

3041 / 3085 202 Street

FOR SALE

Two 2.33 Acre Townhouse Sites in Desirable Location

momentum



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# PROPERTY INFORMATION

This opportunity is to acquire 2.33 to 4.66 acres\*\* of Townhouse designated land located within the Booth Neighborhood Plan, the core of the Brookwood Official Community Plan.

Situated in a premium location, directly south of the Reese Callard Natural park, these properties are designated as Rowhouse / Townhouse, with efficient rectangular dimensions supporting efficient townhouse sites. 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-add elements for this great property. Vesta Developments completed their single-family development to the South in 2020, resulting in servicing upgrades to the area.

\*\* 3041 202 Street is For Sale either separately or in conjunction with 3085 202 Street.



## HIGHLIGHTS



Prominent location near future Brookwood commercial core



Designated Townhouse / Rowhouse



Neighbouring a future park



2.3% Residential vancancy rate in Langley

\*According to CMHC Stats



Asking price: contact listing agents



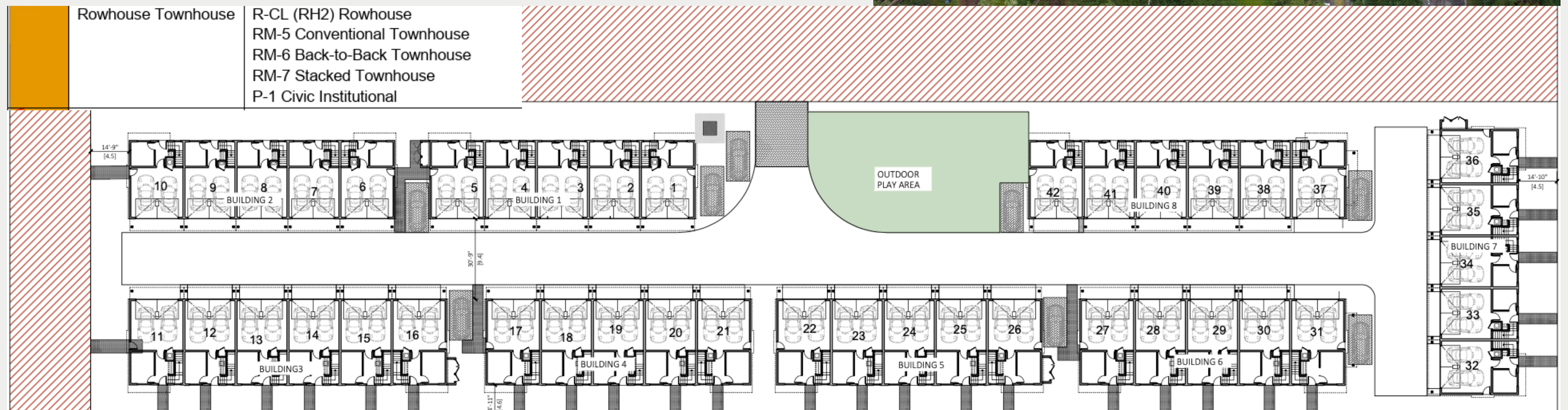
# DEVELOPMENT

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.

\*\*A site plan for the neighbouring properties is available upon request.





# Maps

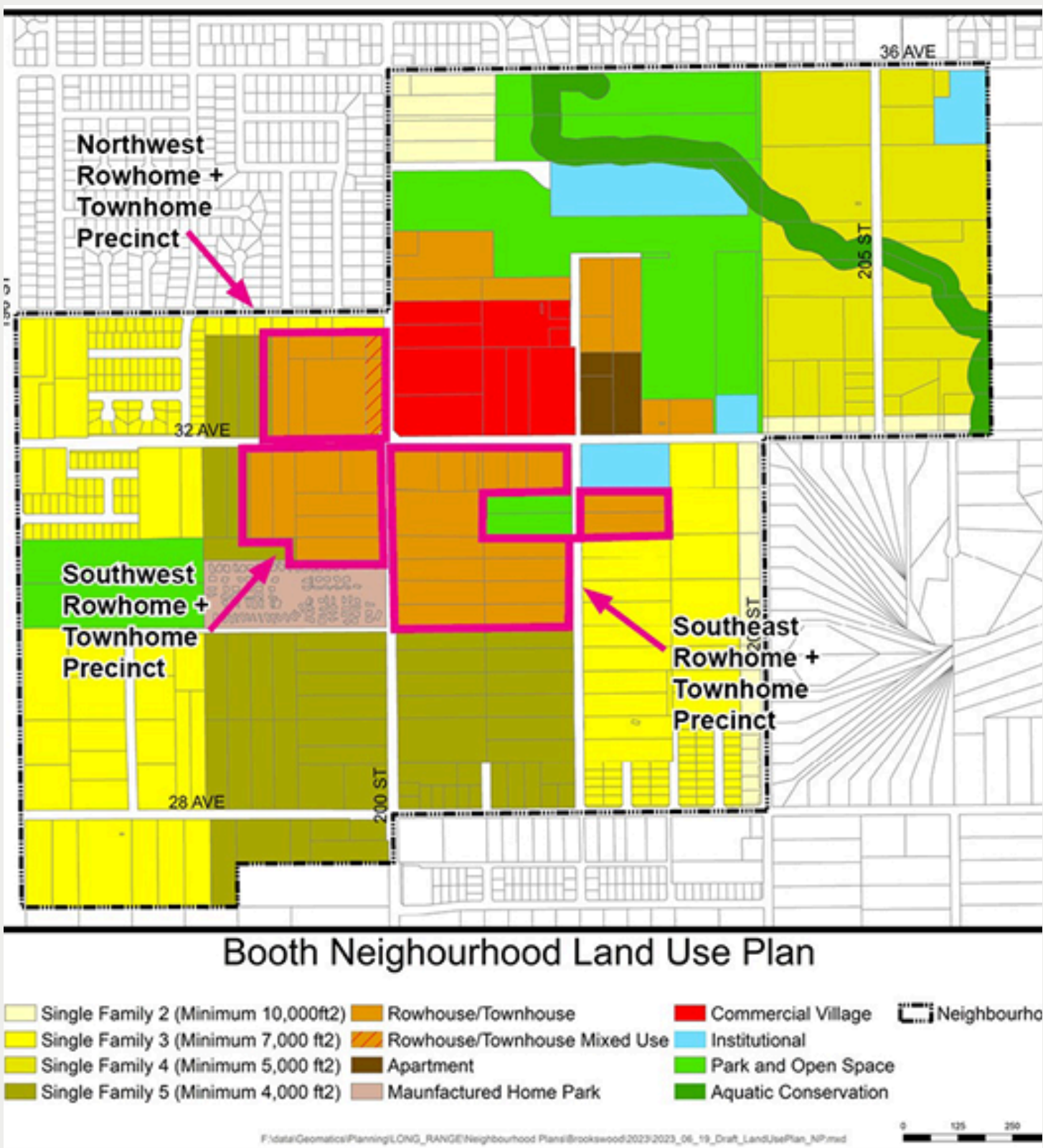
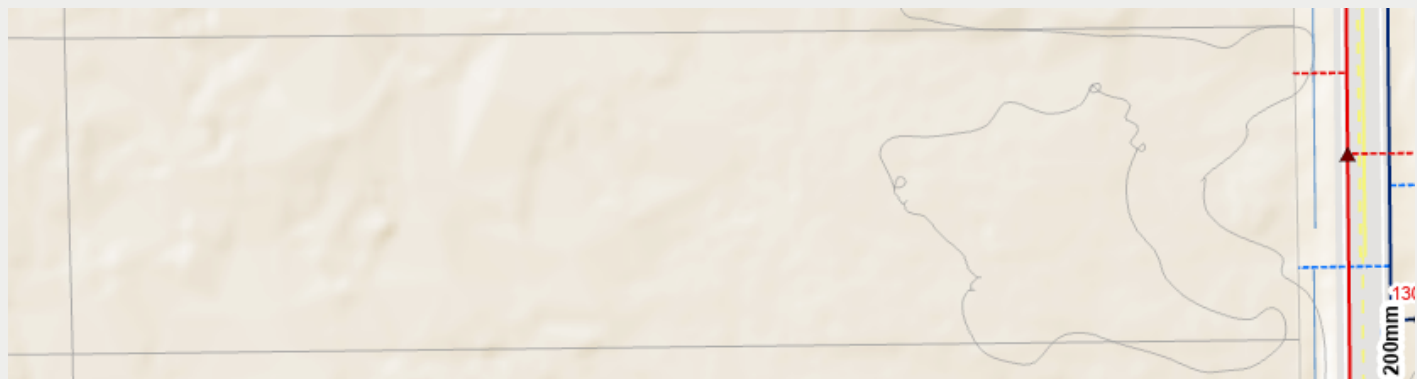
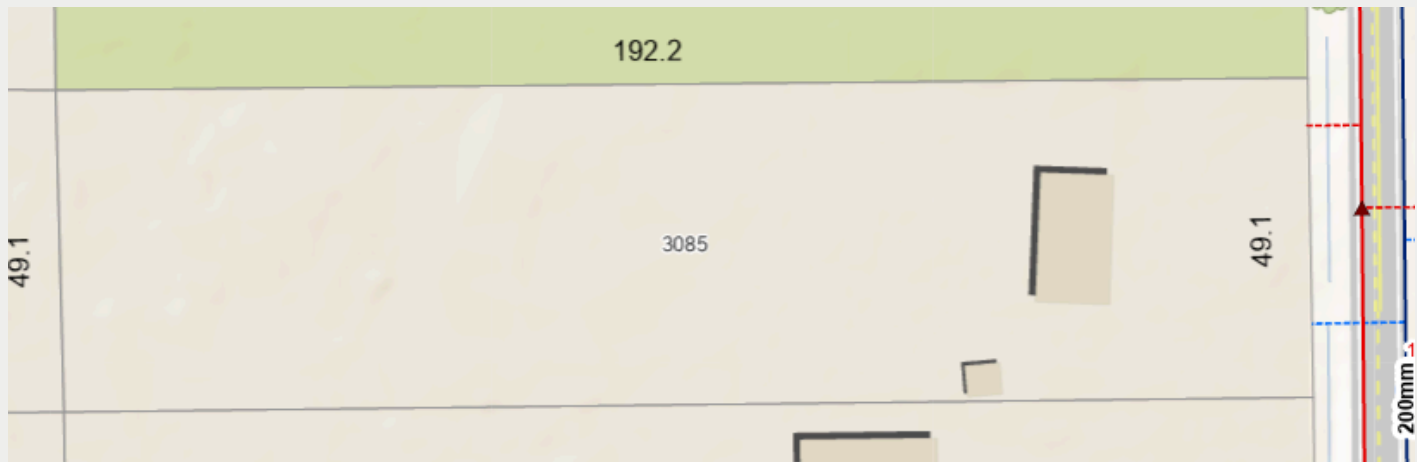
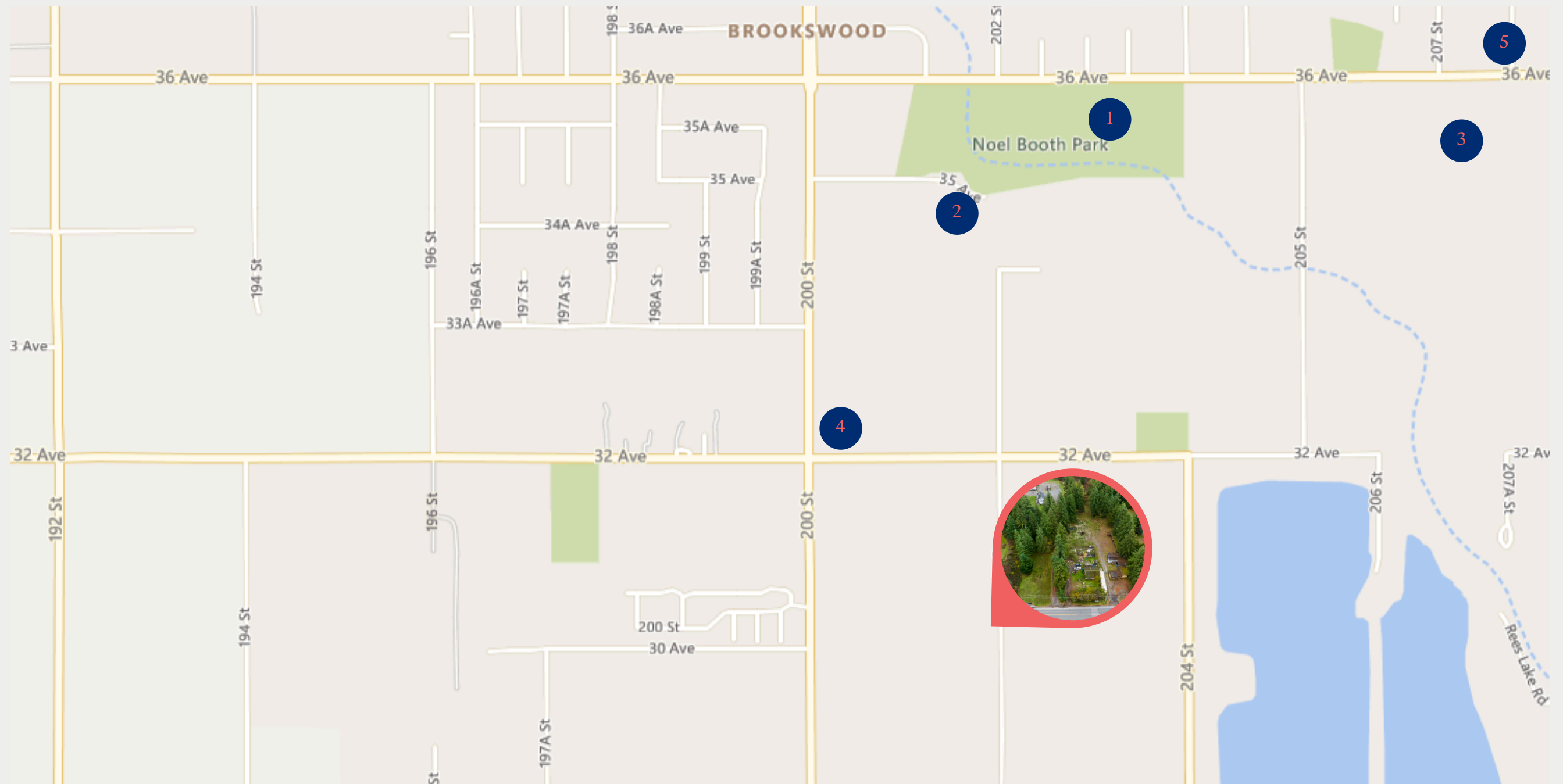


Figure 9. Rowhouse + Townhouse Precinct



# 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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