

**FOR SALE**

# 6075 144 STREET

SURREY BC

KING GEORGE BLVD



144 ST

**SUBJECT PROPERTY**



Development Permit Approved Infill Townhouse Site in South Newton



# OPPORTUNITY

This offering presents a 29-unit townhouse development site in a prime South Newton location, situated at 6075 144 Street, Surrey, BC (the “Property”), just steps from the Bell Performing Arts Centre.

Ideally positioned in the heart of Surrey’s rapidly expanding South Newton neighbourhood, this 1.14-acre site provides excellent access to transit, parks, schools, shopping, and everyday amenities.

The Property comes with a Development Permit approved for a well designed project comprising nine townhouse buildings with a total of 29 units. Its proximity to the planned King George Boulevard Bus Rapid Transit route enhances its long-term potential for connectivity and value appreciation.

This is a rare opportunity to acquire a thoughtfully scaled development in one of Surrey’s most active and growing communities. The manageable size of the project allows for phased construction, which can be particularly advantageous in today’s challenging financial environment.



## SALIENT DETAILS

CIVIC ADDRESS	6075 144 ST SURREY, BC
PIDS	029-577-144
SITE DESCRIPTION	Rectangular, cleared land with frontage of approximately 157 ft on 144 St.
TOTAL SITE AREA	+/- 50,100 SF (1.15 Acres)
LAND USE	South Newton Plan: Townhouse (up to 25 u.p.a)
PROPERTY ASSESSMENT	\$9,435,000 (2025)
GROSS TAXES	\$55,016.63 (2025)
ASKING PRICE	Please contact the listing agents

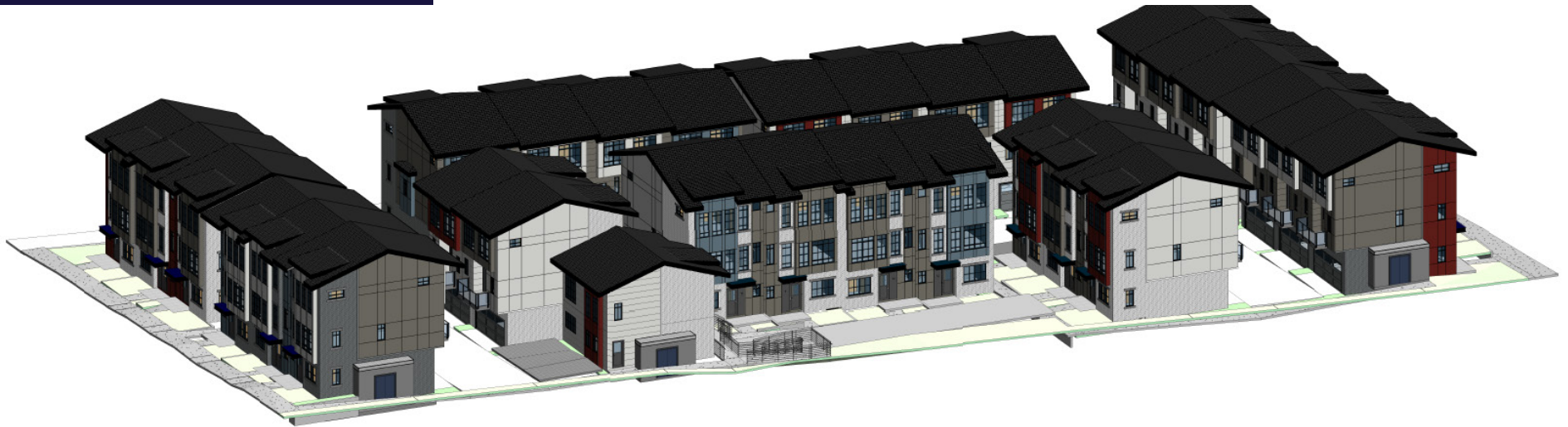
## DEMOGRAPHICS

	WITHIN 1KM	WITHIN 3KM	CITY OF SURREY
POPULATION	17,911	92,370	655,851
AVERAGE HOUSEHOLD INCOME	\$145,696	137,682	\$135,166
UNIVERSITY DEGREE	31.5%	27.2%	28.3%
LABOUR & EMPLOYMENT	72.0%	66.9%	66.4%

## ADDITIONAL DOCUMENTS\*

Interested parties are invited to inquire for access to additional materials including architectural and engineering plans, geotechnical reports and more. Additional materials are available upon receiving a signed Confidentiality Agreement.

\*All documents and reports shared with recipients are based on the information currently available to us and supplied by our client. All parties are encouraged to conduct their own independent investigations regarding redevelopment and to do so prior to making any financial decisions or submitting offers.



## DEVELOPMENT STATISTICS

The property is PLA approved for the development of 29 townhomes. The 29 homes are spread across nine buildings and include 64 total parking stalls.

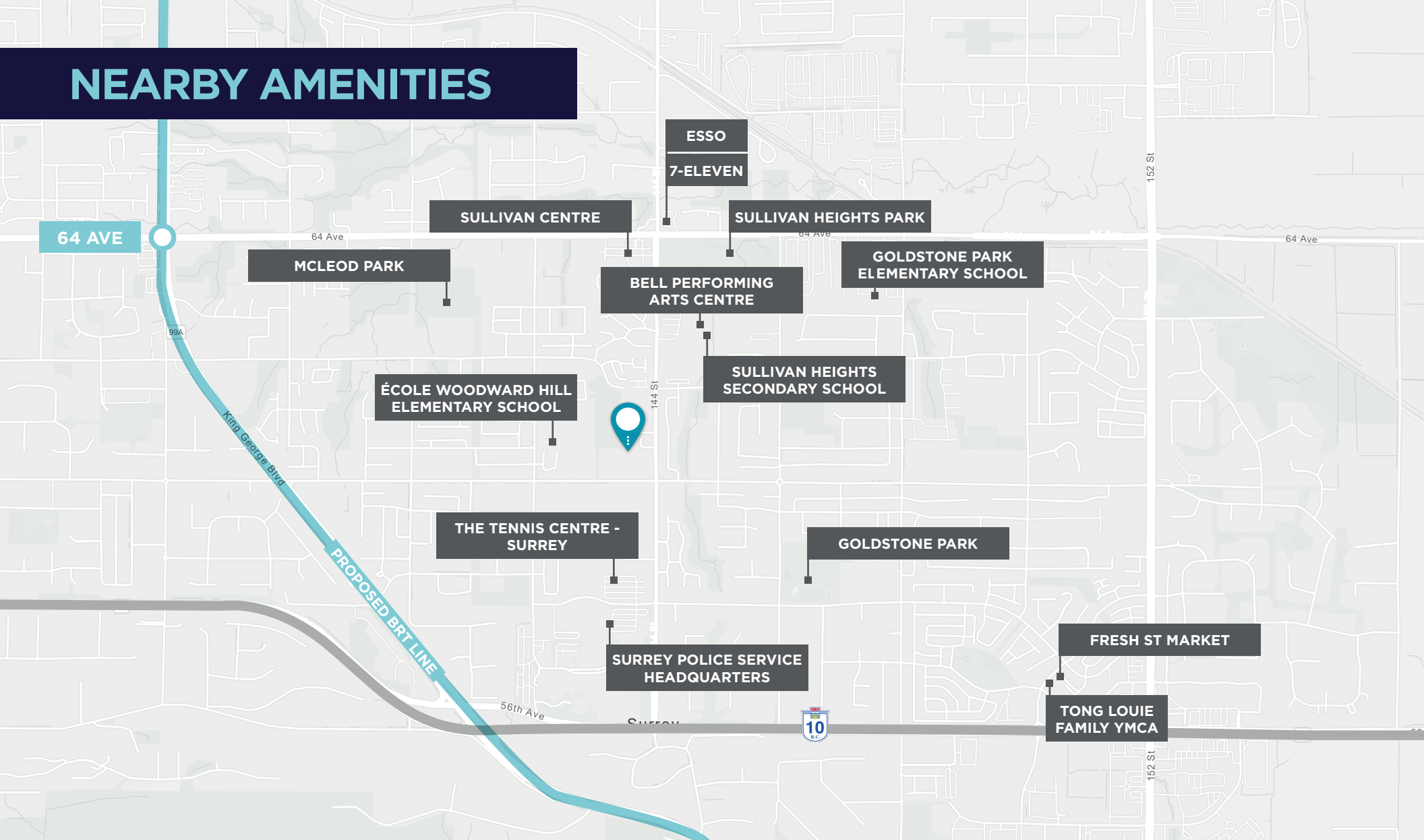
PROJECT TYPE	Townhouse development
SITE COVERAGE CALCULATIONS	Net Site Area: 47,551 SF FAR (Net Area): 0.90
BUILDING MIX	Total buildings: 9
PARKING	64 total stalls
DEVELOPMENT STAGE	Development Permit

## INVESTMENT HIGHLIGHTS

- **PRIME LOCATION:** : Strategically located in South Newton, one of Surrey's fastest growing residential communities
- **HIGHWAY CONNECTIVITY:** Located approximately one kilometre east of King George Highway and less than one kilometre from Highway 10 to the south, the site offers excellent access for future homeowners, making daily commutes to work convenient and efficient.
- **DEVELOPMENT-READY:** Walkable access to shops, restaurants, services, and everyday amenities
- **PROXIMITY TO SCHOOLS:** Within walking distance to both elementary and secondary schools, appealing to family-oriented buyers
- **ACCESS TO GREEN SPACE:** Surrounded by multiple parks, providing residents with recreational options and outdoor living appeal
- **CULTURAL AMENITY NEARBY:** Located just steps from the Bell Performing Arts Centre, adding vibrancy and cultural significance to the area
- **INFILL ADVANTAGE:** : Infill sites are more desirable than larger greenfield projects due to their integration within established neighbourhoods and availability of existing infrastructure
- **PRESALE MOMENTUM:** Infill developments often see faster presales as homebuyers are drawn to mature, well-served surroundings
- **PHASED DEVELOPMENT OPPORTUNITY:** Smaller scale and phased construction options reduce upfront financial burden and allow developers to adapt to market conditions
- **STRONG GROWTH POTENTIAL:** Situated near future transit infrastructure and within a high demand growth corridor in Surrey



# NEARBY AMENITIES



## CONTACT

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