

For Sale

7465 194 Street
Surrey, BC

1.33 acres of future development land in
Surrey's North Clayton neighbourhood

Mike Harrison*

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**Mike Harrison Personal Real Estate Corporation*

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For sale

7465 194 Street
Surrey, BC

Opportunity summary

This offering is an opportunity to acquire 1.33 acres of future development land in Surrey's North Clayton neighbourhood.

For now, Surrey's Official Community Plan designates the property as Suburban-Urban Reserve until the North Clayton Neighbourhood Concept Plan is created. Townhouse development nearby, and the new Maddaugh Elementary School 300m away suggest strong development potential.

The subject property is mostly clear vacant land, making it a candidate for a new estate home, as many others have done in North Clayton, as they wait for future development.



Salient information

PROPERTY ADDRESS

7465 194 Street, Surrey, BC

PID

003-199-649

SITE SIZE

1.33 Acres / 57,935 sf

CURRENT ZONING

RA (One Acre Residential)

CURRENT USE

Vacant land

NEIGHBOURHOOD PLAN

North Clayton

OCP LAND USE DESIGNATION

Suburban-Urban Reserve

PROPERTY TAXES

\$9,739.34 (2026)

Highlights



Ideal building lot with future development potential



Located in the North Clayton neighbourhood plan



Walking distance to new Maddaugh Elementary



Flat, mostly clear of trees

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Development potential

The subject property is designated Suburban-Urban Reserve in Surrey's Official Community Plan which identifies this property for future development subject to the creation of the North Clayton Neighbourhood Concept Plan (NCP). As the North Clayton NCP has yet to be initiated, the specific development potential is unknown at this time. The efficient geometry, lack of topographic or environmental encumbrances, and walking distance to a new elementary school make for ideal development characteristics.

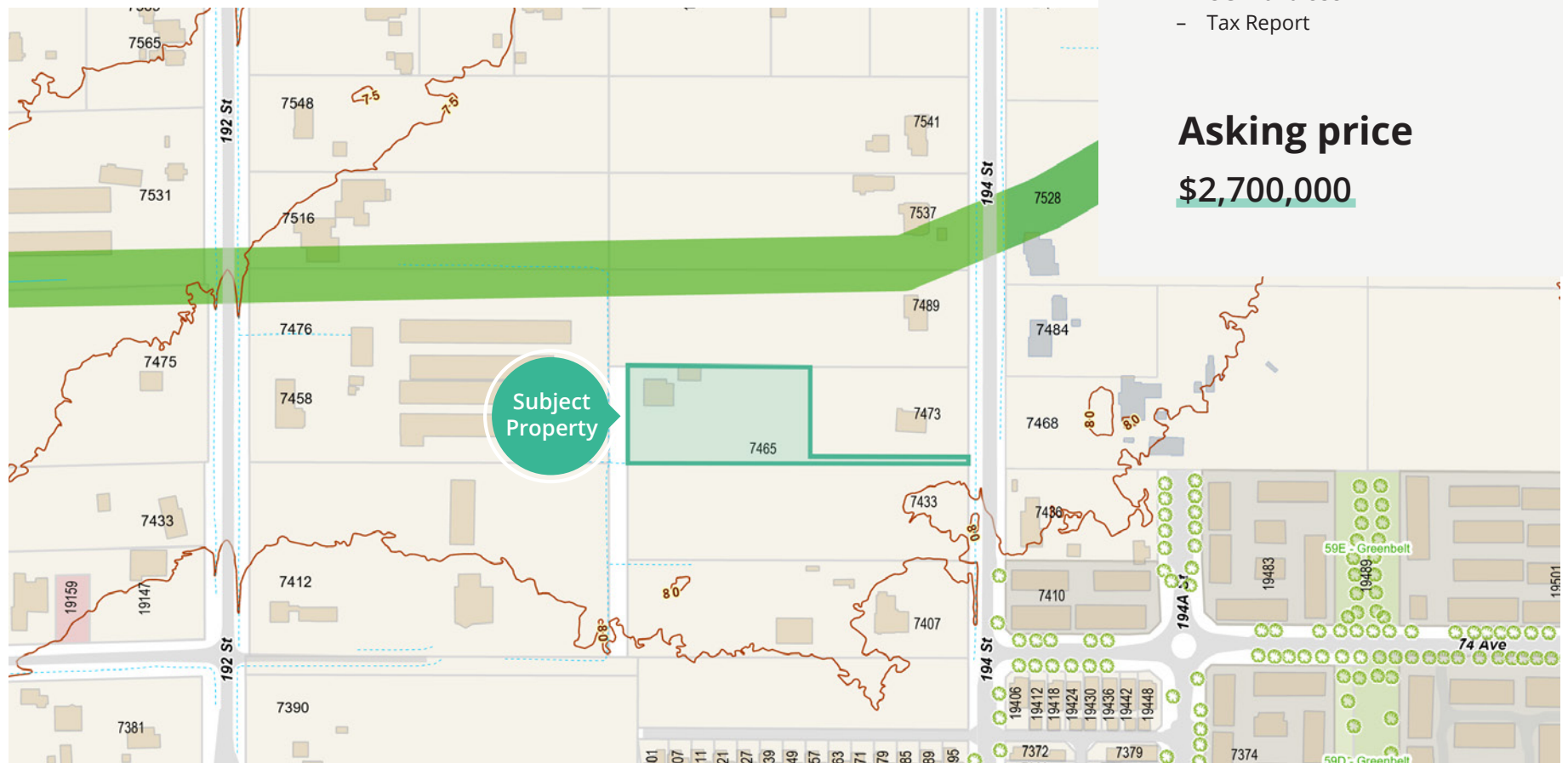
Available documentation

Contact the listing agent for access to the data room of additional information including:

- Zoning
- OCP Land Use
- Tax Report

Asking price

\$2,700,000



Amenities

1. Your Independent Grocer Surrey
2. COBS Bread Bakery Clayton Crossing
3. Starbucks
4. Dublin Crossing Irish Pub
5. Save-On-Foods - Clayton
6. Tim Hortons
7. RBC Royal Bank
8. TD Canada Trust
9. Shoppers Drug Mart
10. Anytime Fitness
11. Clayton Community Centre
12. Langley Events Centre
13. Blacksmith Bakery
14. Gold's Gym Langley
15. Artigiano
16. S+L Kitchen & Bar Langley
17. Carvolth Exchange Park and Ride
18. Walmart Supercentre
19. The Home Depot
20. Costco Wholesale
21. Bosley's
22. London Drugs
23. Save-On-Foods - Willoughby
24. Club16 Trevor Linden Fitness
25. Willowbrook Shopping Centre
26. Real Canadian Superstore
27. Clayton Farmer's Market

Location

The subject site is located on the west side of 194 Street between 74 Avenue and 76 Avenue in the North Clayton neighbourhood of Surrey. North Clayton is adjacent to significant existing development and will benefit from the parks and amenities located in Clayton to the south, Langley's Willoughby neighbourhood to the East and efficient access throughout the Fraser Valley via Hwy 1 and Hwy 15.

Additionally, the new Surrey-Langley SkyTrain is only a couple minutes to the southwest.

Contact for more information

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