



**FOR SALE**

RESIDENTIAL DEVELOPMENT OPPORTUNITY  
**6982 206<sup>TH</sup> STREET**  
LANGLEY, BC

**+/- 5 ACRES DEVELOPMENT OPPORTUNITY**

**6 U.P.A. SINGLE FAMILY DENSITY**



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OPPORTUNITY

An opportunity to acquire a (+/-) 5 acre site in the heart of the Township of Langley. The surrounding area has seen a tremendous amount of development, both residentially and commercially, over the past decade. The Official Community Plan for the area allows for a single family re-development of up to 6 UPA. The neighboring sites to the south are owned by the Township of Langley and the Langley School Board making this an application ready development site.

LOCATION

The subject property is situated in the Willoughby community within the North East Gordon neighbourhood east of 200th Street in the Township of Langley. The location offers a rare opportunity to own in a rapidly growing community that has excellent access to commercial and residential amenities and within close proximity to Trans-Canada Highway and the Langley By-pass.

PURCHASE PRICE

Please contact listing agents

SALIENT DETAILS

Address	6982 206th Street, Langley
PID	011-190-485
Legal Description	PL NWP6351 LT 4 LD 36 SEC 14 TWP 8.
Zoning	SR-2, Suburban Residential Zone
OCP	Residential (6 U.P.A.)
Property Taxes (2017)	\$28,216.67

LANGLEY OFFICIAL COMMUNITY PLAN

The Township of Langley is a “community of communities” with a unique and rural urban mix. Geographically it is one of the largest municipalities in British Columbia and its close proximity to Vancouver has brought strong urban development to the area. It is predicted that municipality’s population will double to 211,000 over the next decade.

OCP – RESIDENTIAL

The North East Gordon Neighborhood Plan designates residential land uses with varying levels of density. The OCP for the subject property allows for approximately 6 units per acre; 30 units for the site size (5 acres).



DEMOGRAPHICS

	1KM	3KM	5KM
Population 2018 (estimated)	5,223	40,007	109,959
Population 2022 (projected)	5,450	44,028	118,097
% Population Change (2018 – 2023)	0.9%	1.9%	1.4%
Median Age	35	34.7	37.2
Average Household Income (2018)	\$100,934	\$81,412	\$86,116

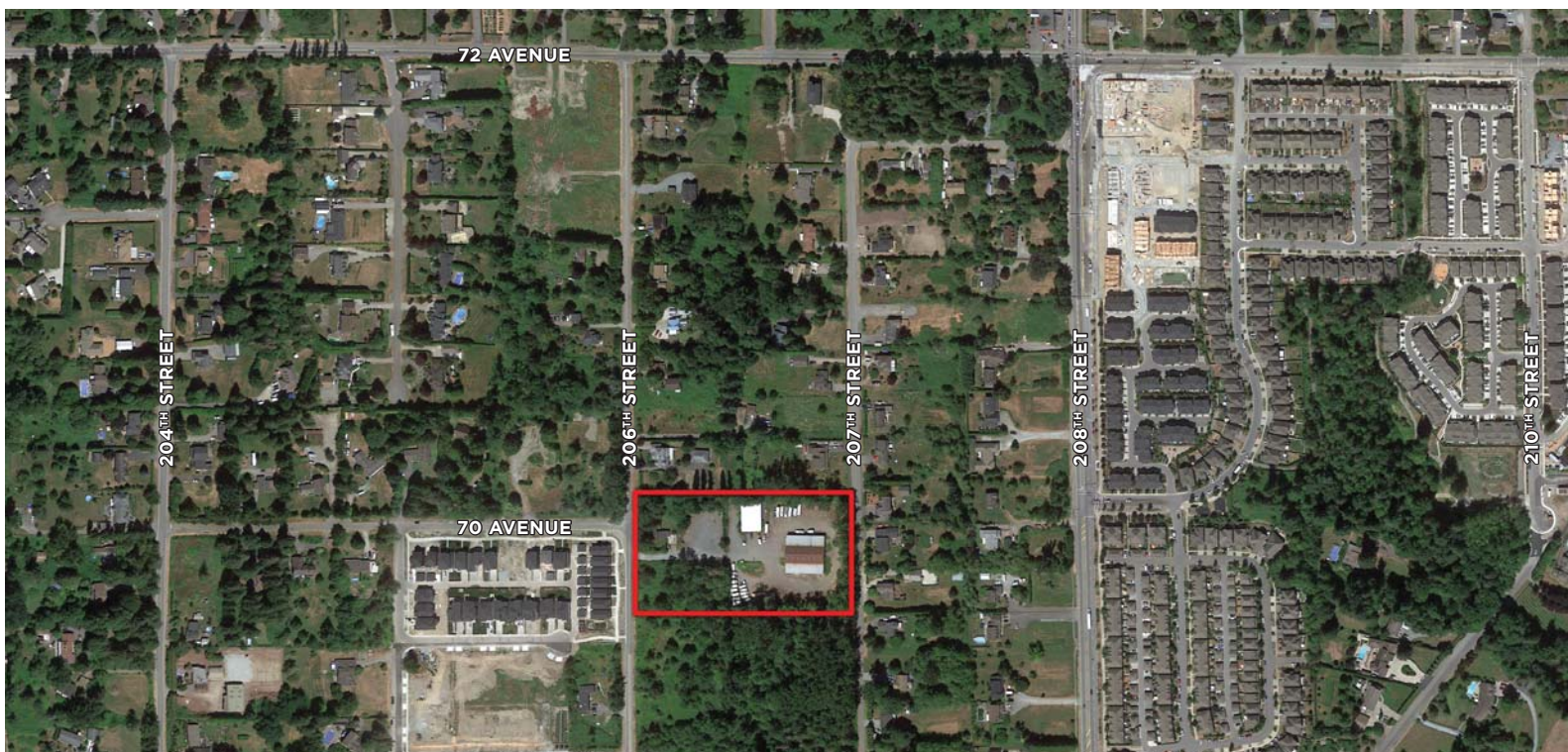
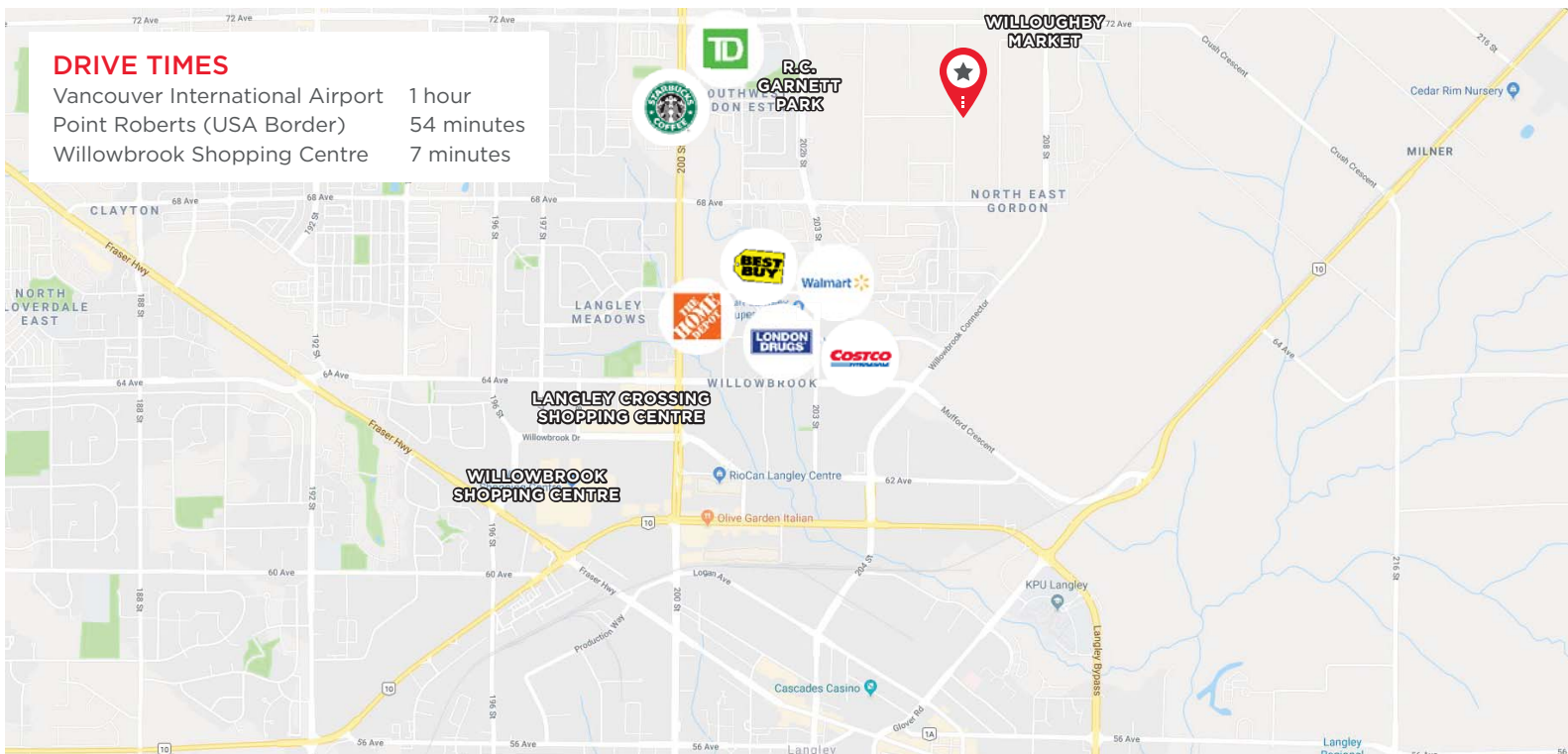






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