



For Sale

2923 & 2879 200 Street

Langley, BC



The Property

Highlights

- 5.26-acre land assembly across two parcels in the Brookwood-Fernridge area
- Prime exposure on 200 Street, a future transit-oriented growth corridor
- SR-2 zoning with strong rezoning potential for higher-density residential uses
- Designated “Urban” in the Community Plan, supporting long-term redevelopment
- Existing homes provide holding income and interim use
- Near planned amenities and mixed-use developments, enhancing future value

Details

	Parcel	Size	Zoning
1	007-570-767	2.49 Acres	SR-2
2	001-051-091	2.79 Acres	SR-2





Neighborhood

The subject properties are located in the Brookwood-Fernridge neighbourhood, a key growth area in the Township of Langley characterized by transitioning land uses from rural residential to urban communities. The area offers a balance of suburban living with access to schools, parks, and emerging commercial amenities. Nearby developments include planned mixed-use commercial villages, grocery anchors, and high-density housing projects along 200 Street.

The corridor itself is identified as a future transit-oriented route with planned rapid transit improvements and enhanced connectivity across Metro Vancouver. Overall, the neighbourhood is evolving into a complete community with strong long-term investment fundamentals.

Land Use Designation

The properties fall within the Brookwood-Fernridge Community Plan area, designated "Urban" in the Township of Langley Official Community Plan, which guides long-term growth and development. This designation supports a transition from low-density residential uses to more compact, mixed-use and multi-family housing forms, including townhomes and rowhouses.

Development is guided by neighbourhood plans that emphasize walkability, integrated services, and community-focused design. Additionally, the 200 Street corridor is planned as a transit-oriented growth area, encouraging higher density, diverse housing types, and improved infrastructure aligned with future rapid transit investments. These policies collectively position the site for significant redevelopment potential over time.

Demographics



2025
Population

215,189



2025 Average
Household Income

\$143,868



Bike
Score

49



Walk
Score

33

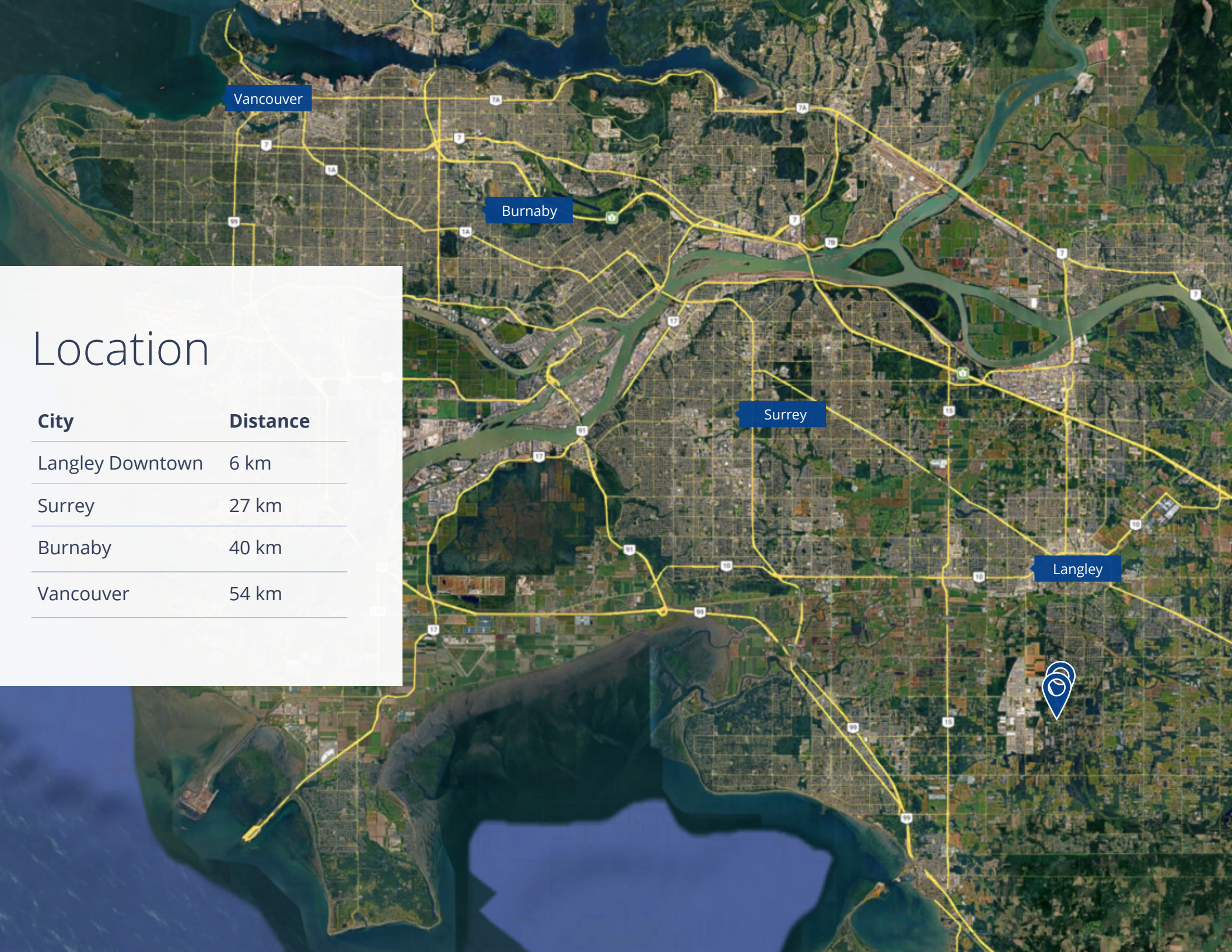


Transport
Score

27

Location

City	Distance
Langley Downtown	6 km
Surrey	27 km
Burnaby	40 km
Vancouver	54 km



Lang James

Vice President

+1 604 661 0868

james.lang@colliers.com

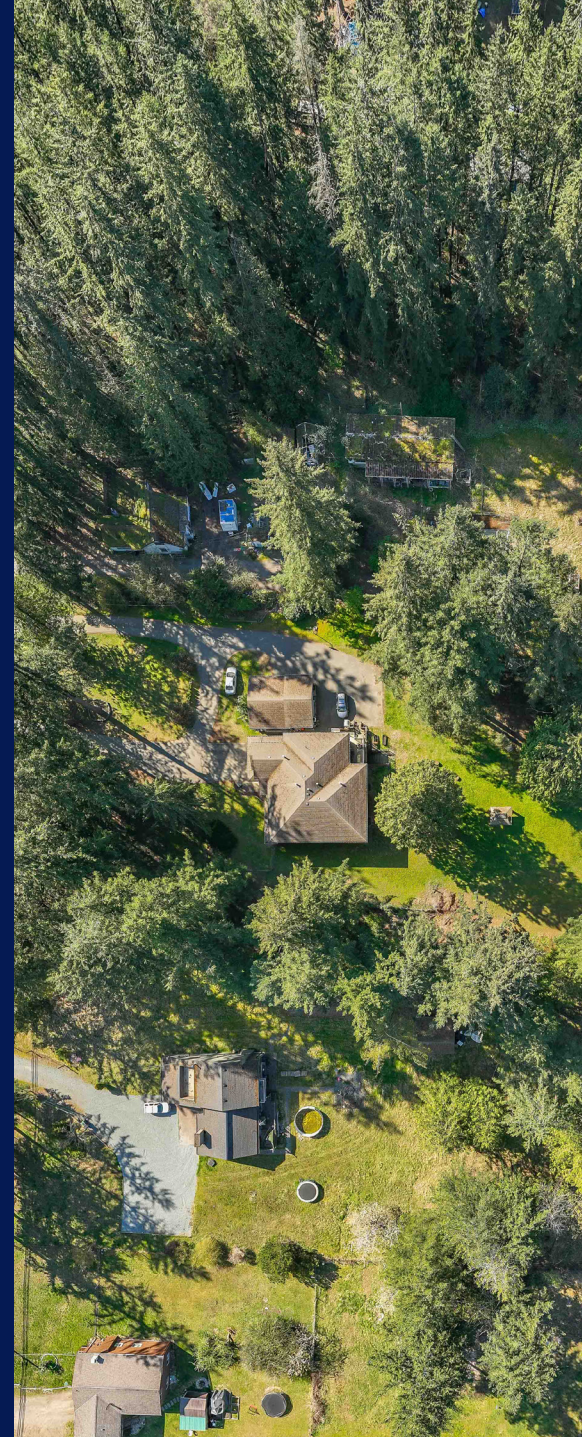
Personal Real Estate Corporation

Agron Bajraktari

Associate

+1 604 229 9739

agron.bajraktari@colliers.com



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