



# FOR SALE

## 19740 32<sup>ND</sup> AVENUE

LANGLEY, BC

P1 - CIVIC INSTITUTIONAL ZONING



MAJOR LAND USES  
ASSEMBLIES // SENIOR HOUSING // CEMETERIES // PRIVATE & PUBLIC SCHOOLS & COLLEGES

WIDTH  $\pm$  295 FT // DEPTH  $\pm$  646 FT



VIEW FROM 32<sup>ND</sup> AVE



CONCEPTUAL PROJECT

### Harpreet Singh

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OPPORTUNITY

19740 32nd Avenue, Langley BC (“property”) is an approximately 4.382 acre undeveloped parcel located in the heart of an approved Brookwood-Fernridge Community Plan (Adopted October 23, 2017). The property is situated on a proposed 4 lane arterial road and merely +/- 1500 feet away from the major intersection of 200th Street and 32nd Avenue.

The property is zoned as **Civic Institutional (P-1)** which allows various assembly, schools, colleges, cemeteries, hospitals, medical clinics, religious, senior housing and many more uses. The property is also designated for future single-family lots as per the approved Community Plan.

This parcel can be developed under the current zoning without a Neighborhood community plan being adopted.

LOCATION

The subject property is located on the south side of 32nd Avenue directly west of the 200th Street corridor. The subject will be located in the heart of the new CP with direct access to 32nd Avenue and close proximity to the 200th Street corridor.

ZONING

Exiting zoning	Civic Institutional Zone P-1
Designation as per OCP	Single Family Lots

SALIENT DETAILS

Site Size	4.382 acres
PID	006-488-251
Current Zone	Civic Institutional (P1)
Community Plan	Brookwood/Fernridge

ASKING PRICE

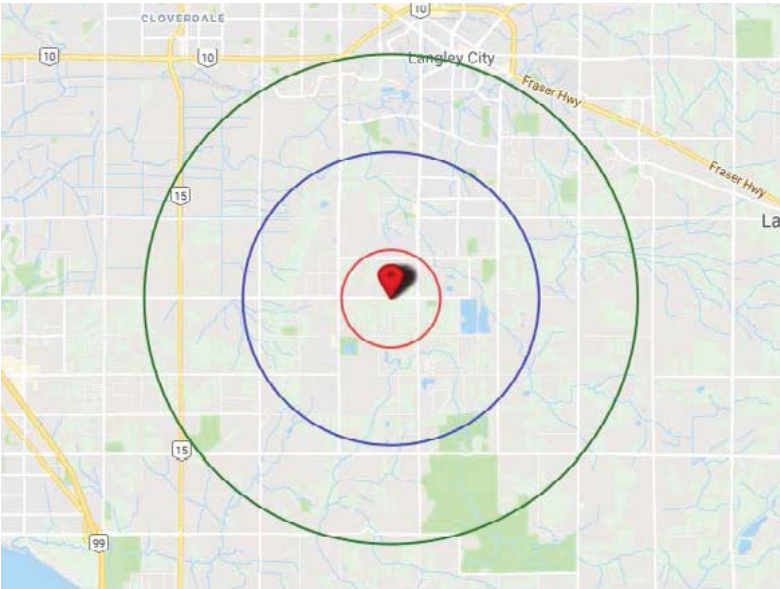
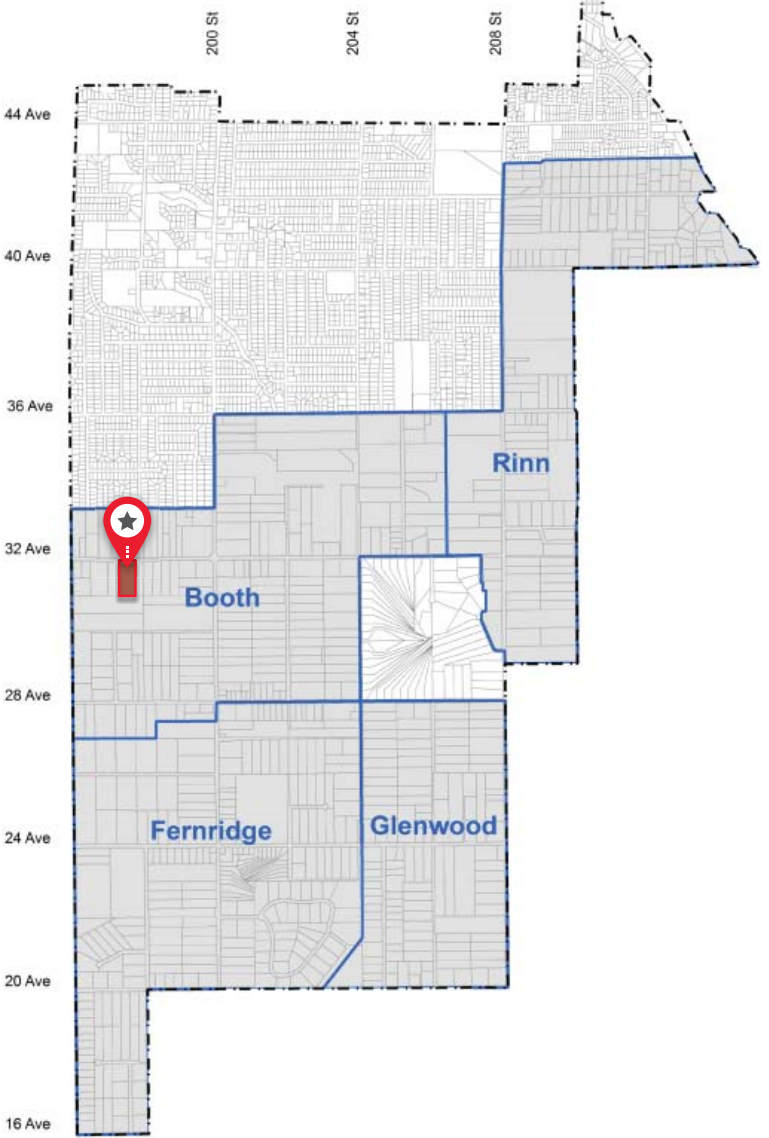
\$11,800,000

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2018)	1,773	13,195	41,651
Population (2023)	1,793	13,840	44,528
Projected Annual Growth (2018 - 2023)	1.2%	2.3%	2.9%
Median Age	47.6	45.4	42.9
Average Household Income (2018)	\$145,559	\$128,148	\$106,943

Future projected population for  
Bookswood/Fernridge is +/- 39,000 souls

NEIGHBOURHOOD PLAN AREA



## AREA OVERVIEW

Brookwood-Fernridge is located in the southwestern portion of the Township of Langley, immediately east of the City of Surrey and south of the City of Langley. The Plan area encompasses about 1,440 hectares (3,558 acres), extending from 44 Avenue to 16 Avenue and from 196 Street to the east of 212 Street.

Several applications in the area had been approved based on the applications received before a historic date including the property west of this parcel and one just across for about 100+ single family lots.

Sanitary and Drainage Development Works Agreements ("DWAs") has been given the third reading and the approved applications are in the process of development. The property is within the marked area of the DWAs.

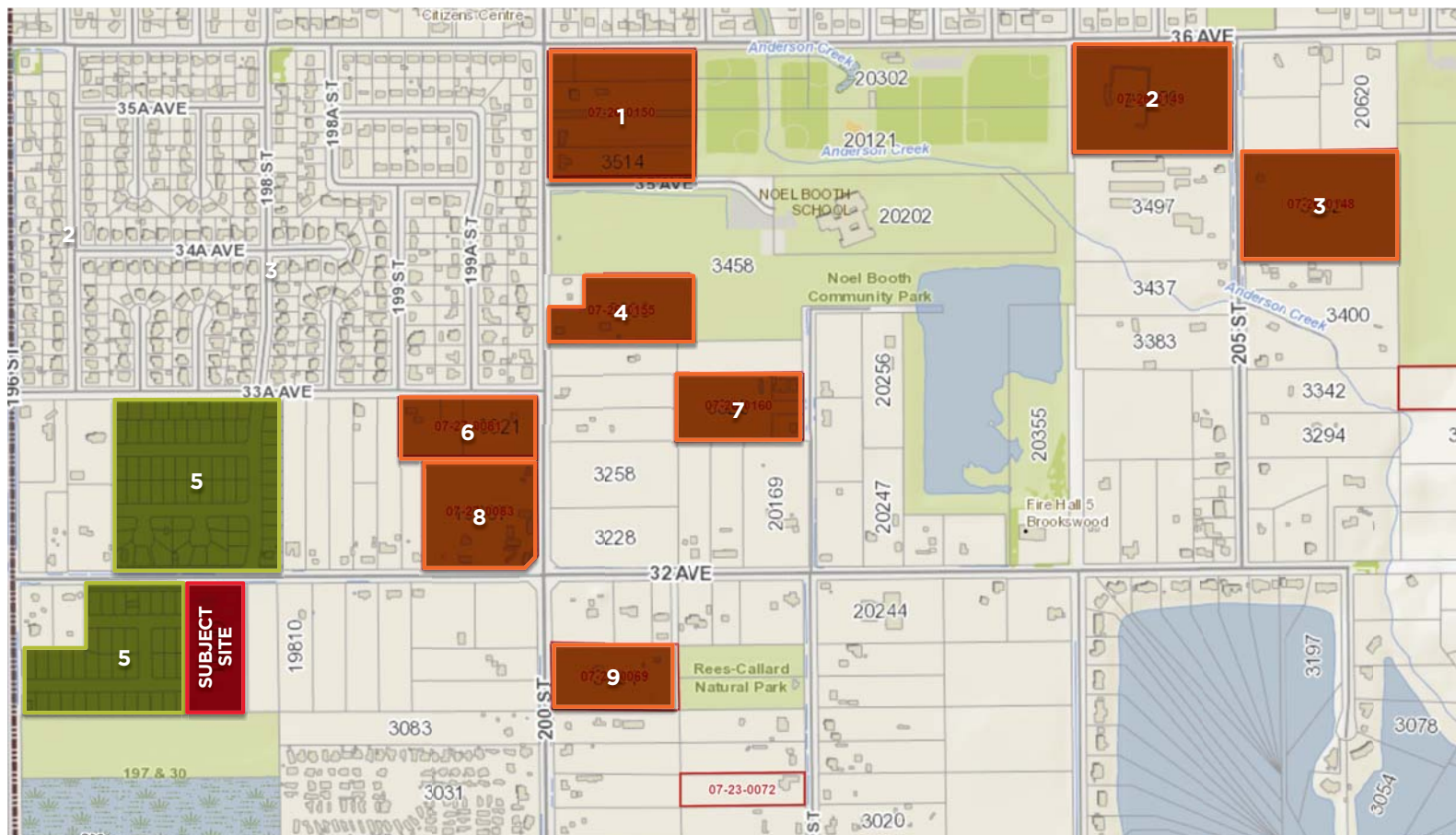
The current population of the Brookwood-Fernridge area is estimated to be 13280. The Land Use Plan for the entire Brookwood-Fernridge Community Plan area accommodates an ultimate projected population of 39,000 at build-out. The approximate build-out populations of the individual neighborhoods are as follows:

Rin - 5,200

**Booth --11,700 (subject property is within the future Booth NCP)**

Fernridge - 9,000

Glenwood - 3,500



- 1. IN PROCESS** - 46 Single Family Lots
- 2. IN PROCESS** - 40 Single Family Lots
- 3. IN PROCESS** - 43 Single Family Lots
- 4. IN PROCESS** - 99 Townhomes
- 5. APPROVED** - 100+ Lots approved and being serviced and sold
- 6. IN PROCESS** - Mixed-Use
- 7. IN PROCESS** - 33 Townhomes
- 8. IN PROCESS** - 156 Townhomes
- 9. IN PROCESS** - 82 Townhomes

FOR MORE DEVELOPMENT RELATED  
INFORMATION PLEASE VISIT [WWW.TOL.CA](http://WWW.TOL.CA)





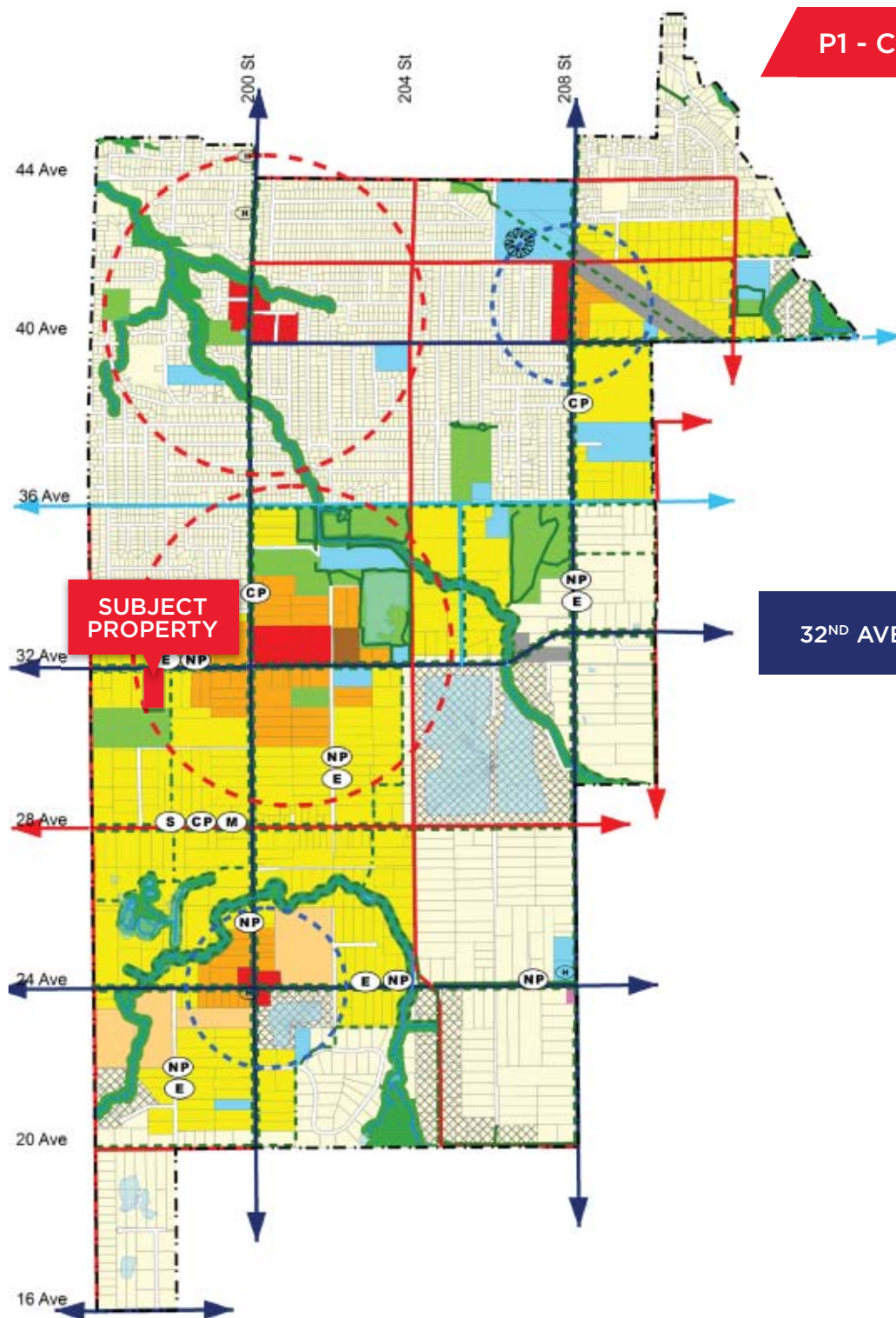
**CUSHMAN &  
WAKEFIELD**

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**32<sup>ND</sup> AVENUE WILL BE A 4 LANE ARTERIAL**

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