

FOR SALE

**SURREY : 4.945 Acre
DEVELOPMENT SITE**

9132 9148 120th ST
Surrey, BC V3V 4B6

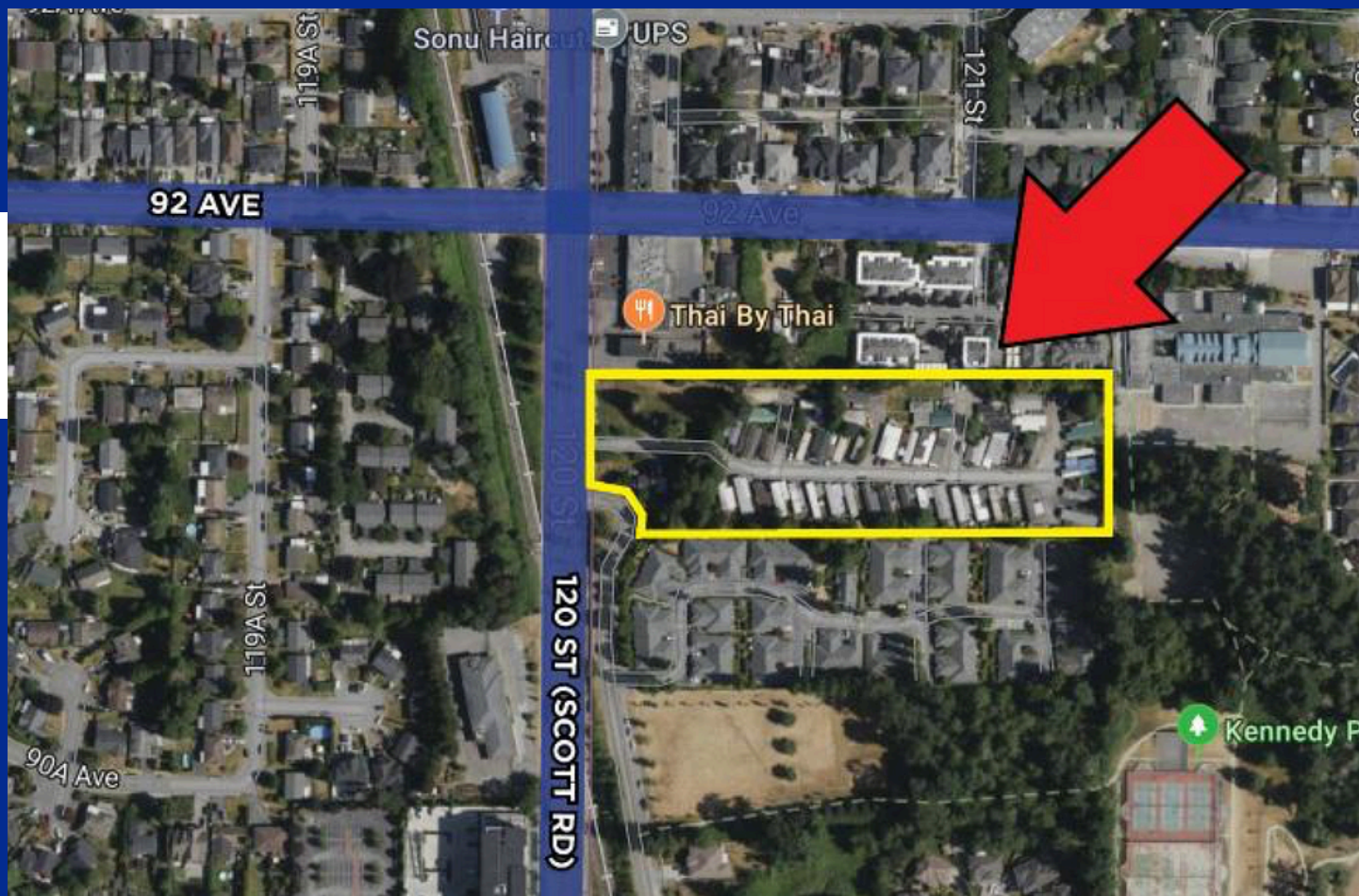
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The Opportunity

- This is an exceptional MULTIPLE RESIDENTIAL development opportunity; located near 92nd Ave and 120th Street (Scott Road), Surrey, BC;
- The Property resides in the TOWNLINE Secondary Plan Area of the City of Surrey, IMAGINE SCOTT ROAD VISIONING STUDY;
- Subject Property is a 4.945 acre parcel at near flat grade; and well positioned for development with over 192' frontage on 120th Street;
- Current Actual Use of the subject property is a mobile home park.

FIGURE 1: STUDY AREA IN SURREY CONTEXT

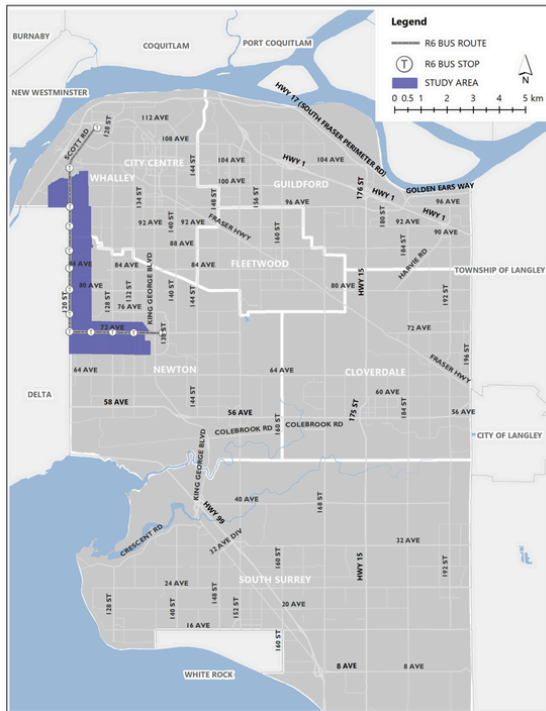


FIGURE 11: SECONDARY LAND USE PLAN AREAS

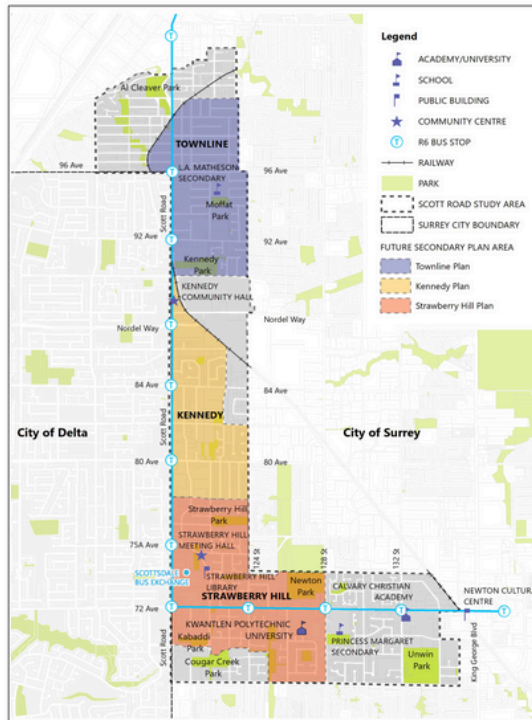
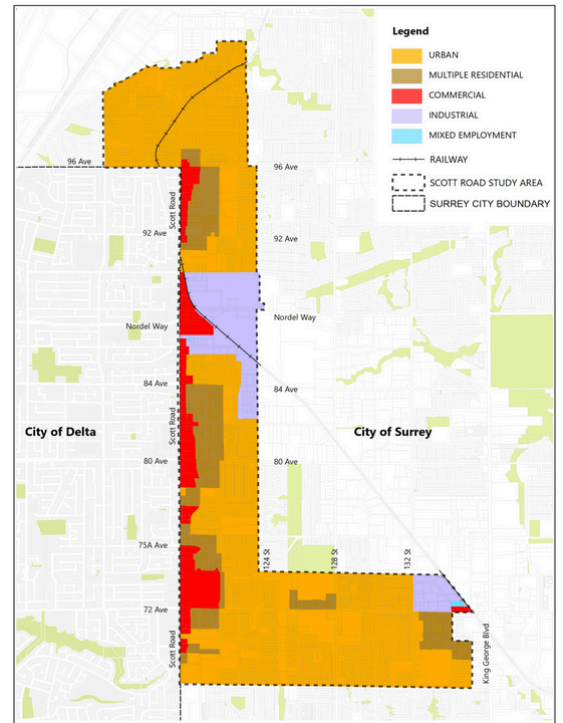


FIGURE 15: OCP DESIGNATIONS



Source: City of Surrey

The Opportunity (cont.)

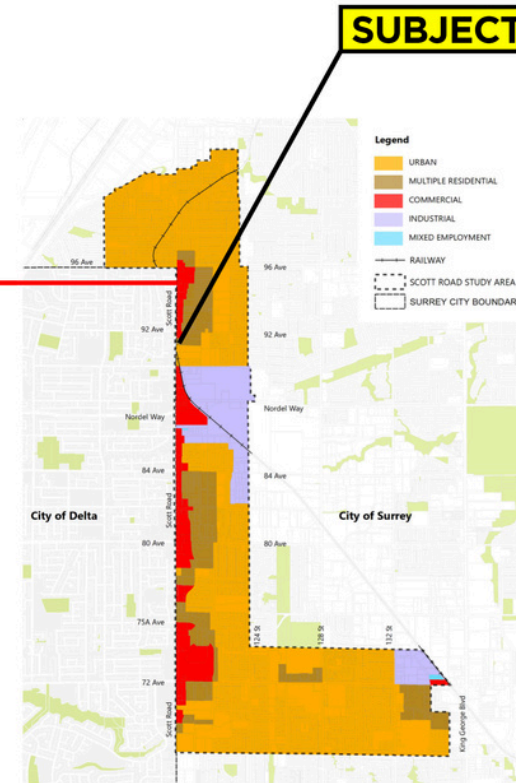
Please see details below. Excerpt(s) included below from City of Surrey, IMAGINE SCOTT ROAD VISIONARY STUDY, Section 3.4 Growth Projections (page 18) AND; Figure 15. OCP Designations (page 39);

- Section 3.4 Growth Projections. This Section states that lands with an OCP Designation COMMERCIAL has potential for 3-7 times increase in floor space.
- Noted below that Subject Property is located on lands with OCP designation MULTIPLE RESIDENTIAL; and is directly beside OCP designation COMMERCIAL.

3.4 GROWTH PROJECTIONS

Based on preliminary forecasts, the Study Area has the potential to accommodate an estimated 60,000-140,000 new residents through the development and construction of 20,000-40,000 new dwelling units. This can be achieved predominately through increasing the availability and proportional housing mix of multi-family apartment-style units. Growth within this context would take many decades to occur and remains somewhat speculative in nature. Updated and more detailed growth forecasting will be completed with each future secondary plan.

Employment forecasting assumes the protection and intensification of existing industrial/mixed employment land supply, as well as the increase in mixed-use development. Focusing mixed-use redevelopment on underutilized commercial lands projects the greatest potential for job creation with a potential 3-7 times increase in commercial floor space. Through redevelopment, the Study Area has potential to accommodate between 10,000 and 20,000 new jobs.



Source: City of Surrey

Salient Facts

| | | | |
|-----------------------|--|--------------|--|
| ADDRESS | 9132 9148 120TH Street, Surrey, B.C. | | |
| PID | 010-743-529 | | |
| LEGAL | Lot 31, Except: Part on SRW Plan 53885 Section 31 Township 2 New Westminster District Plan 2966 | | |
| PROPERTY TAX | \$57,943.88 (2025) approx. | | |
| ZONING | Tourist Accommodation Zone | | |
| ACTUAL USE: | Mobile Home Park | | |
| SITE SIZE: | 4.945 acres (215,590 SF or 2.003 hectares) | | |
| GRADE: | Generally flat with gentle slope to west and east | | |
| ELEVATION: | 106 m above mean sea level (amsl) | | |
| BC ASSESSMENT 2026 | Land | \$17,679,000 | |
| | Improvement | 44,600 | |
| | Total | \$17,723,600 | |
| OCP | Imagine Scott Road Visionary Plan; Multiple Residential | | |
| IMPROVEMENTS | -(1) Detached Residential with an attached garage; 66 yrs old (approx.); 754 SF on one level (approx.); -(1) Building for laundry (closed for use approx. 3 yrs ago ago); -(50) Rental Pads for manufactured homes; | | |
| TENANCY: | Pad tenancy month-to-month; details to be confirmed; | | |
| PHASE 1 ESA: | Yes, Phase 1 Environment Site Assessment. | | |
| PRICE: | PLEASE CALL FOR DETAILS | | |



Arial Image of Scott Road looking south. Source: City of Surrey



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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission subject to prior sale or lease, change in price and terms and withdrawal without notice.

Macdonald Realty Ltd., Anne Marie Chan Personal Real Estate Corporation, Gordon V Sing Personal Real Estate Corporation.

This communication is not intended to cause or induce breach of an existing listing agreement.