Future Development Site in the West Clayton NCP

18222 72 Avenue, 18252 72 Avenue & 7162 182 Street • Surrey, BC

RESIDENT EXPERTS

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Property Highlights

- Lot Size: 2.62 acres
- Offered at $10,218,000
- City of Surrey Right Of Ways have been established
- Land use designation: Townhouse/ Apartment Flex
  - Type 1- Townhouse (22+5 UPA Bonus)
  - Type 2- Apartment (1.3 +0.3 FAR Bonus)

Address: 18252 72nd Avenue

- PID: 009-286-373
- Gross Site Area: 1.12 acre
- Zoning: RA
- Property Taxes: $4,174.46 (2019)

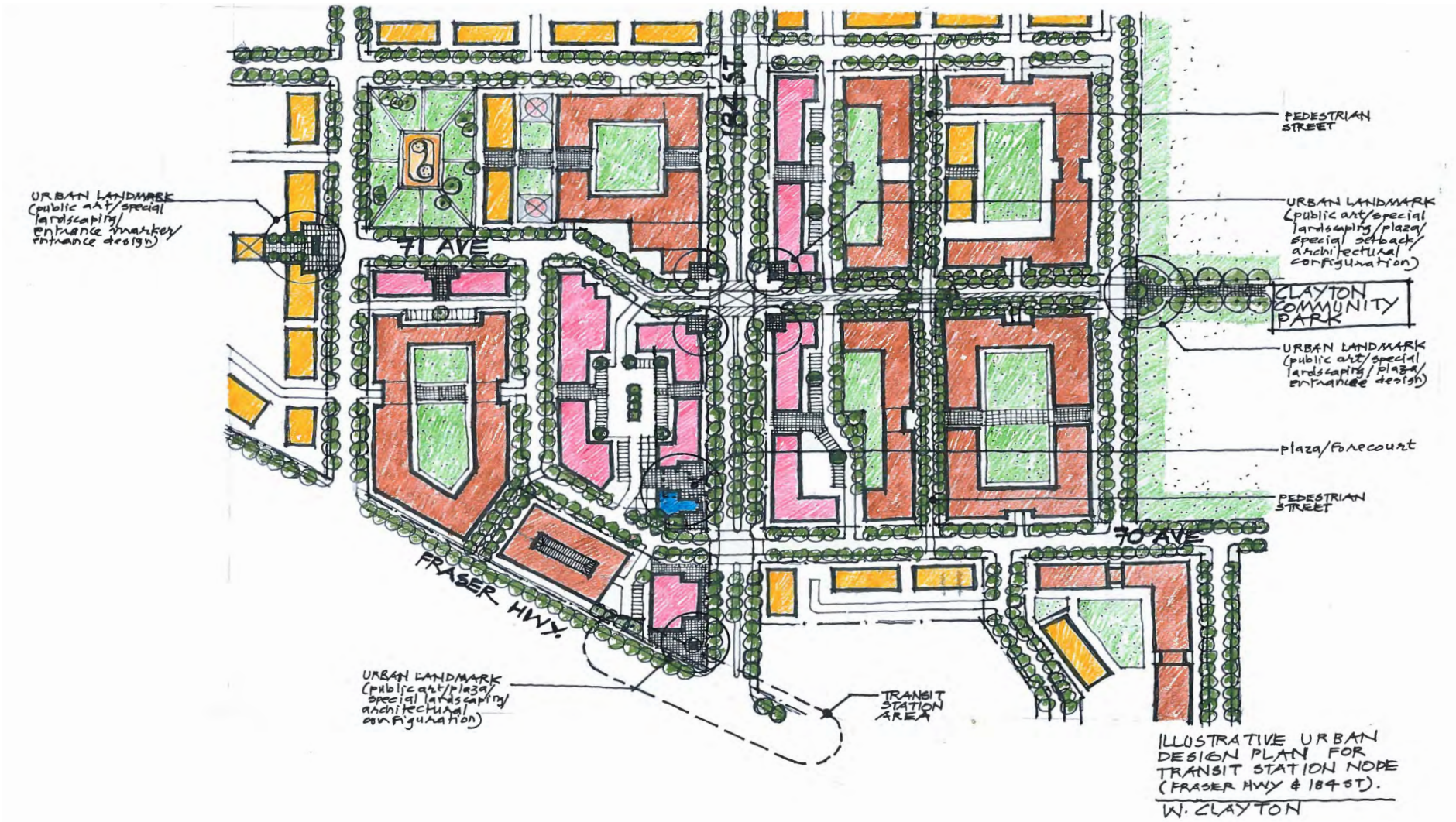
Address: 7162 182 Street

- PID: 009-286-349
- Gross Site Area: 0.5 acres
- Zoning: RA
- Property Taxes: $5,742.85 (2019)

Address: 18222 72nd Avenue

- PID: 009-286-439
- Gross Site Area: 1 acre
- Zoning: RA
- Property Taxes: $4,777.99 (2019)

West Clayton Neighbourhood



West Clayton is the name of the second urban neighbourhood in Clayton Heights, adjacent to East Clayton and the Agricultural Land Reserve (ALR). Originally characterized by its rural acreage lots and agricultural uses, the area is now designated to support urban development and the future homes of over 12,000 Surrey residents. This site is generally located North of Fraser Highway and east of the Agricultural Land Reserve (ALR); it is bordered by the East Clayton NCP to the east and a future North Clayton NCP to the northeast.

** All site showings must be booked in advance with the listing agent. Please don't walk the property. Image taken from the West Clayton NCP Document from 2015. Buyer to verify information if deemed important.*

Development Potential

This Land Assembly presents an opportunity to secure a 2.62 acre future development site that sits within the West Clayton Neighbourhood Concept Plan with the Townhouse/ Apartment Flex designation. The subject property is on the corner of 72nd and 182nd St and consists of 3 lots. The property is across the street from a future 125 small single family site to the North, future townhouse residential to the south and a mixed used commercial hub to the east along faser Highway. The site also sits within blocks of the proposed Future Transit Station Node at the intersection of Fraser highway and 184st (location, configuration and design is still subject to Translink approval)

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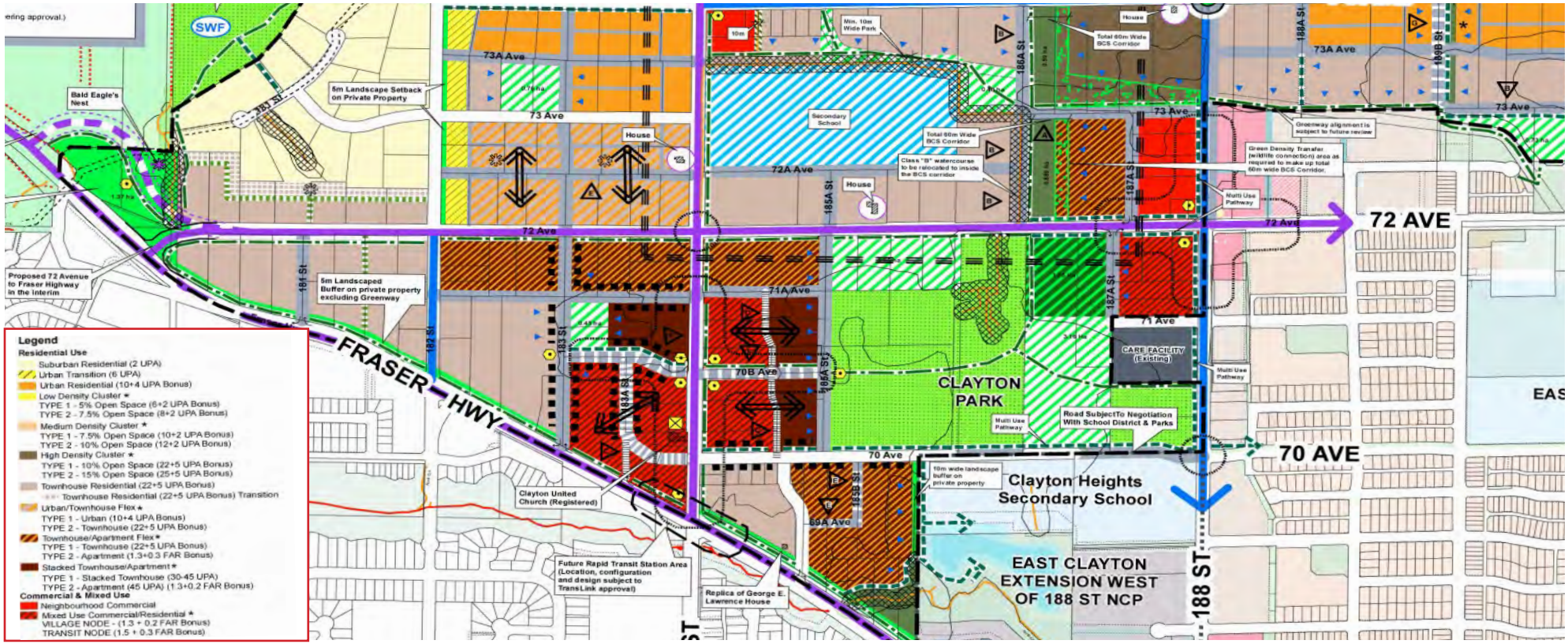
NCP Land Use Information



The **TOWNHOUSE / APARTMENT FLEX** designation will permit the option of developing townhouses or apartments or a combination of these two housing types. The intent is to enable innovative site layouts, built forms and development options within the context of the urban blocks.

Densities within TOWNHOUSE / APARTMENT designation may range as follows:

TYPE 1 – Townhouse areas have a base net density of 61 units per hectare (25 units per acre) up to a maximum of 66 units per hectare (27 units per acre) with Energy Efficiency Bonus.

TYPE 2 – Apartment areas have a base Floor Area Ratio of 1.3 up to maximum 1.5 Floor Area Ration with Energy Efficiency Bonus

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Location Highlights

- Future Transit Station Node - 7 Minute Walk
- École Salish Secondary School - 7 Minute Walk
- Clayton Crossing Shopping Centre - 4 Minute Drive
- Clayton Park - 3 Minute Drive
- Quick Access to Fraser Highway

Scott Regamble
PERSONAL REAL ESTATE CORPORATION
C: 604.802.5917 • E: scott@residentexperts.ca

Amanda Crosby Regamble
PERSONAL REAL ESTATE CORPORATION
C: 604.802.1091 • E: amanda@residentexperts.ca

Carla Craig
PERSONAL REAL ESTATE CORPORATION
C: 604.802.1091 • E: amanda@residentexperts.ca

Engel & Völkers Vancouver • 130-1152 Mainland Street, Vancouver, BC • residentexperts.ca

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