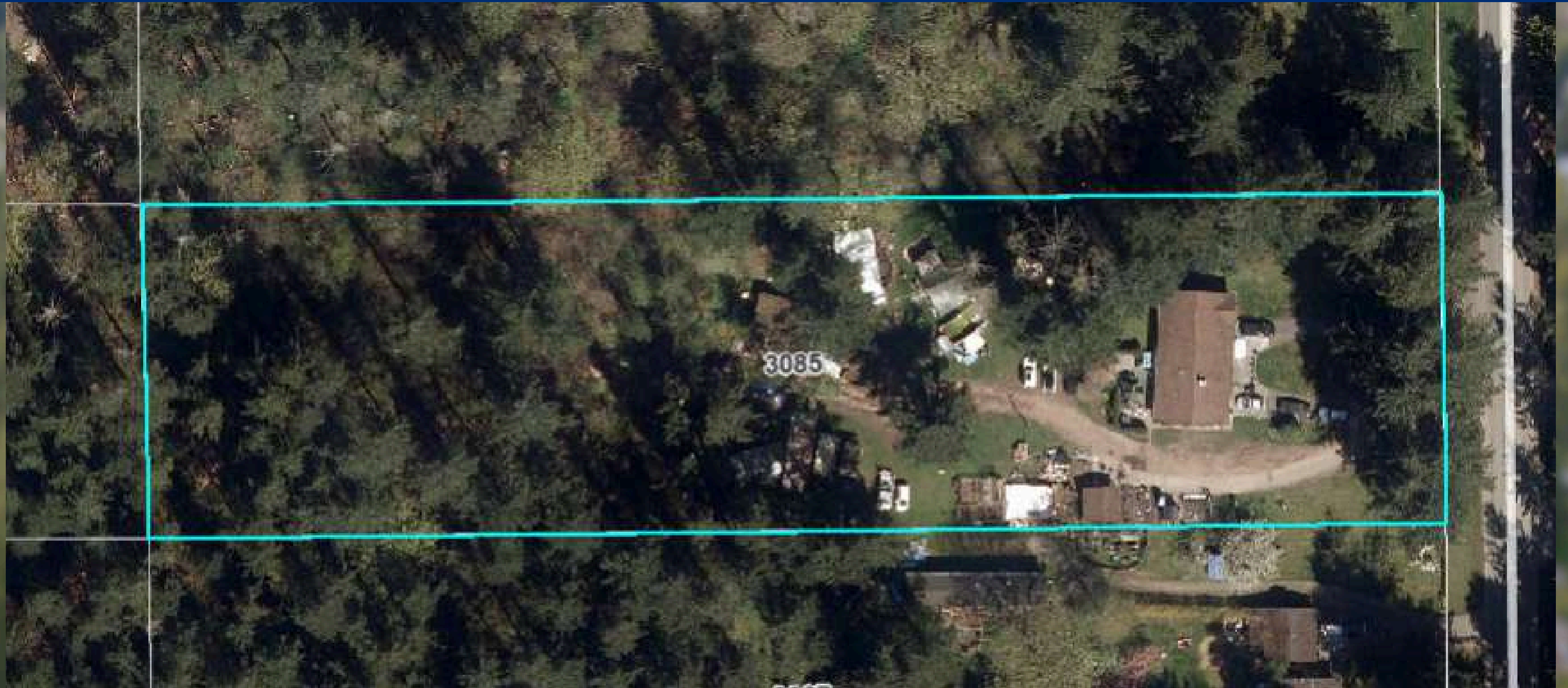


3085 202 Street

2.33 Acre Townhouse Site

FOR SALE

momentum



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PARTNER

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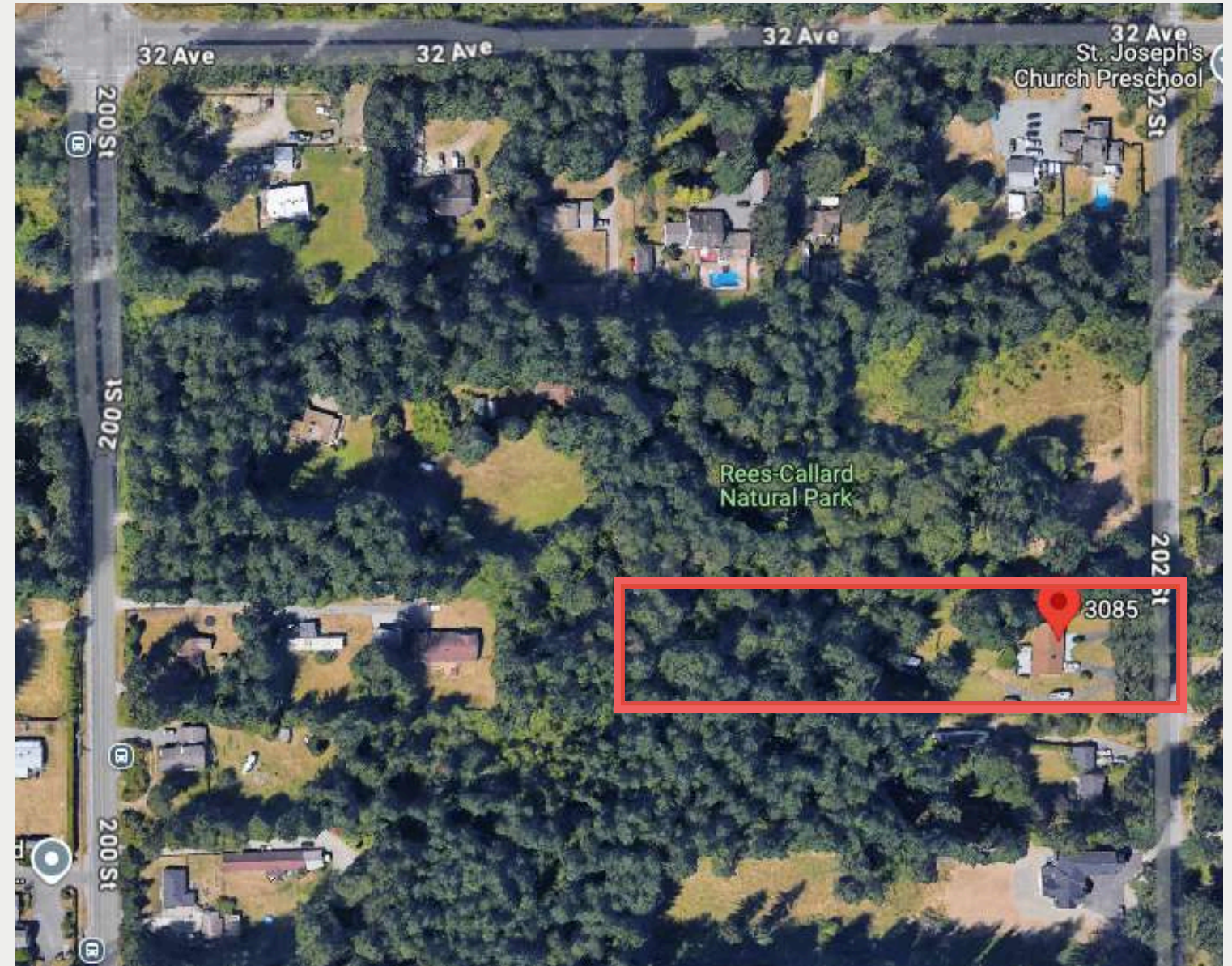


# PROPERTY INFORMATION

This opportunity is to acquire 2.33 of Townhouse / Rowhouse designated land located within the Booth Neighbourhood Plan, the core of the Brookwood Official Community Plan.

Situated in a premium location, directly south of the Reese Callard Natural park, this property is designated as Rowhouse / Townhouse, with efficient rectangular dimensions supporting an efficient townhouse site. 202 Street will be a great neighbourhood road that will soon be one of the best locations in Brookwood. Just steps to parks, future schools, existing private schools, Noel Booth Elementary School, the Passive Park and the future Save-On-Foods commercial core development that is under application by Pattison Group.

City Water and Sewer are value-added elements for this great property, running north/south along 202 Street. Vesta Developments completed its single-family development to the South in 2020, resulting in servicing upgrades to the area.



## HIGHLIGHTS



Prominent location near future Brookwood commercial core



Designated Townhouse / Rowhouse



Neighbouring a quiet park



2.3% Residential vacancy rate in Langley  
\*According to CMHC Stats



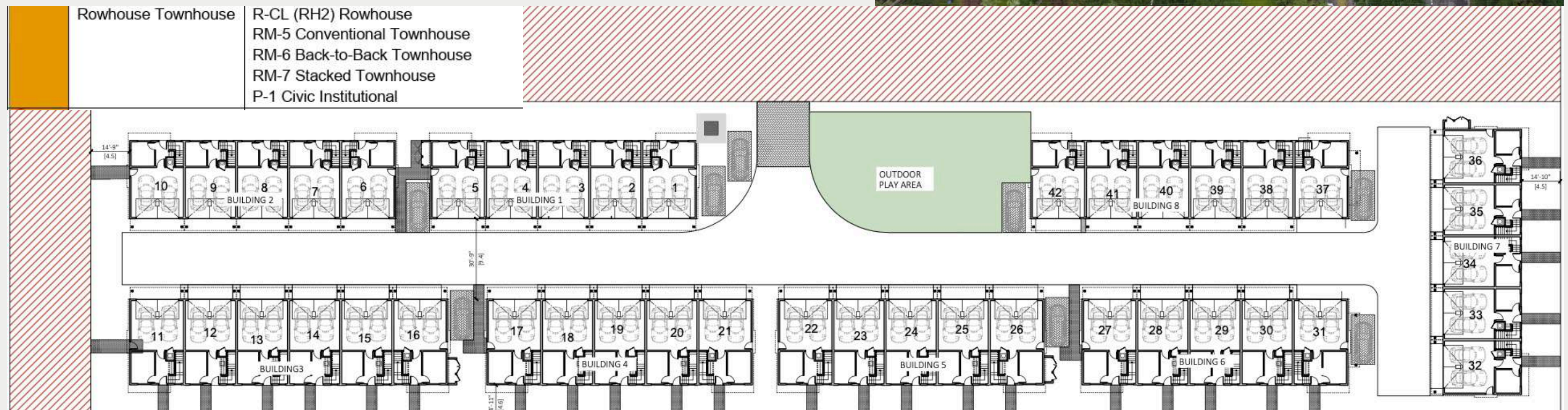
\$5,825,000

# DEVELOPMENT

The Township of Langley has designated the subject property to be developed and built out as a townhouse site. Along with the surrounding properties, this site will provide a medium density buffer between the commercial core to the northwest and single family development to the east. Water and sanitary services are already at the property line meaning only storm water drainage is required to be brought to the property.

The owner worked with consultants to analyze the site and create the most efficient and functional site plan for the property. The result was a 42 unit site layout with all units being side-by-side garage layouts. Neighbouring the Rees-Callard Park will be a major attraction to buyers.

\*A site plan for stacked townhomes with an underground parkade is also available upon request.



# Maps

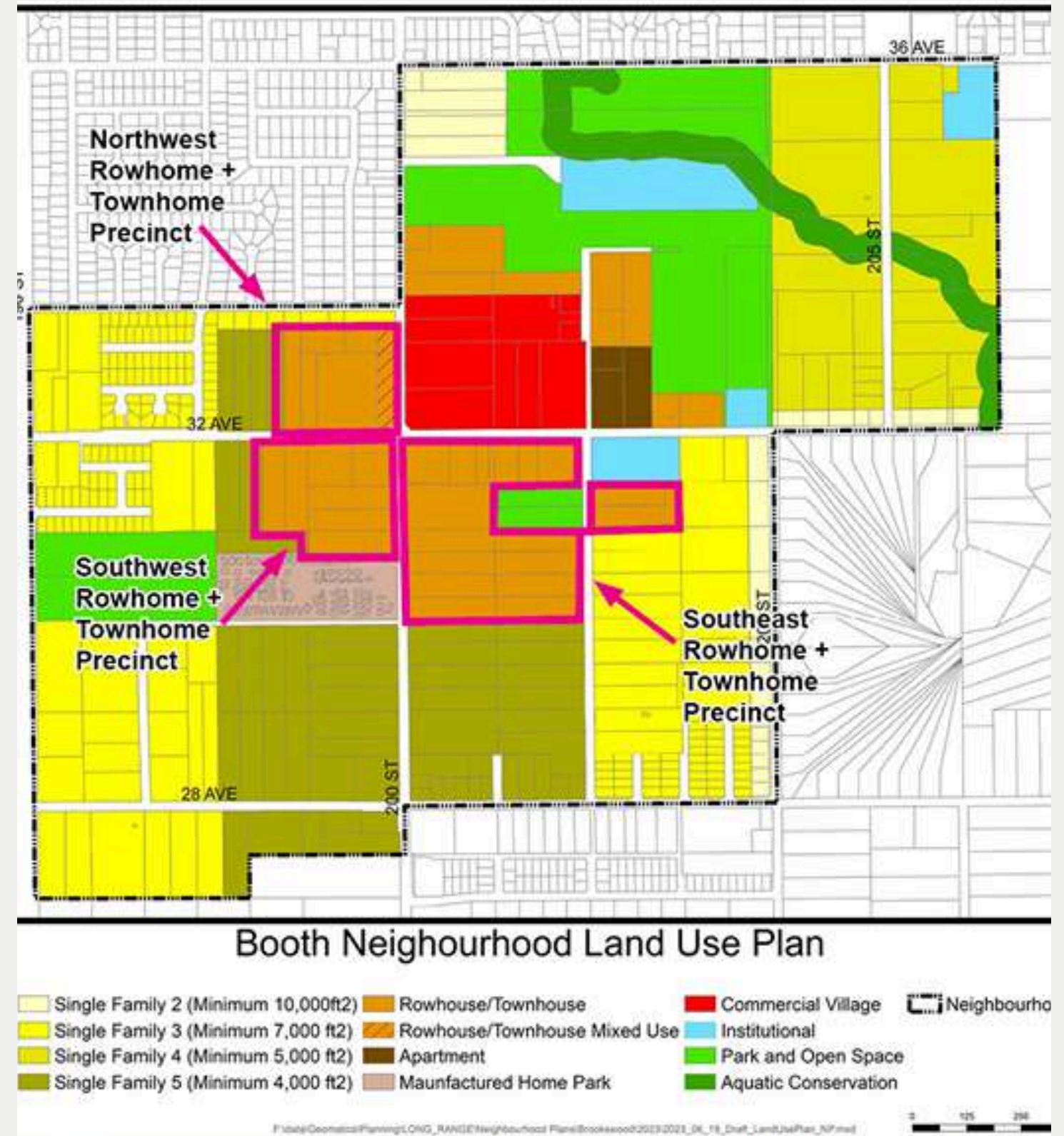
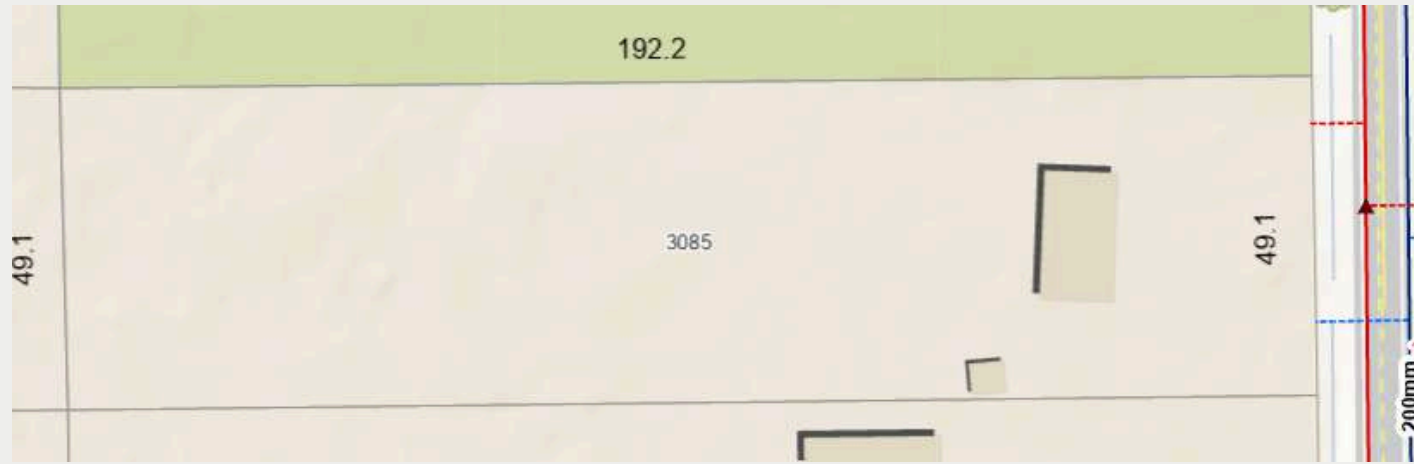
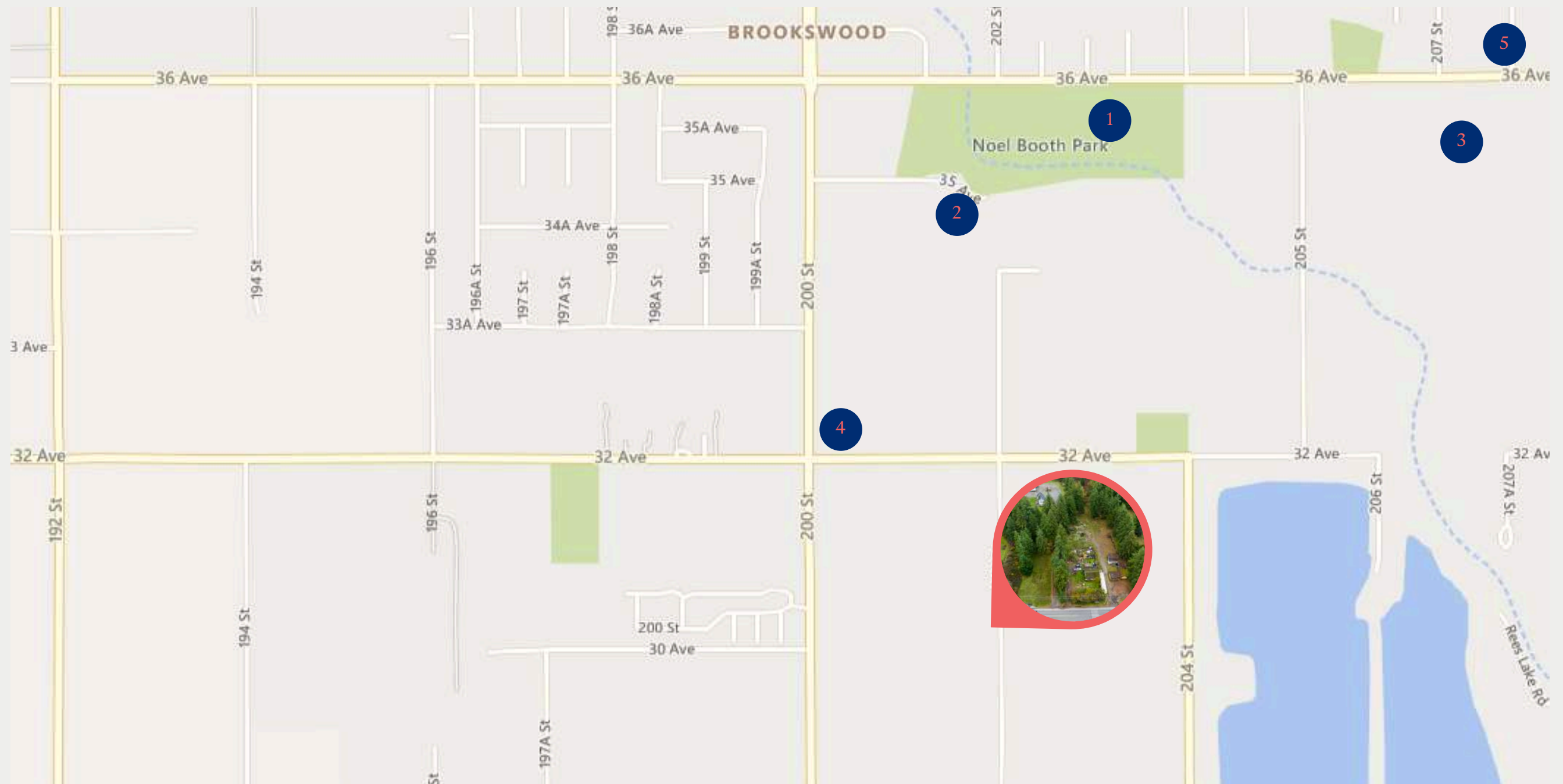


Figure 9. Rowhouse + Townhouse

# LOCATION - LANGLEY



## AMENITIES

- 1 Noel Booth Park & Sportsfield
- 2 Noel Booth Elementary School
- 3 Langley Passive Park
- 4 Future Save-On-Foods Mixed Use development featuring 400+ condos and commercial space
- 5 Brookwood Secondary School

## CONTACT US FOR MORE INFORMATION



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