holds significant potential for redevelopment into a distinctive neighborhood featuring a mix of apartment buildings, townhouses, and detached homes. The prior approved Development Permit had plans for up to 500 units. Prospective buyers are encouraged to engage with the City of Langford to verify and discuss their redevelopment intentions.

SALIENT DETAILS

PID	030-096-651
LEGAL DESCRIPTION	Lot 1 Sections 1 & 2 Range 4 West Highland District Plan EPP65597
LOT SIZE	18.26 acres   795,406 SF
ASSESSED VALUE (2025)	\$9,675,000
PROPERTY TAX (2025)	\$84,855.49
LIST PRICE	\$7,990,000

Information on the previously approved application is available. All offers are subject to court approval.

THE LOCATION

Situated in Langford’s famed Bear Mountain, 2400 Echo Valley Drive boasts stunning views and offers luxurious resort living. The Property is well-located in an idyllic mountain setting, close to extensive wilderness trails, Bear Mountain Resort & Golf Course, and Millstream Village.

Langford enjoys excellent connectivity to the Capital Regional District’s infrastructure, with YYJ International Airport and Swartz Bay both within a 30-minute drive. Downtown Victoria and the amenities of the Inner Harbor are just a 15-minute drive away. As the largest community in the burgeoning Westshore area, Langford serves as its economic and employment hub, benefiting from a pro-business environment that attracts top talent. Its natural surroundings, including mountains, beaches, and cultural attractions, along with top-rated schools and universities, make it an attractive destination. Langford has also emerged as a tourism and sports tourism hotspot, home to the Al Charron Rugby Canada National Training Centre and the Starlight Stadium. Nearby Bear Mountain offers world-class golfing, tennis, hiking, and mountain biking opportunities, further enhancing Langford’s appeal. With renowned public safety, affordability, recreational amenities, and a growing population, Langford boasts a thriving economy and a bright future.

Surrounding neighborhood

POTENTIAL REDEVELOPMENT AND TIMELINE

- The original Development Permit (DP) indicates that 500 units have been approved. However, according to the zoning bylaw, a mix of townhomes, multifamily, and/or single-family units can be constructed as long as the total number of units does not exceed 500, as specified in the approved DP. This flexibility allows for a variety of unit types to be built without incurring significant costs associated with redeveloping the entire hillside.
- The estimated time to receive the Statement of Conditions from the City is approximately 40 days, while a new Development Permit (DP) can be issued within a timeframe of 60 to 90 days.

\*This information is based on discussions with the City of Langford. All parties are encouraged to verify and conduct their own independent inquiries before making any financial decisions.

DEMOGRAPHICS

1 KM

3 KM

5 KM

Estimated Population  
(2023)

4,789

31,488

59,292

Projected Population  
(2026)

6,289

35,214

67,038

Population growth  
(2023-2028)

21.1%

15.3%

12.6%

Average household income

\$132,363

\$115,098

\$116,972

Number of businesses

50

1,002

1,594

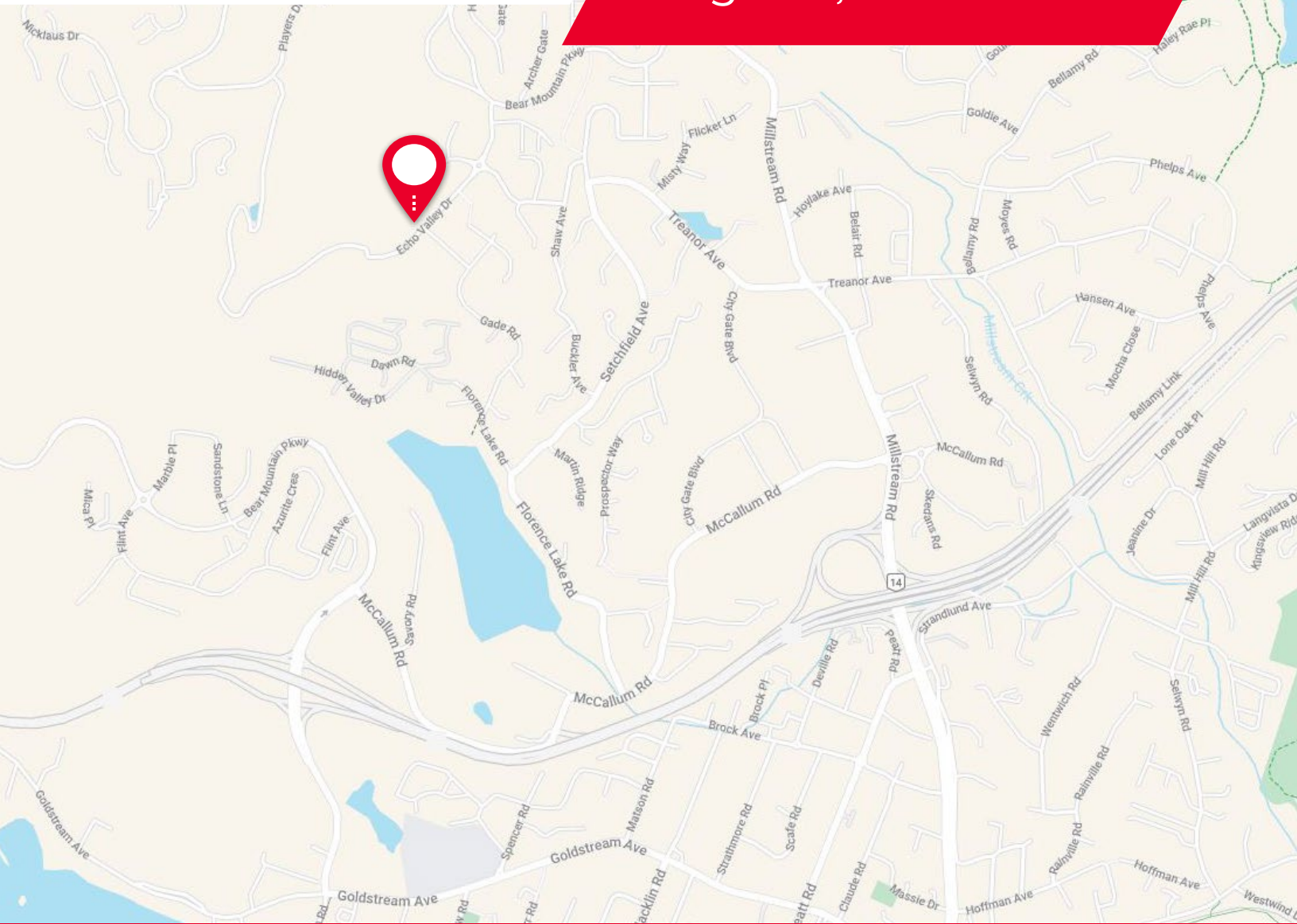


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