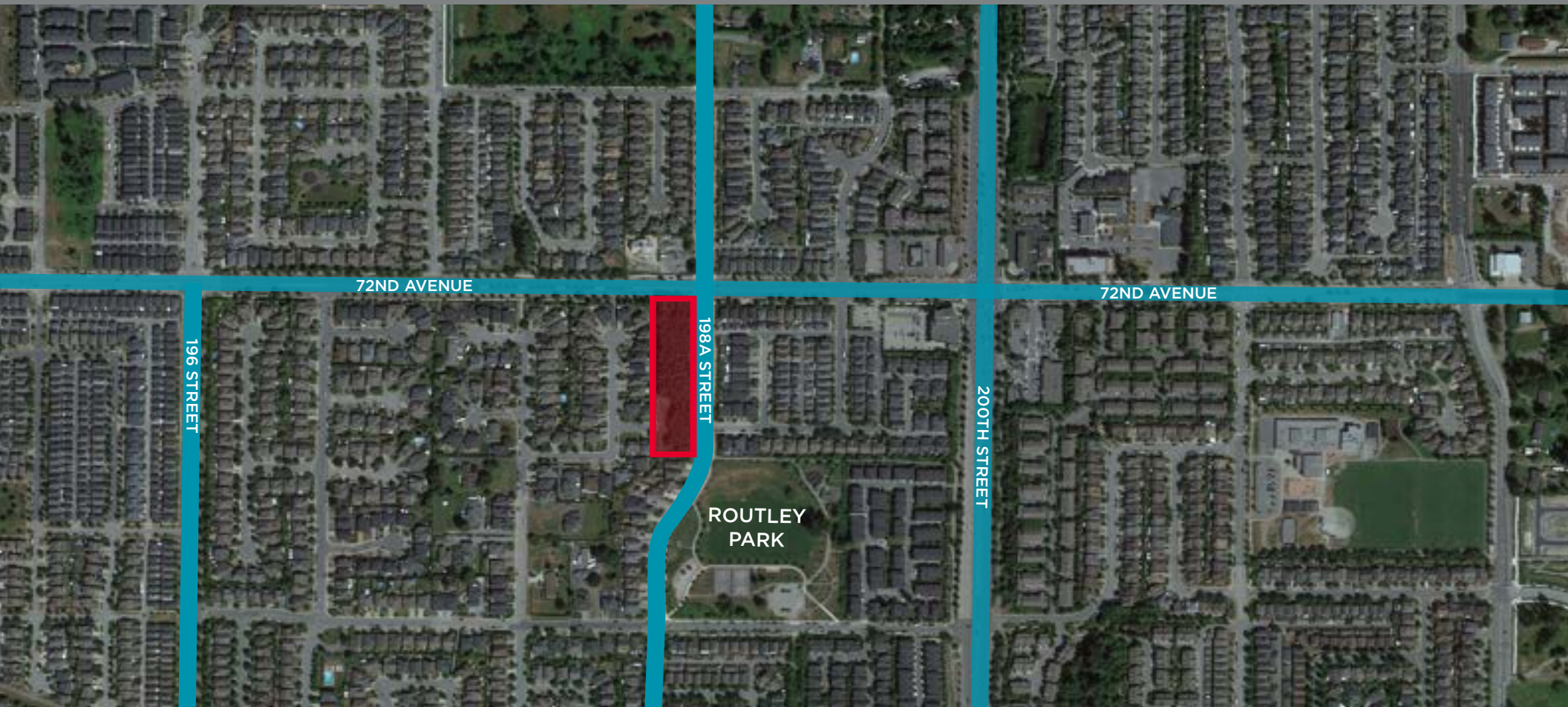


FOR SALE | DEVELOPMENT OPPORTUNITY

72ND AVENUE & 198A STREET

LANGLEY, BC

1.72 ACRE INFILL DEVELOPMENT LAND PARCEL



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FOR SALE

72ND AVENUE & 198A STREET, LANGLEY, BC

OVERVIEW

OPPORTUNITY

Cushman and Wakefield ULC is pleased to present an exceptional infill development opportunity located at the corner of 72nd Avenue and 198A Street. This approximately 1.72 acre rectangular parcel benefits from a strategic location near the rapidly growing municipalities of Surrey and Langley.

Langley is positioned for substantial growth with the forthcoming SkyTrain extension, which will significantly enhance regional connectivity to Vancouver and surrounding areas. Situated within the 200th Street Corridor, a key transit spine, the property forms part of the 2040 Corridor Plan and is identified for future Light Rapid Transit and Bus Rapid Transit initiatives.

The property is currently unimproved and, under the proposed 200th Street Plan, offers a variety of redevelopment opportunities. The Township envisions commercial frontage along 72nd Avenue, and the site is designated within a Transit Oriented Development area in accordance with provincial regulations. TransLink is undertaking intersection improvements at its own cost. Latecomer charges are applicable for the water main, while other municipal services are available.

LOCATION

Situated in the Township of Langley, near Langley City, the Subject Property offers a prime development opportunity close to key amenities such as Willowbrook Shopping Centre, RioCan Power Centre, and numerous retail hubs along the 200 Street corridor and Langley Bypass.

Langley's population is projected to reach 200,000 by 2040, driving growth in jobs and businesses. The property falls under the 200th Street Corridor Plan, designated as "infill" within The Commons—a mixed-use, multigenerational village that fosters community through parks, plazas, and facilities like a seniors' center and daycare.

SALIENT DETAILS

PID	012-220-086
LEGAL DESCRIPTION	East Half Lot 21 Except Part Dedicated Road On Plan BCP17586; Section 15 Township 8 New Westminster District Plan 1476
LOT AREA	1.72 Acres
LOT DIMENSIONS	±120 feet x ±630 feet
NCP / AREA	Willoughby - Routley - Residential Bonus Density 2 200th Street Corridor Plan
ANNUAL TAXES	\$18,496.27 (2024)
ASKING PRICE	\$7,500,000

DEVELOPMENT OPPORTUNITY

THE COMMONS DESIGN MOVES



Transportation Design Moves

- 1 Central BRT station with local transit serving at the cross street, centred on where the greatest potential for new housing can be located
- 2 Pedestrian-priority paths parallel to 200 Street
- 3 Network of east-west connecting local streets
- 4 New pedestrian paths integrate the new and existing blocks to create a seamless circulation network
- 5 Separated cyclist network connects community services, businesses, and residential areas

Open Spaces Design Moves

- 1 Transit plaza adjacent to BRT station caters to neighbourhood needs and community events
- 2 A variety of outdoor community amenities including playgrounds, sports fields, and patios throughout the urban village
- 3 Neighbourhood trees, community gardens, and seasonal plantings bring colour and vibrancy and soften the built form
- 4 Building courtyards and passages offer local-scaled open space amenities
- 5 Cafe and grocer patios offer small-scale patios that activate local streetscapes

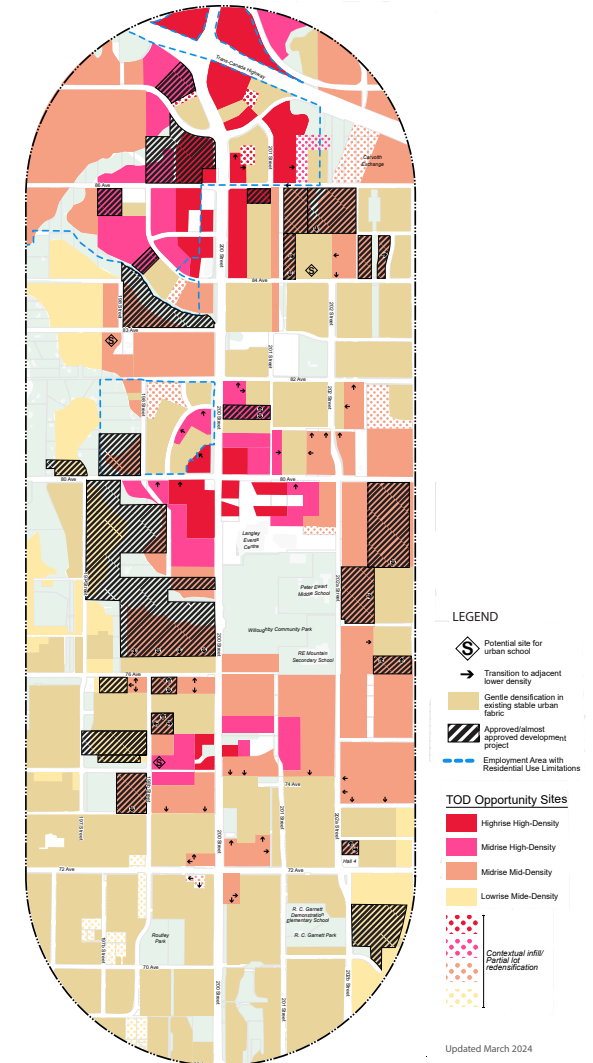
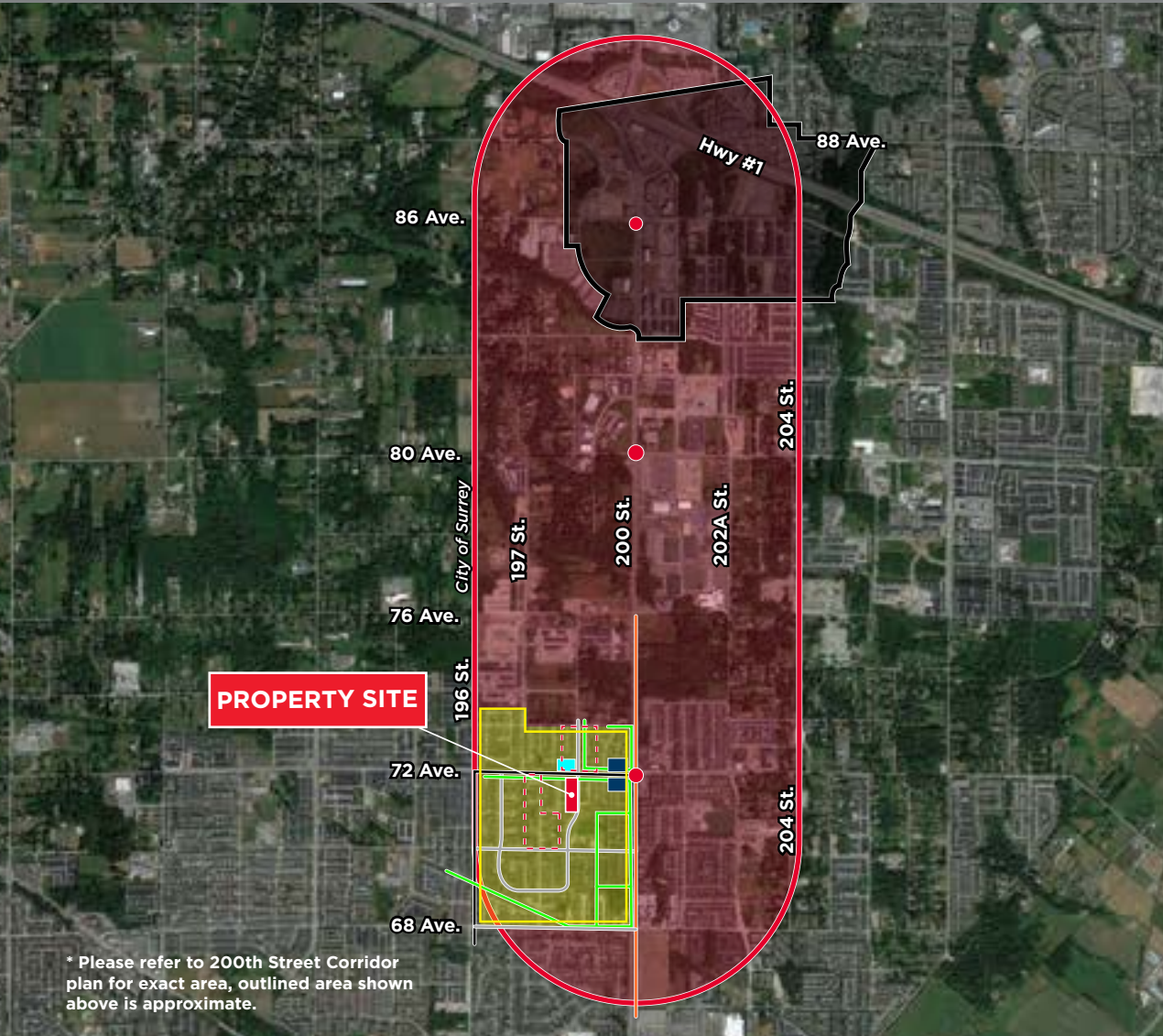
Development Design Moves

- 1 Transition in scale towards existing urban fabric and buffer edges with trees
- 2 Locate highest buildings nearest stations and undeveloped areas of 200 Street where possible
- 3 Provide new service uses including for example libraries, health services, or a school
- 4 Primarily midrise built form with a light mix of other typologies to provide a variety of housing options
- 5 Define short, walkable blocks with buildings that frame open spaces, allowing light, greenery, and natural ventilation

FOR SALE

72ND AVENUE & 198A STREET, LANGLEY, BC

DEVELOPMENT OPPORTUNITY



DISCLAIMER

The 200th Street Corridor Plan is currently under review and has not yet been approved. All parties are advised to conduct their own independent inquiries regarding the redevelopment potential of the property before making any financial decisions. Any hypothetical or conceptual plans provided are for reference purposes only, and we do not guarantee the accuracy, implementation, or approval of such plans by the Township of Langley.

FOR SALE

72ND AVENUE & 198A STREET, LANGLEY, BC

CONCEPTUAL PLANS

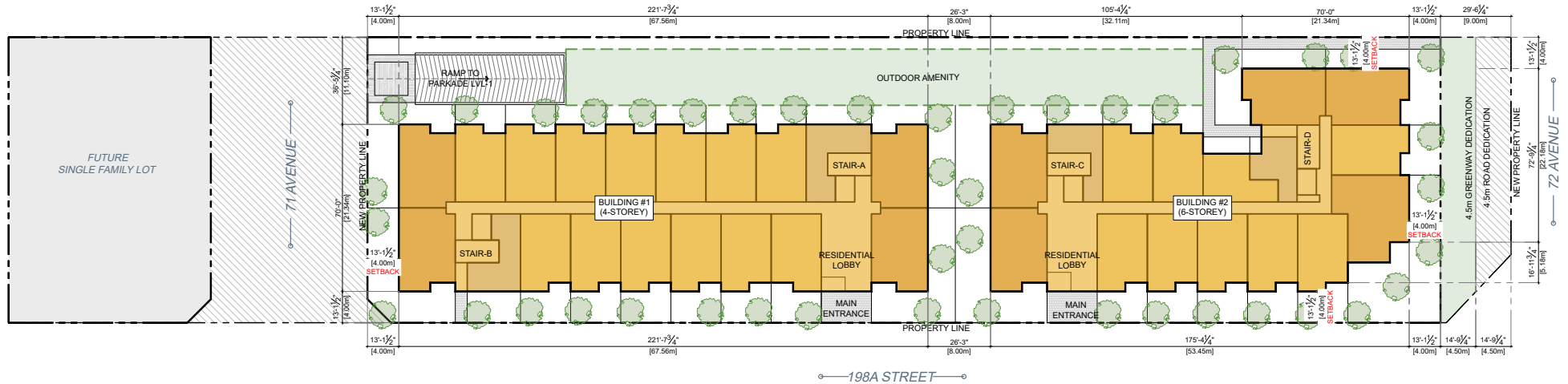
6-Storey Apartments with two level u/g parkade (potential)

FSR: 2.53

Total buildable: 1,355,755 SF

Total Units: 178

No. of Buildings: 2



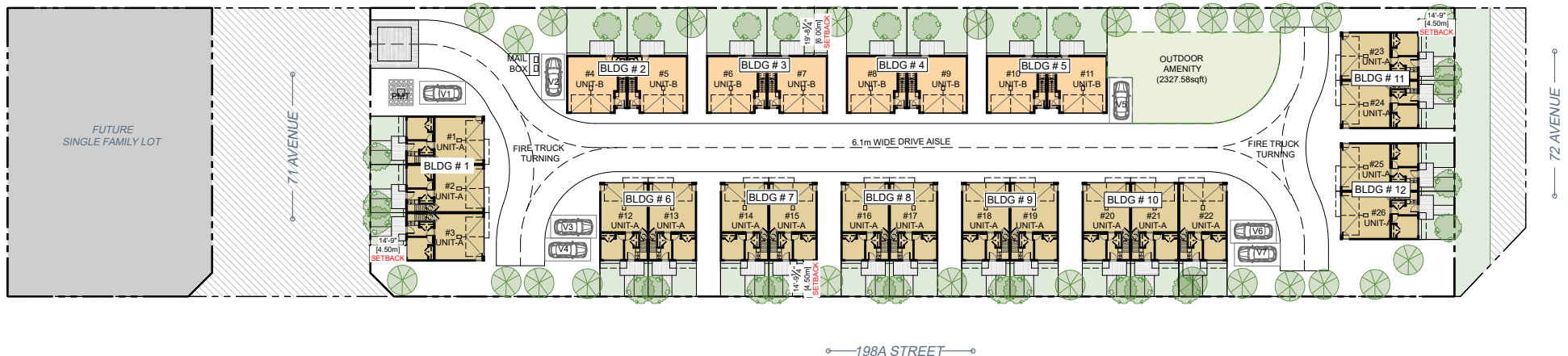
Townhouses (potential)

Total units: ±30

Levels: 3

Average unit size: 1,550 SF

No. of Buildings: 13



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