

BASI
GROUP
LAND EXPERTS

FOR SALE

~~\$11,500,000~~

New List Price

\$10,000,000

BROOKSWOOD BOOTH NEIGHBOURHOOD PLAN

4.78 ACRES FUTURE TOWNHOME
DEVELOPMENT SITE

3386 200 Street, Langley, BC

RE/MAX
COMMERCIAL®



GARY BASI

Personal Real Estate Corporation

**COMMERCIAL REAL ESTATE
LAND INVESTMENT**

WWW.GARYBASI.COM | GBASI@REMAX.NET

"This document has been prepared by Gary Basi, PREC, for general marketing and informational purposes only. Although the information contained herein is believed to be accurate, no representation or warranty is made as to its completeness or correctness. Interested parties are advised to conduct their own independent investigations and due diligence regarding the property, including ownership, condition, and suitability for their specific requirements. This material is not intended to solicit or interfere with any existing agency agreements."

OFFICE: 604-533-3491
CELL: 604-726-6505

RE/MAX
COMMERCIAL

RE/MAX Treeland Realty
6337 198 St #101, Langley City, BC V2Y 1A7

4.78 ACRES FUTURE TOWNHOME DEVELOPMENT SITE

3386 200 Street, Langley, BC

DEVELOPMENT OPPORTUNITY

Exceptional opportunity to acquire a prime 4.78-acre development site located within the recently approved Booth Neighbourhood Plan in the Brookwood-Fernridge NCP. The property is designated Rowhouse / Townhouse (20 UPA), supporting attached housing forms including townhomes and rowhouses.

The site offers excellent frontage along 200 Street and is surrounded by multiple approved and pending residential developments, making it an ideal opportunity for developers and investors.



DEVELOPMENT POTENTIAL

Proposed Draft Layout Includes:
Approx. **95 Double Garage Townhome Units**

Efficient and functional layout design

Future Development Potential:

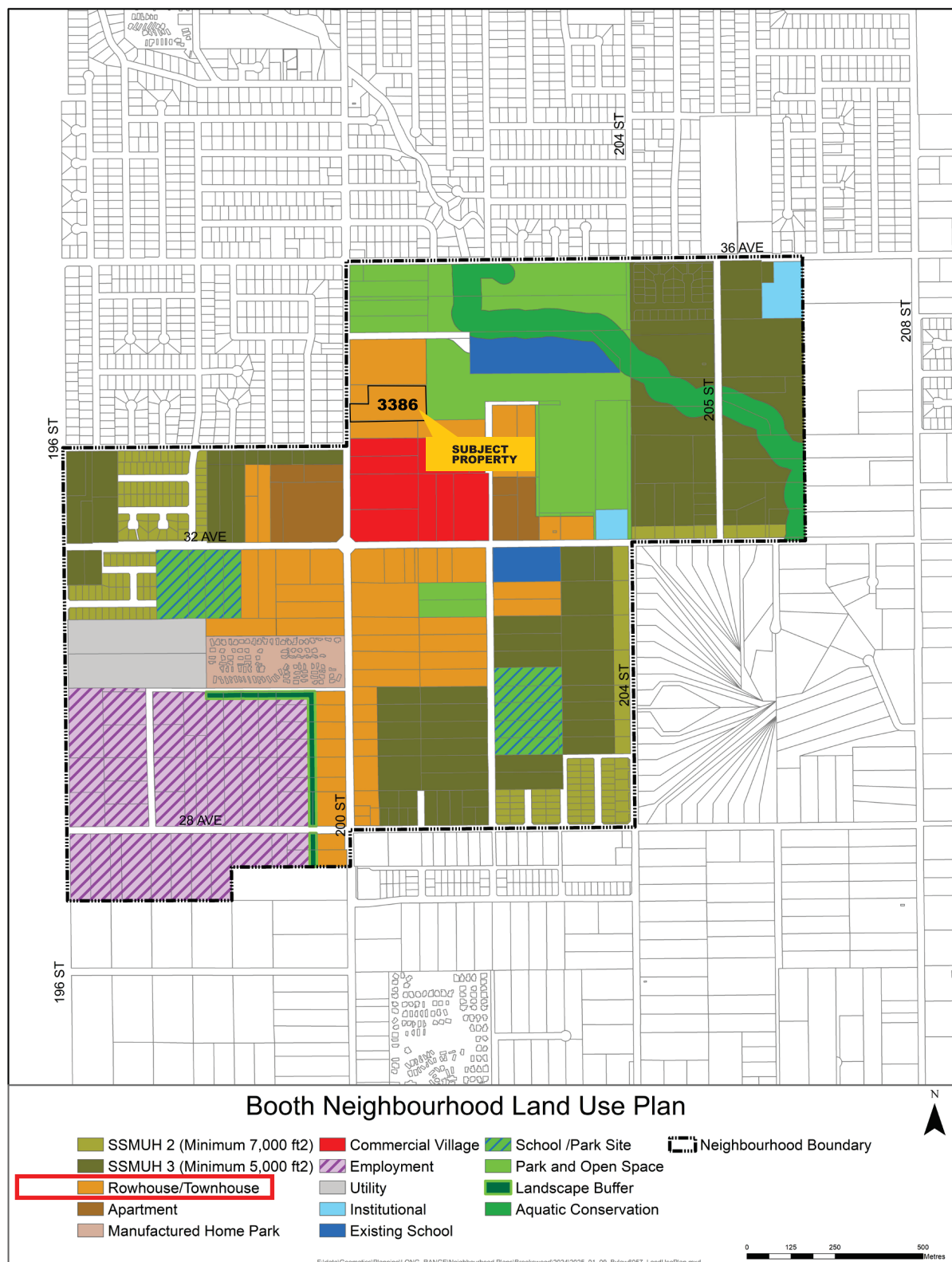
Potential for a larger master-planned assembly opportunity

Possible stand-alone townhouse project

4.78 ACRES FUTURE TOWNHOME DEVELOPMENT SITE

3386 200 Street, Langley, BC

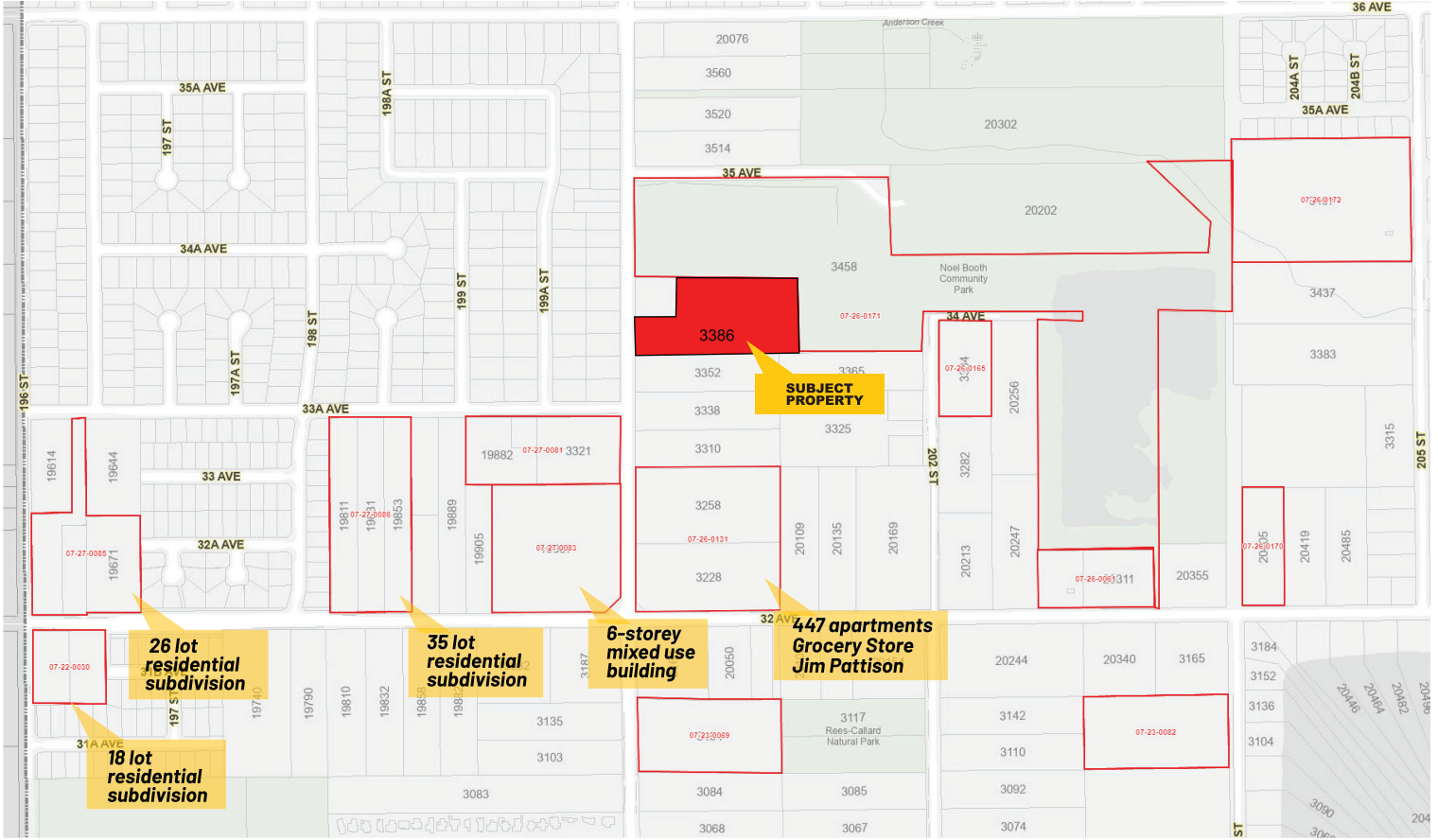
LAND USE PLAN



4.78 ACRES FUTURE TOWNHOME DEVELOPMENT SITE

3386 200 Street, Langley, BC

ACTIVE APPLICATIONS



BASI
GROUP
LAND EXPERTS

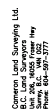
PROPERTY HIGHLIGHTS

- Fully usable **4.78-acre site**
- No creeks, easements, or rights of way
- Flat and cleared topography
- Sewer and water services available at lot line
- Excellent exposure and frontage along 200 Street
- Service-ready land minimizing site preparation costs
- Strong growth corridor with ongoing residential development activity

LOT DIMENSION



3386 200 Street, Langley, BC





GARY BASI

Personal Real Estate Corporation

COMMERCIAL REAL ESTATE
LAND INVESTMENT

OFFICE: 604-533-3491
CELL: 604-726-6505

WWW.GARYBASI.COM
GBASI@REMAX.NET

"This document has been prepared by Gary Basi, PREC, for general marketing and informational purposes only. Although the information contained herein is believed to be accurate, no representation or warranty is made as to its completeness or correctness. Interested parties are advised to conduct their own independent investigations and due diligence regarding the property, including ownership, condition, and suitability for their specific requirements. This material is not intended to solicit or interfere with any existing agency agreements."



RE/MAX Treeland Realty
6337 198 St #101, Langley City, BC V2Y 1A7