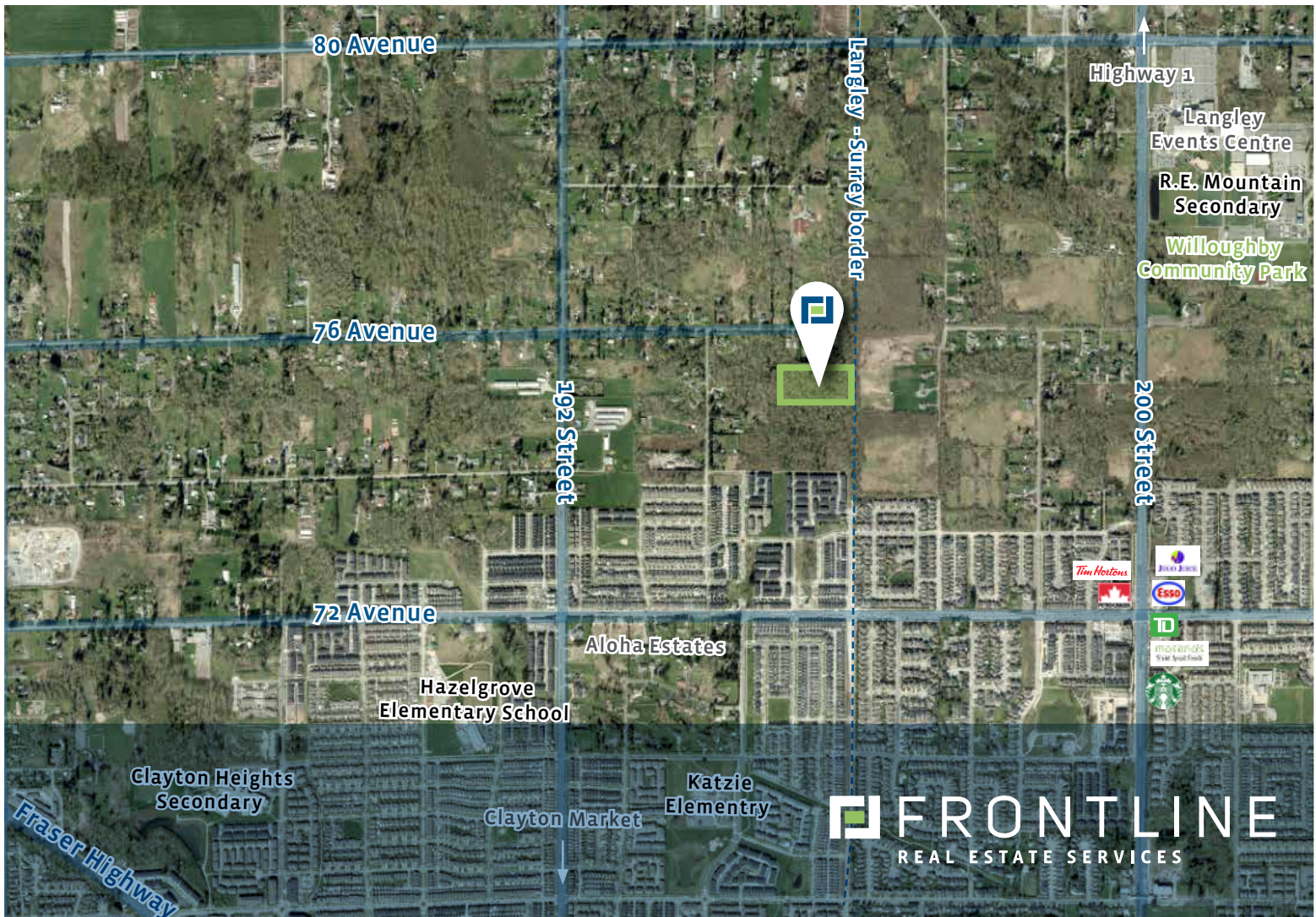


FOR SALE

4.77 ACRE FUTURE DEVELOPMENT PROPERTY

7507 196 Street
Surrey, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 4.77 acres
- Located in the Clayton neighbourhood of Surrey
- Land use designation: Suburban - Urban Reserve
- Asking price: \$4,400,000 (\$922,000 per acre)

For more information
PLEASE CONTACT:

Mike Harrison
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FOR SALE

4.77 ACRE FUTURE DEVELOPMENT PROPERTY

OPPORTUNITY

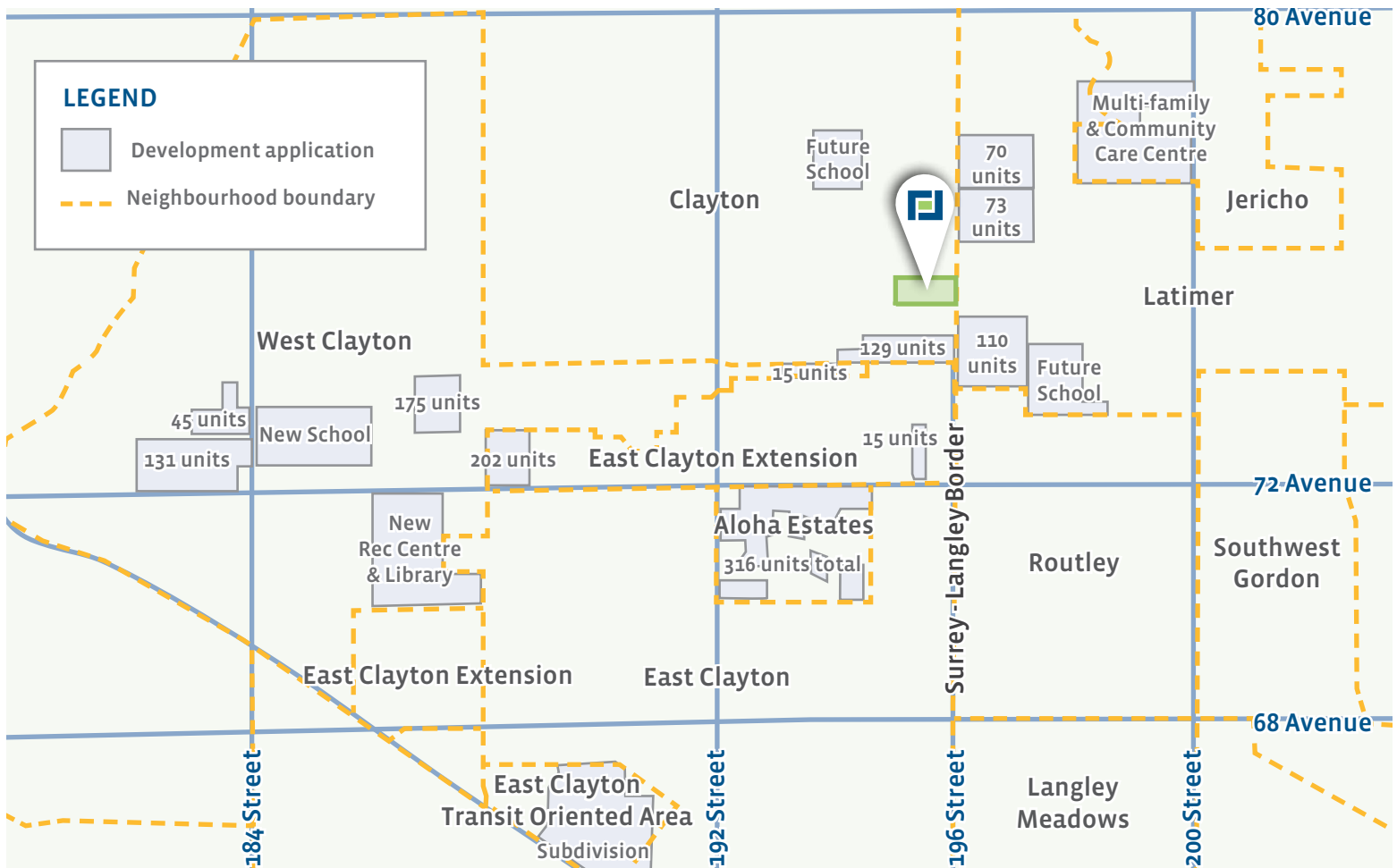
Position yourself directly in the path of development in one of the few remaining areas of Surrey yet to be impacted by dramatic increases in land prices. As you can see in the development application map below, development surrounds this eastern portion of Clayton and the City of Surrey is proactively investing in the area with the construction of a new school in West Clayton, a new recreation centre and library, and lot consolidation of the future East Clayton school.

LOCATION

The subject property is located in the Clayton neighbourhood of Surrey, bordering the Willoughby neighbourhood of the Township of Langley. Clayton is one of the youngest and fastest growing neighbourhoods in Surrey and offers a comprehensive list of amenities as well as quick access to Highway #1.

The East Clayton Extension neighbourhood directly to the south is nearing completion of build out and contains, primarily, townhome and compact single family development.

DEVELOPMENT APPLICATION MAP



FOR MORE INFORMATION CALL 604.687.8300

FOR SALE

4.77 ACRE FUTURE DEVELOPMENT PROPERTY

7507 196 Street
Surrey, BC

DEVELOPMENT POTENTIAL

This site is an excellent long-term investment, as conversations with the City of Surrey indicate it could be a number of years before higher density development begins in this area.

The subject property is flat, free of watercourses and lies on the edge of multiple developing neighbourhoods. Within 200 meters of the property is the Latimer neighbourhood of Willoughby, the East Clayton Extension, West Clayton and an in-process townhome development site. This site, indicated below in red, was not originally in the East Clayton Extension neighbourhood but has been granted permission to proceed.

PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request.

- Tax report
- Land use
- Title

Please contact the listing agents to obtain access to the data room containing the above documents.

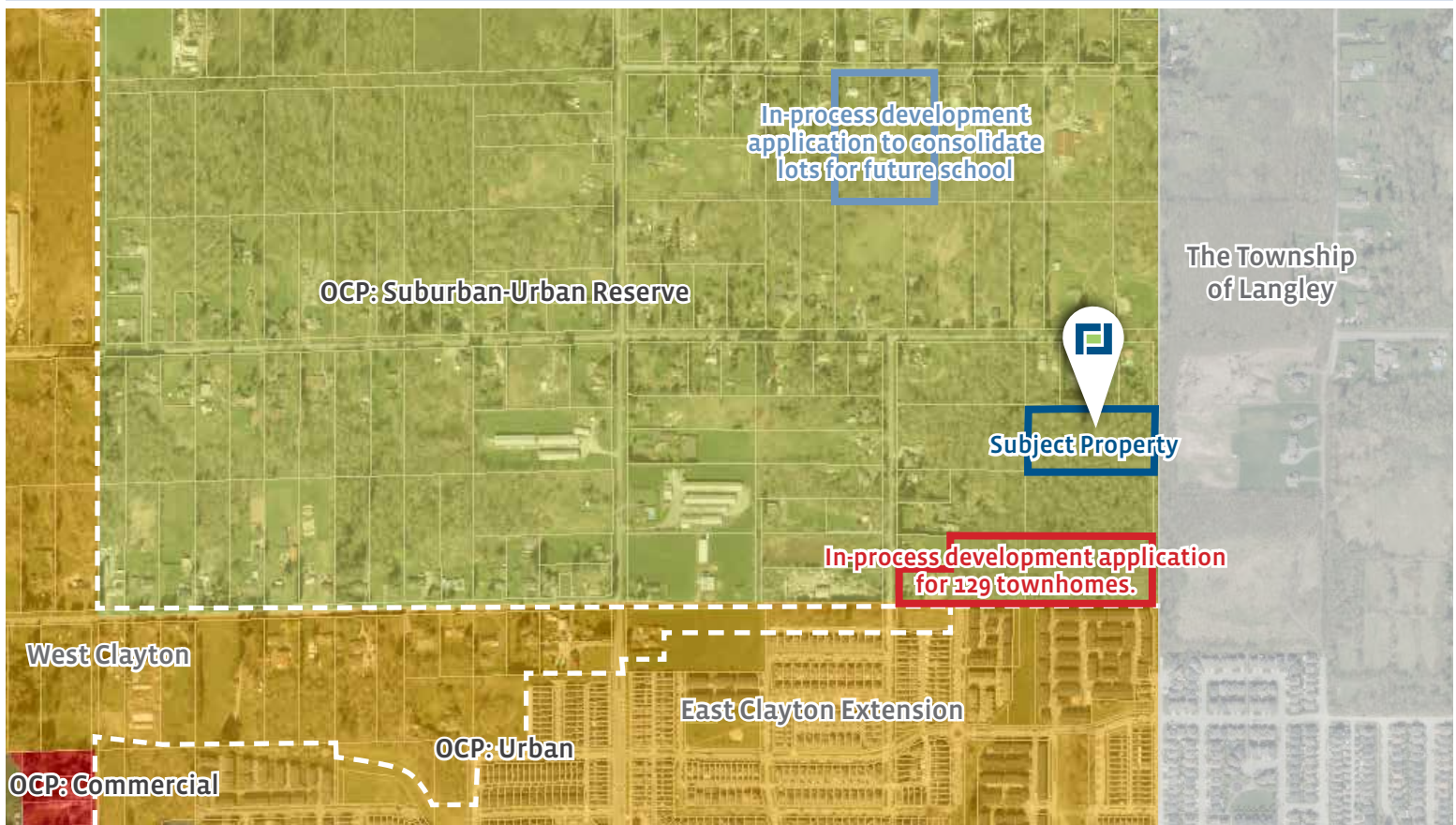
PROPERTY TAXES

\$7,400.43 (2016)

ASKING PRICE

\$4,400,000 (\$922,000 per acre)

OFFICIAL COMMUNITY PLAN LAND USE MAP



FRONTLINE

REAL ESTATE SERVICES

The Frontline Development Land Team is composed of two of Frontline's Partners: Justin Mitchell and Owen Yates. They are supported by Land and Investment Specialist Mike Harrison, and by the Frontline support team including the sector's Client Service Coordinator, Megan Johal, and Frontline's Director of Marketing, Ande Kuric.



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Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley, BC.

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