

**BASI**  
**GROUP**  
LAND EXPERTS

**FOR SALE**

**\$11,500,000.00**

# 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](http://WWW.GARYBASI.COM) | [GBASI@REMAX.NET](mailto: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

**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**

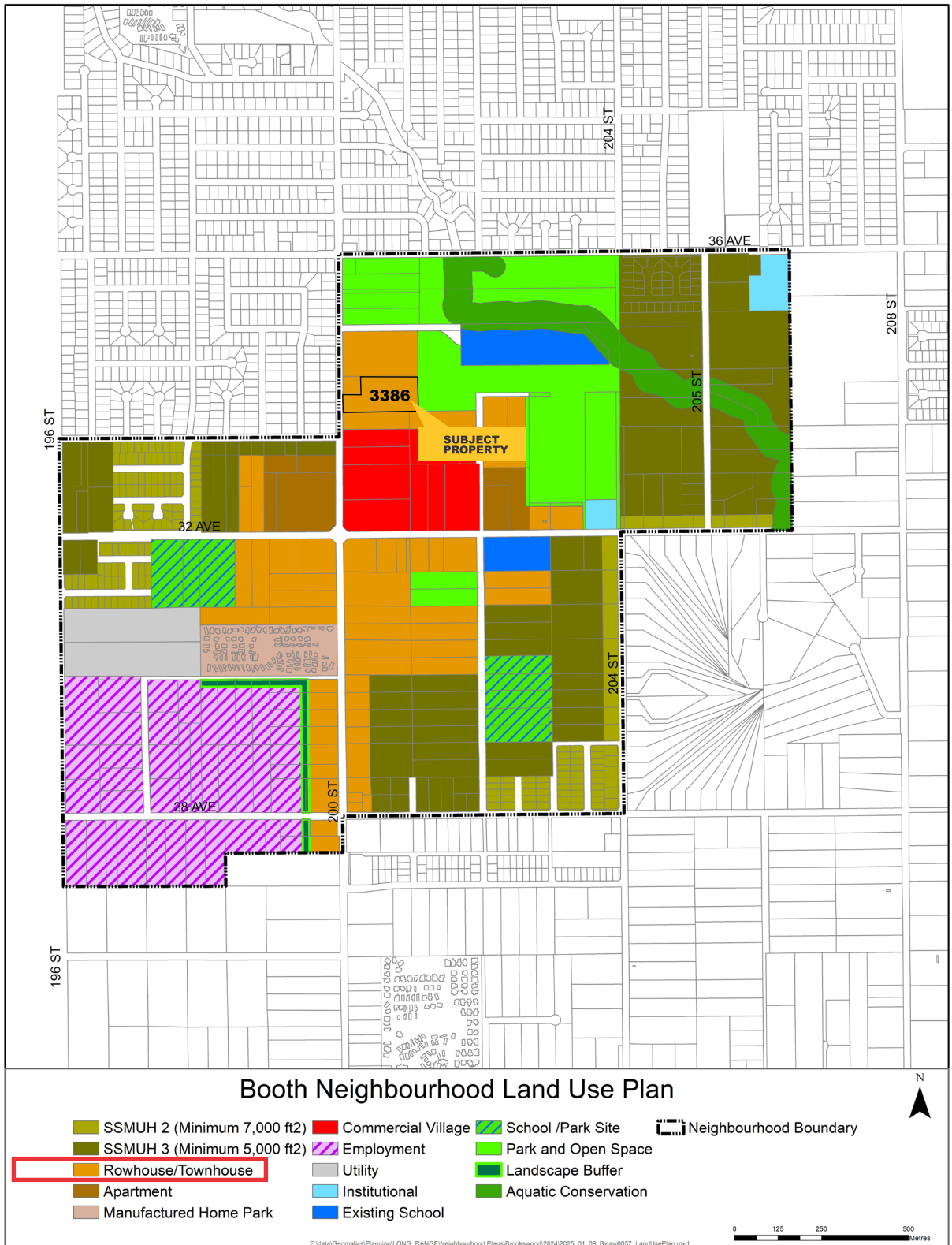
Efficient and functional layout design

**Future Development Potential:**

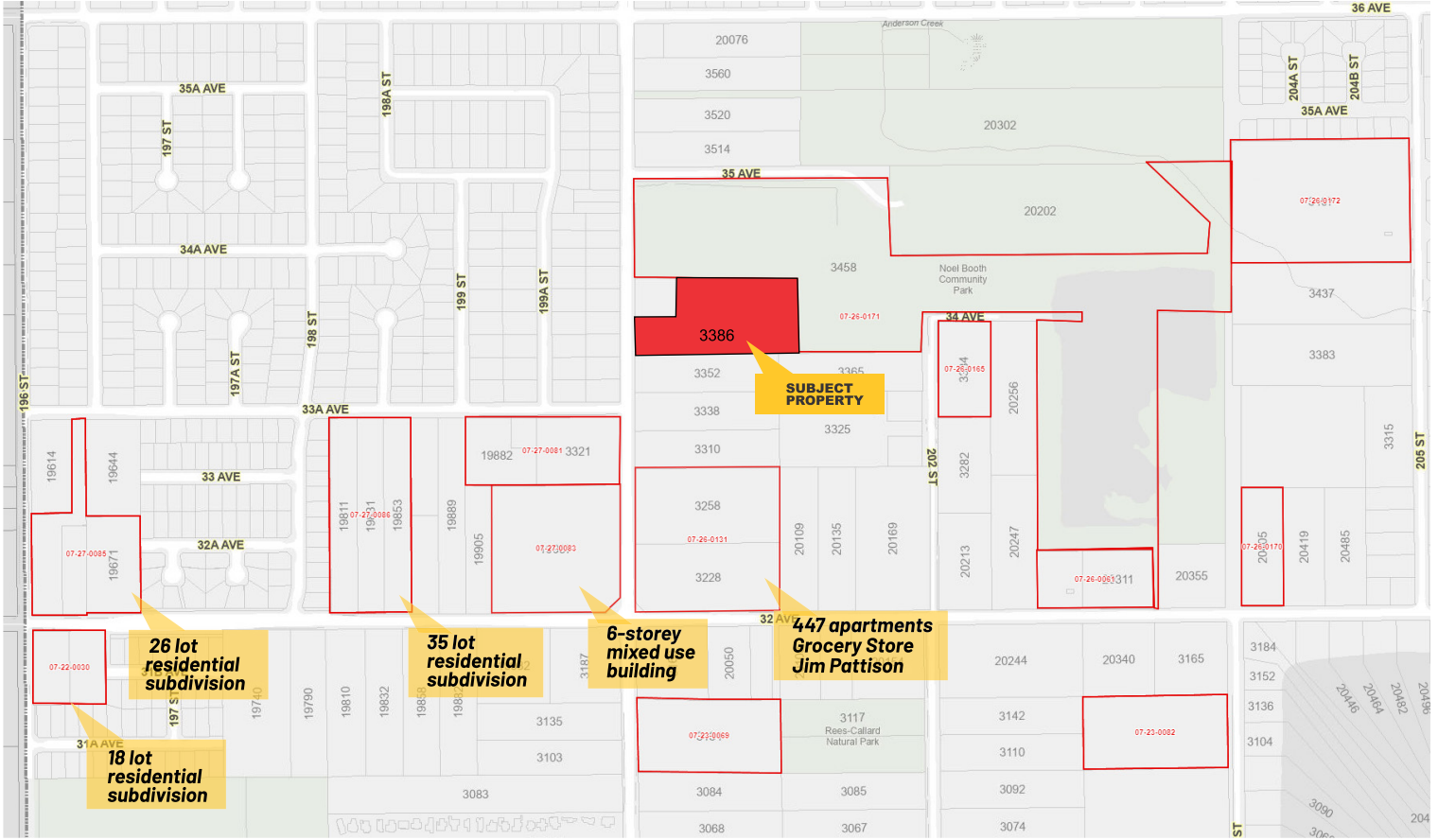
Potential for a larger master-planned assembly opportunity

Possible stand-alone townhouse project

LAND USE PLAN



**ACTIVE APPLICATIONS**



**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**



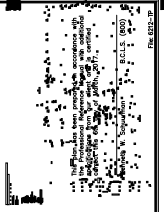
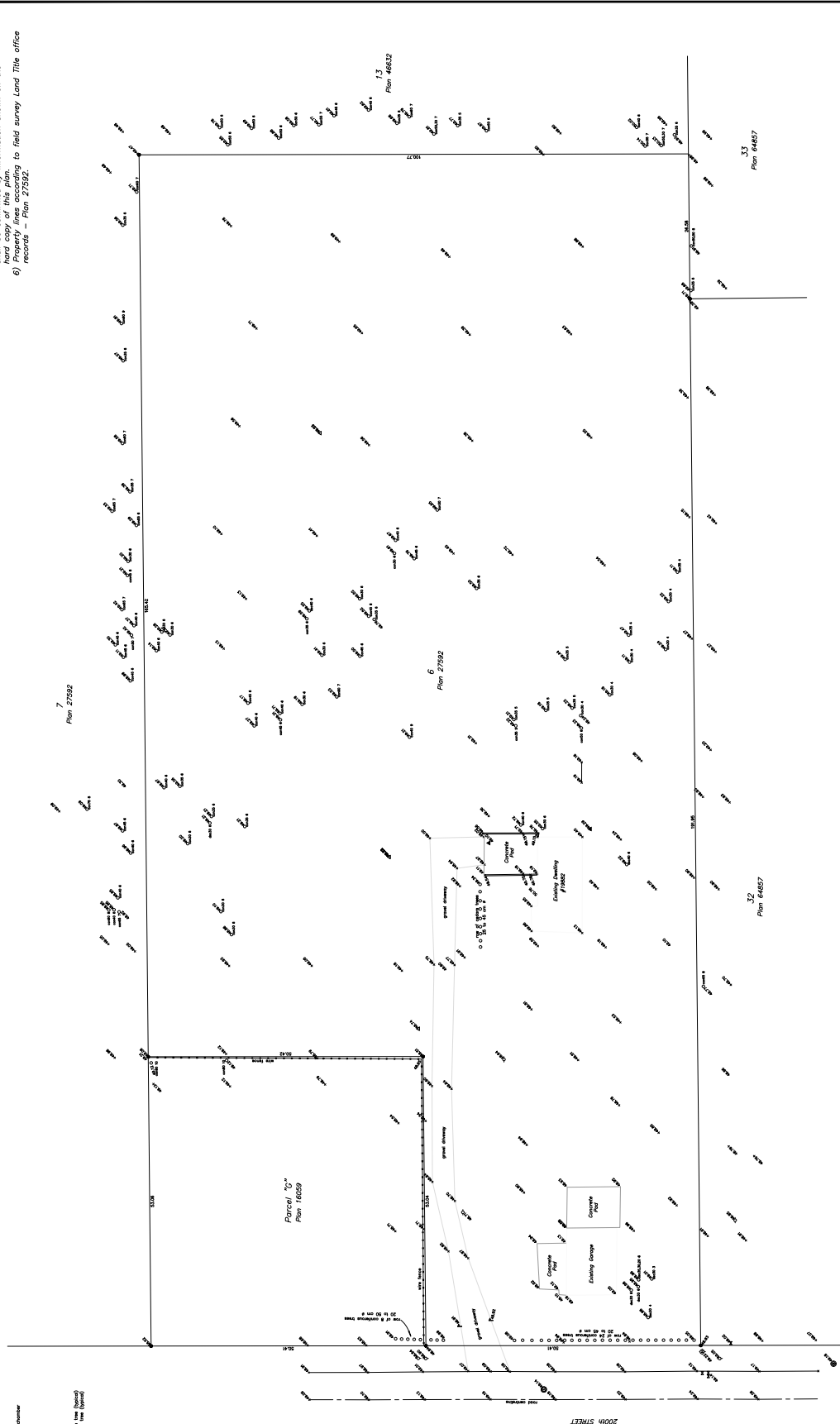
# 4.78 ACRES FUTURE TOWNHOME DEVELOPMENT SITE

3386 200 Street, Langley, BC

TOPOGRAPHIC PLAN OF LOT 6, SECTION 27, TOWNSHIP 7,  
NEW WESTMINSTER DISTRICT, PLAN 27592.



- 1. Survey station
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- 100. Survey station



**NOTES:**

- 1) Elevations are in metres and are graphic.
- 2) The survey is a re-survey of the corner monument located at the intersection of 334 Ave and 199 Street.
- 3) The survey is a re-survey of the corner monument located at the intersection of 334 Ave and 199 Street.
- 4) The survey is a re-survey of the corner monument located at the intersection of 334 Ave and 199 Street.
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