



50 ACRES +/-

2620 - 272 STREET
ALDERGROVE, BC

RAW LAND

FOR SALE

BRENT BRNADA
PERSONAL REAL ESTATE CORPORATION
778.956.8876 | brentb@remax.net

RE/MAX
COMMERCIAL®

RAW LAND OPPORTUNITY

2620 - 272 STREET, ALDERGROVE, BC

CURRENT ZONING	SUBURBAN RESIDENTIAL (SR-1)
CURRENT DESIGNATION	AGRICULTURAL LAND RESERVE
OFFICIAL COMMUNITY PLAN	LANGLEY OFFICIAL COMMUNITY PLAN
LAND USE DESIGNATION	GENERAL URBAN (LANGLEY OCP / METRO VAN PLAN)
LEGAL ADDRESS	PART 1 SW SECTION 20 TOWNSHIP 13 LAND DISTRICT 36 EXCEPT PLAN SOUTH 12.50 CHAIN S OF PL 4399
DIMENSION	825 FEET WIDE BY 2,640 FEET DEEP +/-
LOCATION	900 METERS TO ALDERGROVE CENTRE
SITE AREA	50 ACRES +/-
ASKING PRICE	\$32,500,000

50 Acres located within the Aldergrove Urban Containment Boundary, and designated as General Urban by the Metro Vancouver Regional District as well the Township of Langley. The Metro Vancouver Urban Containment Boundary's are designated boundary's that outline where urban development is focused through a land use framework and is a key component of Metro Vancouver's Regional Growth Strategy. Residential and employment infill development are encouraged within the Urban Containment Boundary's in the Metro 2050 Regional Growth Strategy, where General Urban lands are intended for residential neighbourhoods.

The land is adjacent to single family subdivision development on 3 sides. 36 acres +/- are cleared from the front of the property leading from 272 St, with Bertrand Creek moving across the easterly portion of the property where 14 acres +/- remain forested. Hydro, sanitary and water connections surround the site. Currently designated within the Agricultural Land Reserve, the site offers strong characteristics for future subdivision development.

SALIENT DETAILS



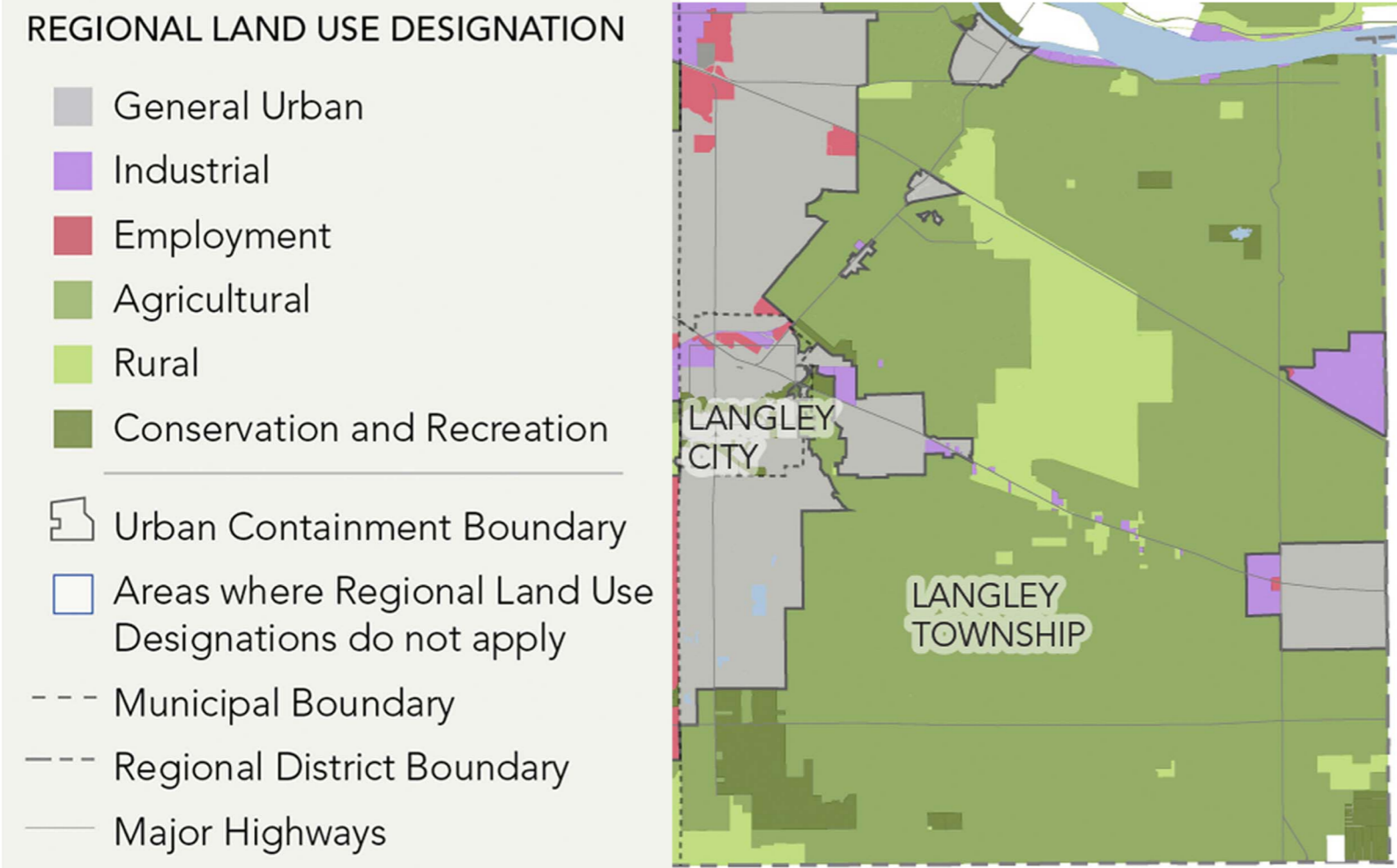
LOCATION

Aldergrove serves as a bedroom community to Langley and Abbotsford , located a 20 min drive in either direction, a 14 min drive to the Abbotsford International Airport, and a 10 minute drive to the Canada - US Lynden Border Crossing. With its central valley location and direct access to the Fraser Highway as well as Highway 1, Aldergrove is a desirable option for affordable homeownership, now seeing improvement and redevelopment of it's town centre with new mixed use projects in process of development.

RAW LAND OPPORTUNITY

2620 - 272 STREET, ALDERGROVE, BC

MAP 2 Regional Land Use Designations - Metro 2050 Plan

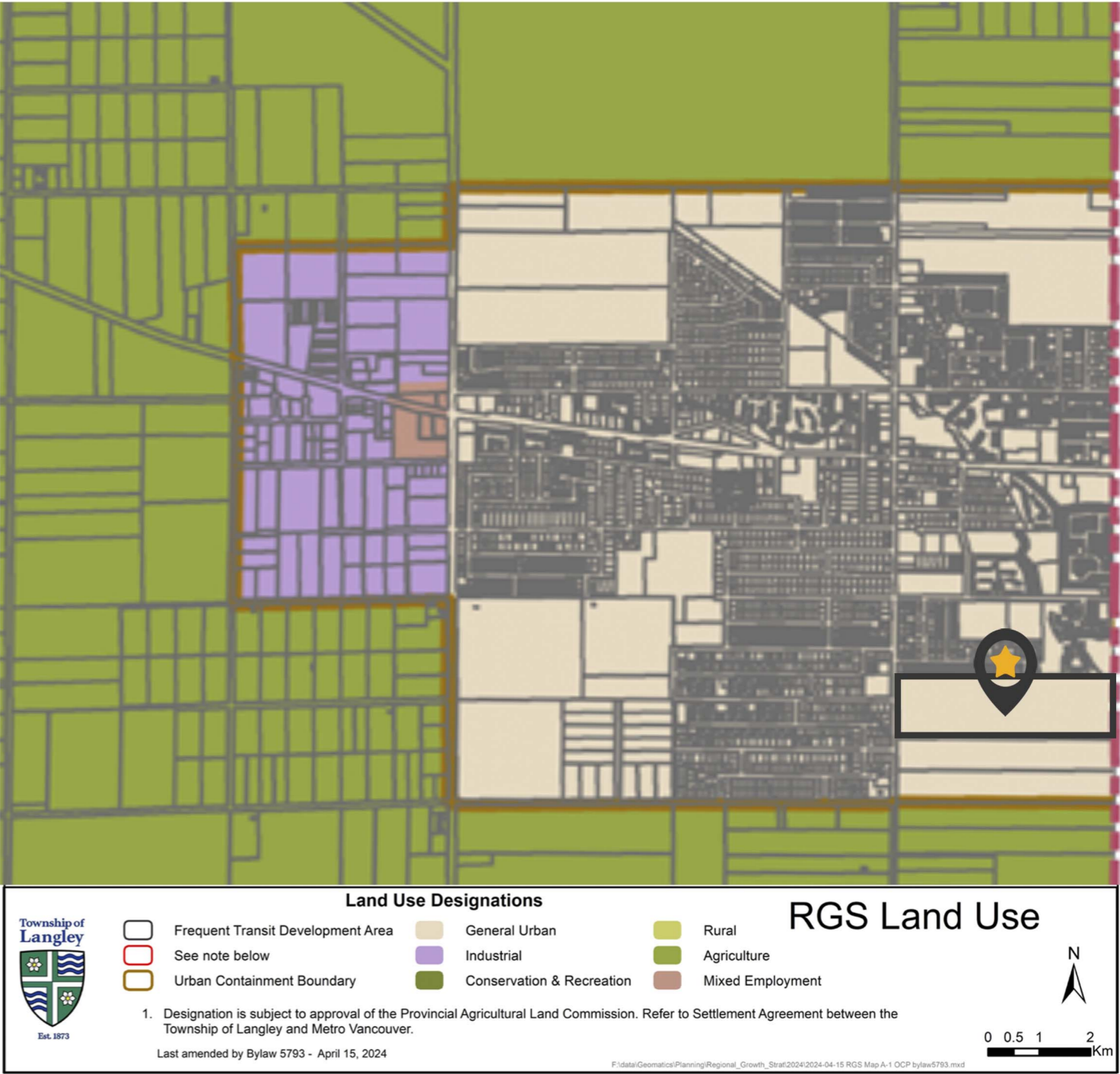


Metro Vancouver first introduced the Metro 2040 plan in 2011 which had been later updated in February 2023, and newly named Metro 2050. The Land Use Designations established by Metro Vancouver have been implemented through the Local Government Act, which requires all member jurisdictions of Metro Vancouver to adopt and incorporate the Regional Growth Strategy of Metro Vancouver.

A key strategy of the Metro 2050 plan is to 'contain urban development within the Urban Containment Boundary', which limits urban sprawl, protecting agricultural and rural lands, and utilizes the efficient provision of in place urban utility infrastructure.

LAND USE DESIGNATIONS

MAP A-1 Township of Langley Official Community Plan



The Township of Langley's adoption of Metro Vancouver's Regional Growth Strategy was first accepted in March 2011, reflecting the Township's general commitment to the vision and goals of the Metro 2040 plan.

RAW LAND OPPORTUNITY 2620 - 272 STREET, ALDERGROVE, BC

RESTAURANT & CAFE

- 1 Fox & Hounds Pub and Restaurant
- 2 India's Most Wanted
- 3 Bob's Kitchen & Bar
- 4 Mazatlan Mexican Cuisine
- 5 Station House Pub & Grill
- 6 Starbucks
- 7 AHA Indian Food Paradise
- 8 TJ's Restaurant & Steak House
- 9 Javalova Coffee

OUTDOOR & LEISURE

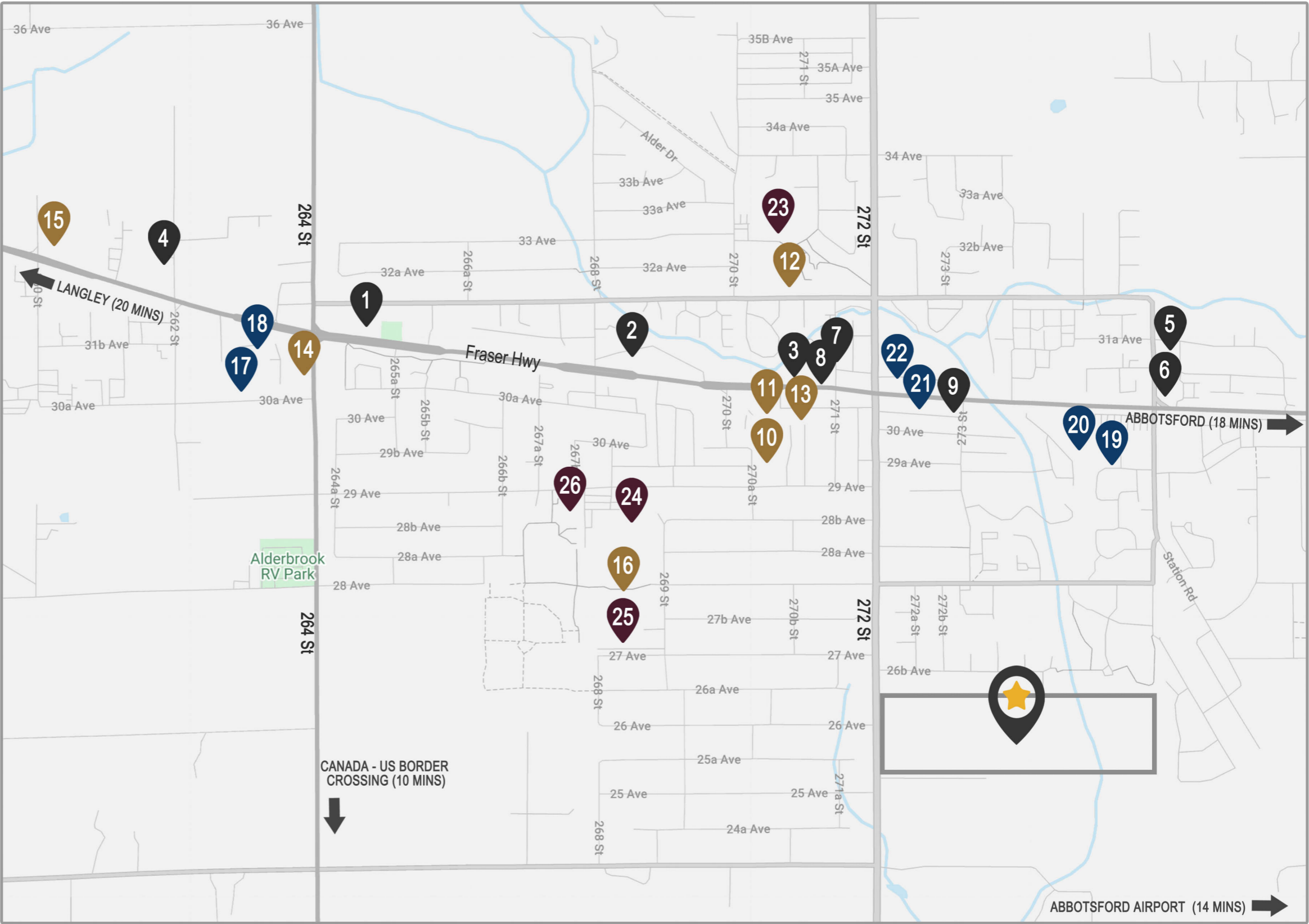
- 10 The Outdoor Experience Waterpark
- 11 Aldergrove Community Centre
- 12 Philip Jackman Park
- 13 Alder Alley Bowling
- 14 Oxygen Yoga & Fitness
- 15 Twilight Drive-In Theatre
- 16 Aldergrove Athletic Park

SHOPPING & GROCERY

- 17 Save-On-Foods
- 18 Aldergrove Village Shopping Centre
- 19 FreshCo Aldergrove
- 20 Countryside Shopping Centre
- 21 Alder Natural Foods
- 22 Aldergrove Town Centre

SCHOOLS & EDUCATION

- 23 Parkside Centennial Elementary School
- 24 Aldergrove Community Secondary School
- 25 Betty Gilbert Middle School
- 26 Aldergrove Library



For more information, please contact:

BRENT BRNADA
PERSONAL REAL ESTATE CORPORATION
brentb@remax.net 778-956-8876

RE/MAX CITY REALTY
101 - 2806 Kingsway Ave
Vancouver, BC | V5R 5T5

RE/MAX
COMMERCIAL

CREINVESTMENT.CA