

**FOR SALE**

# 2840 200th Street & 20087 28 Avenue

Langley, BC

- Development Ready | 86,554 SF (1.98 Acres) designated Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse in Booth Neighborhood plan
- Development Works Agreement In Place and Schools Site Secure



# OPPORTUNITY

Development Works Agreement In Place and Schools Site Secure. The site is Development Ready.

This development property is situated at the northeast corner of the 200th Street and 28th Avenue intersection, within walking distance of a planned neighborhood commercial village at 200th Street and 32nd Avenue. 200th Street and 32nd Avenue are proposed to become four-lane arterials, and the property is conveniently located near numerous amenities, including schools, parks, and commercial services.

The property is split between the Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse designations within the Brookwood-Fernridge Community Plan. The SSMUH designation accommodates a variety of ground-oriented housing types, and the Rowhouse/Townhouse designation accommodates rowhouse and townhouse development.

As per the land use designation under the approved NCP (Booth), the property is designated for Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse.

For Booth NCP, please visit link below:



## SALIENT DETAILS

<b>Address</b>	2840 200 Street, Langley, BC 20087 28 Avenue, Langley, BC
<b>PID</b>	010-299-777 002-406-012
<b>Lot Size</b>	±57,804 SF ±28,749 SF
<b>Gross Tax</b>	\$ 13,363.74 \$ 5,799.27
<b>Price Guidance</b>	Please contact the listing agent for price guidance

# INVESTMENT HIGHLIGHTS



### STRATEGIC LOCATION

Within walking distance of the commercial village, which will provide facilities, comfort, and services to the residents of nearby developments.



### UPCOMING CENTRAL HUB

The property is located within the Booth NCP, envisioned as the central hub of Brookwood-Fernridge.



### CONNECTIVITY

Property is proximal to proposed 4 lane arterial roads and future bike lanes providing excellent connectivity and convenience.



### AMENITIES

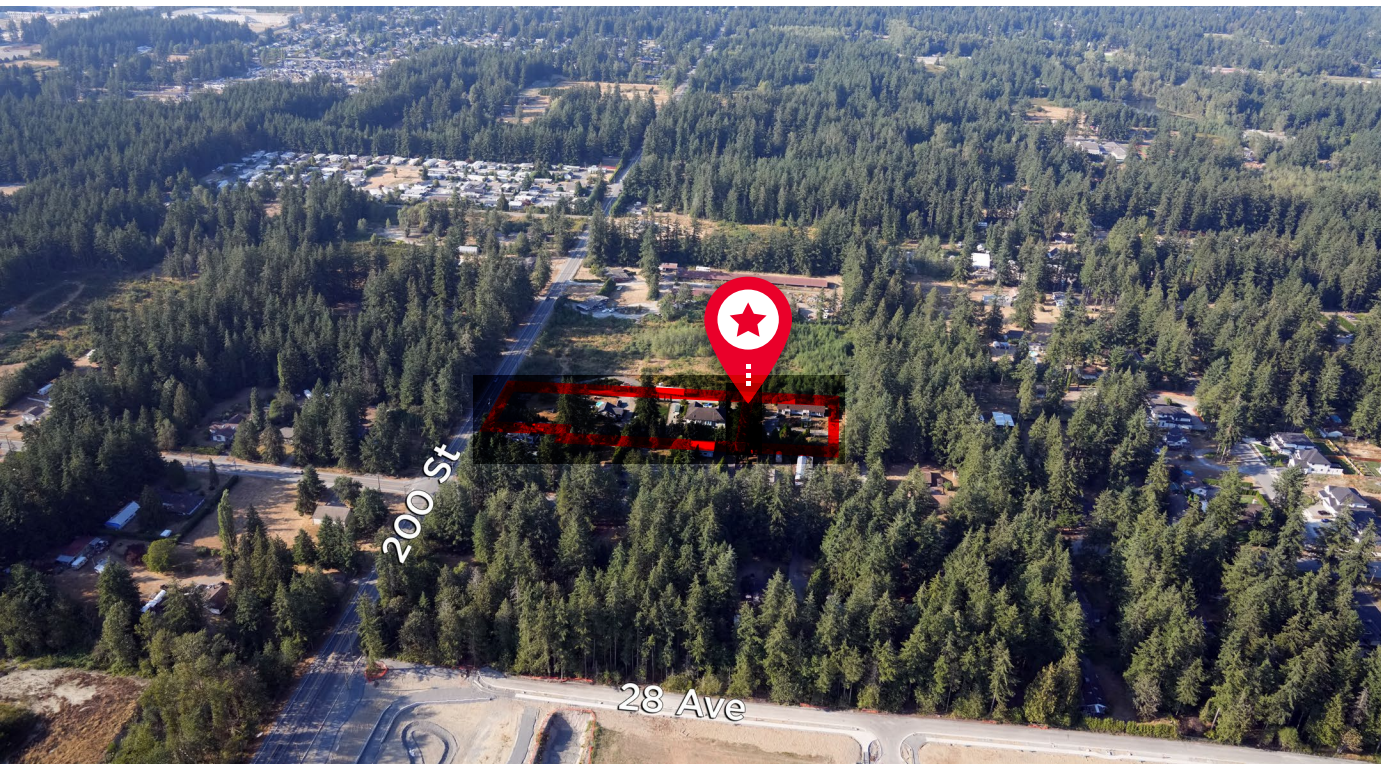
The development is within walking distance to all levels of schools, future parks, open space, conservation area and frequent public transport.

# LOCATION

The property is located at the intersection of 200th Street and 28th Avenue, Langley. 200th Street and 32nd Avenue are designated as future arterial roads (4 lanes each) with frequent future transportation and bike lanes. The property is also in close proximity to all levels of schools, parks and commercial services.

## DEMOGRAPHICS

	1 KM	3 KM	5 KM
<b>Population</b> (2021)	1,672	14,730	43,621
<b>Population</b> (2026)	1,763	15,176	45,458
<b>Projected Annual Growth</b> (2021 - 2026)	5.5%	3.0%	4.2%
<b>Median Age</b>	49.7	46.1	43.6
<b>Average Household Income</b>	\$139,555	\$138,562	\$116,172



## NEIGHBOURHOOD STATS



WALK SCORE: 7  
CAR DEPENDANT



TRANSIT SCORE: 32



NUMBER OF BUSINESSES  
1 KM : 27  
3 KM : 485  
5 KM : 1,104

## DRIVE TIMES

203rd Station	8 minutes
196th Station	11 minutes
190th Station	12 minutes
184th Station	15 minutes
Langley	9 minutes
White Rock	18 minutes
Surrey City Center	25 minutes
Vancouver	63 minutes

## BOOTH NEIGHBOURHOOD PLAN

Booth is a neighborhood within the Brookwood-Fernridge community in the Township of Langley. The Booth Neighbourhood Plan is designed to ensure a high quality of life for residents, business owners, and employees by offering diverse housing options, local commerce, recreational opportunities, and public and natural spaces that support the physical and social environments where people live, learn, work, and play.

Spanning 270 hectares (668 acres) in the mid-western area of Brookwood-Fernridge, the Booth Neighbourhood Plan area is bordered by 196 Street to the west, 33A and 36 Avenue to the north, 206 and 204 Street to the east, and 28 Avenue to the south. Major roads include 200 Street and 32 Avenue, with green spaces such as Noel Booth Park, Dale Ball Park, and Anderson Creek.

The plan envisions a complete community with an integrated system where built and natural elements are closely connected. By balancing social, economic, and environmental needs, Booth allows people of all ages and abilities to live, work, shop, learn, and play locally. Identified as a “small-town” neighborhood, Booth’s character is defined by its natural and built environments, including unique subdivision and lot patterns, thoughtfully placed buildings, and the presence of street trees and landscaping features.



## SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) AND ROWHOUSE/TOWNHOUSE

The SSMUH designation accommodates a variety of ground-oriented housing types that are compatible in scale and form in single-family neighborhoods.

The Rowhouse/Townhouse designation accommodates rowhouse households with children, seniors and “empty-nesters”.

They are situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations.

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