

FOR SALE by COURT ORDER

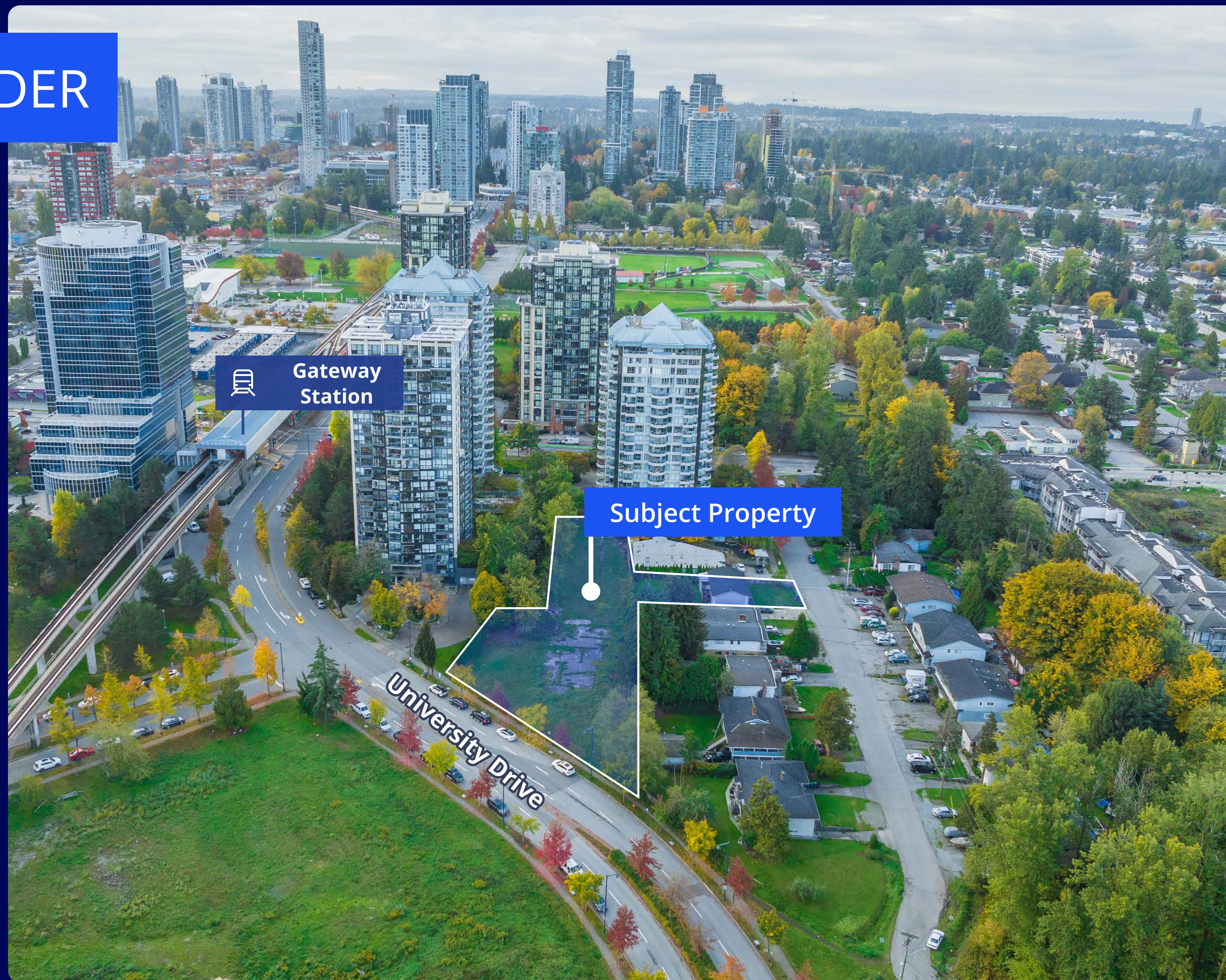
**+46,000 SF Mixed-use
Transit Oriented Development
Site in Surrey's Gateway District**

**10925 University Drive &
10854 133A Street, Surrey, BC**

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Colliers



The Opportunity

+46,000 SF

Mixed-use Transit Oriented Development Site

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Colliers is pleased to present the opportunity to acquire a +46,000 SF development site in Surrey City Centre's Gateway District, *10925 University Drive & 10854 133A Street, Surrey* (the "Property"). The Property is **designated for high density development** and conveniently located a short walk from the Gateway SkyTrain Station and an abundance of lifestyle and retail amenities.

A previous development application for the Property contemplates a rezoning, subdivision and construction of approximately 500 residential units and +17,000 SF of office space within one mid rise and one high rise building.

HIGHLIGHTS

TRANSIT-ORIENTED: 190 metres from Gateway Station (2 min walk) & one stop to Surrey City Centre and nearby downtown Surrey amenities

DEVELOPMENT POTENTIAL: Designated as High Rise Residential Type I under the Surrey City Centre Plan's Gateway District

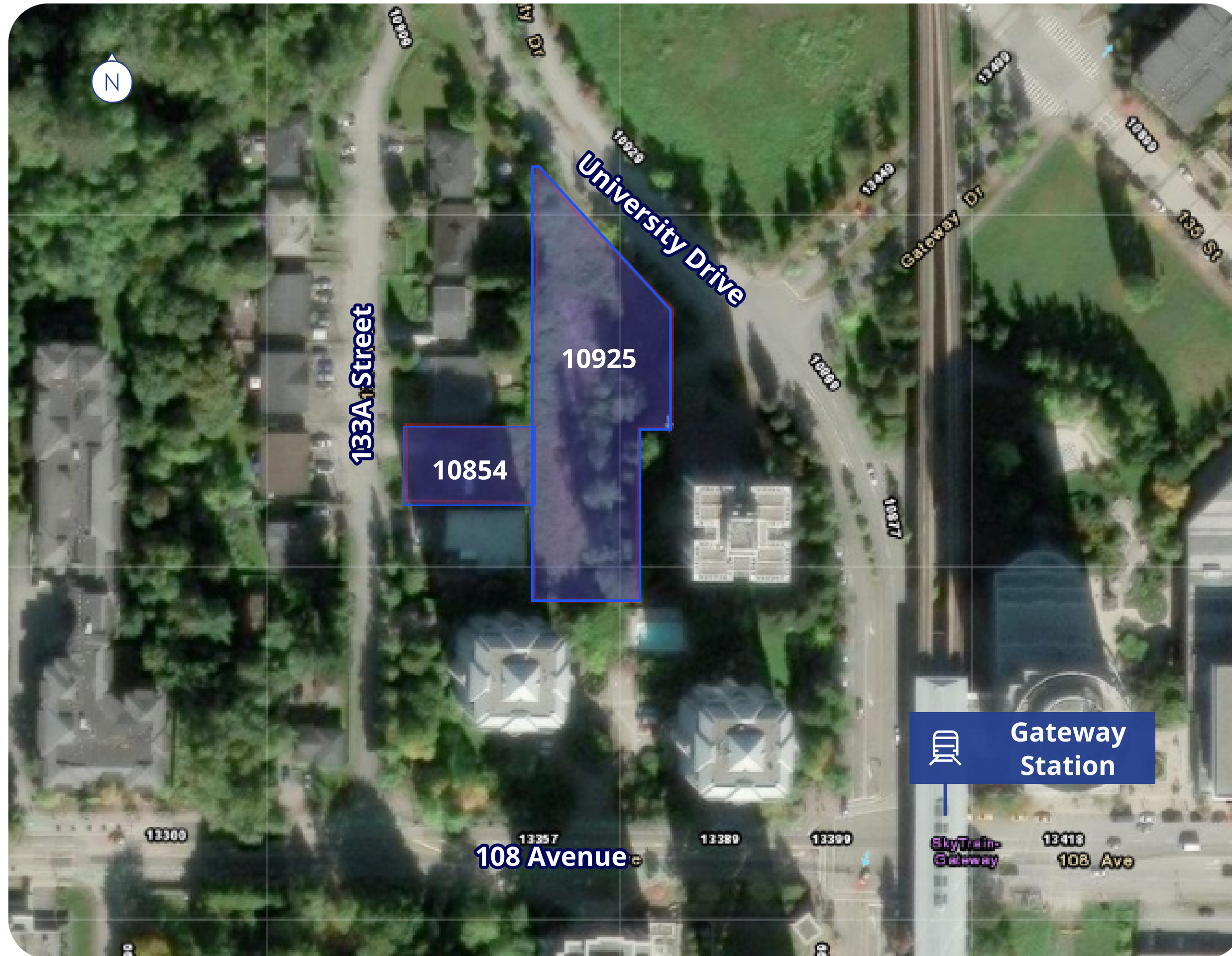
NEARBY AMENITIES: Steps to Chuck Bailey Recreation Centre, nearby parks, Central City Shopping Centre, SFU Surrey, many retail and dining options

CONNECTIVITY: Easy access to Highway 1 and convenient access to Vancouver and surrounding municipalities via the Expo Line Skytrain



Site Plan

Salient Facts



Property	10925 University Drive	10854 133A Street
Legal Description	024-255-670; PARCEL A SECTION 15 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN LMP39560	010-417-338; LOT 5 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18589
Zoning	CD - Comprehensive Development (Bylaw 10464)	RF - Single Family Residential Zone
OCP	Downtown	
Land Use	High Rise Residential - Type 1	
Local Area Plan	City Centre Plan	
Total Site Size	46,072 SF	
Density	5.5 FAR with potencial bonus density to 7.5 FAR	
Gross Buildable Area	253,484 SF to 345,660 SF	
Maximum Building Height	35 Storeys	
Gross Taxes (2025)	\$113,278.25	
Assessed Value (2026)	\$16,595,600	
Sale Price:	Contact Listing Agents	

Zoning & Development

HIGH RISE (5.5 FAR)

High rise towers will be located within walking distance to the SkyTrain stations. This designation allows a gross density of **5.5 FAR** in the form of a high rise apartment building.

- Developments should provide a 2 or 3 storey townhouse base at podium of a high rise building
- Developments should provide publicly accessible outdoor amenity space such as mini plazas as part of the amenity space requirement of zoning by-law
- Developments should consider providing a proportion of rental housing as part of development
- Small scale active neighbourhood commercial may be permitted
- **Towers generally over 20 storeys, with minimum four-storey podiums.**

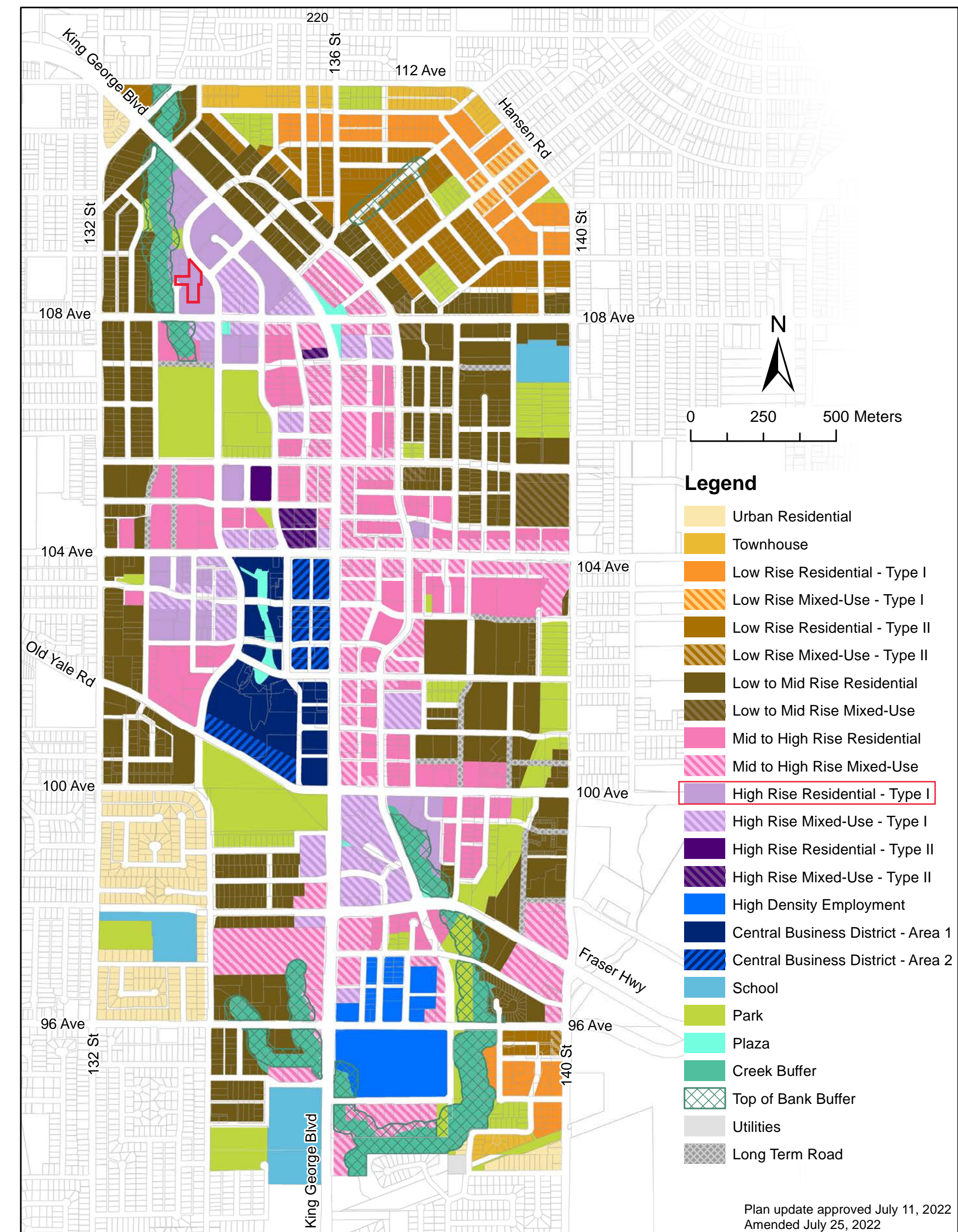
GATEWAY DISTRICT



Located at the top of Peterson Hill, this district is the northern gateway into the City Centre. A creek and riparian area flows north-south through the district which is visible from the skytrain line that runs through a single family area leading into the office node. Four storey apartments line the western hillside, giving way to a higher density mixed-use office node at the top of the hill.

Largely a single family residential neighbourhood in the past, this area started seeing higher density redevelopment with the introduction of the skytrain in 1994 and the construction of the Gateway Station Tower project. The nineteen-storey office tower provided new public amenities including a plaza and open space with fountains, seating and public art. Lower intensity commercial uses currently exist on the south side of 108 Avenue and north east side of King George Boulevard.

More recently the area surrounding the station has seen the construction of mixed use development as well as a new five-storey office/retail development. This project will include 135,000 square feet of commercial floor area with an urban format supermarket, drug store, bank, and small retail with four stories of office space above the retail. A future phase of development will include high density residential towers to the north of the office and retail site.



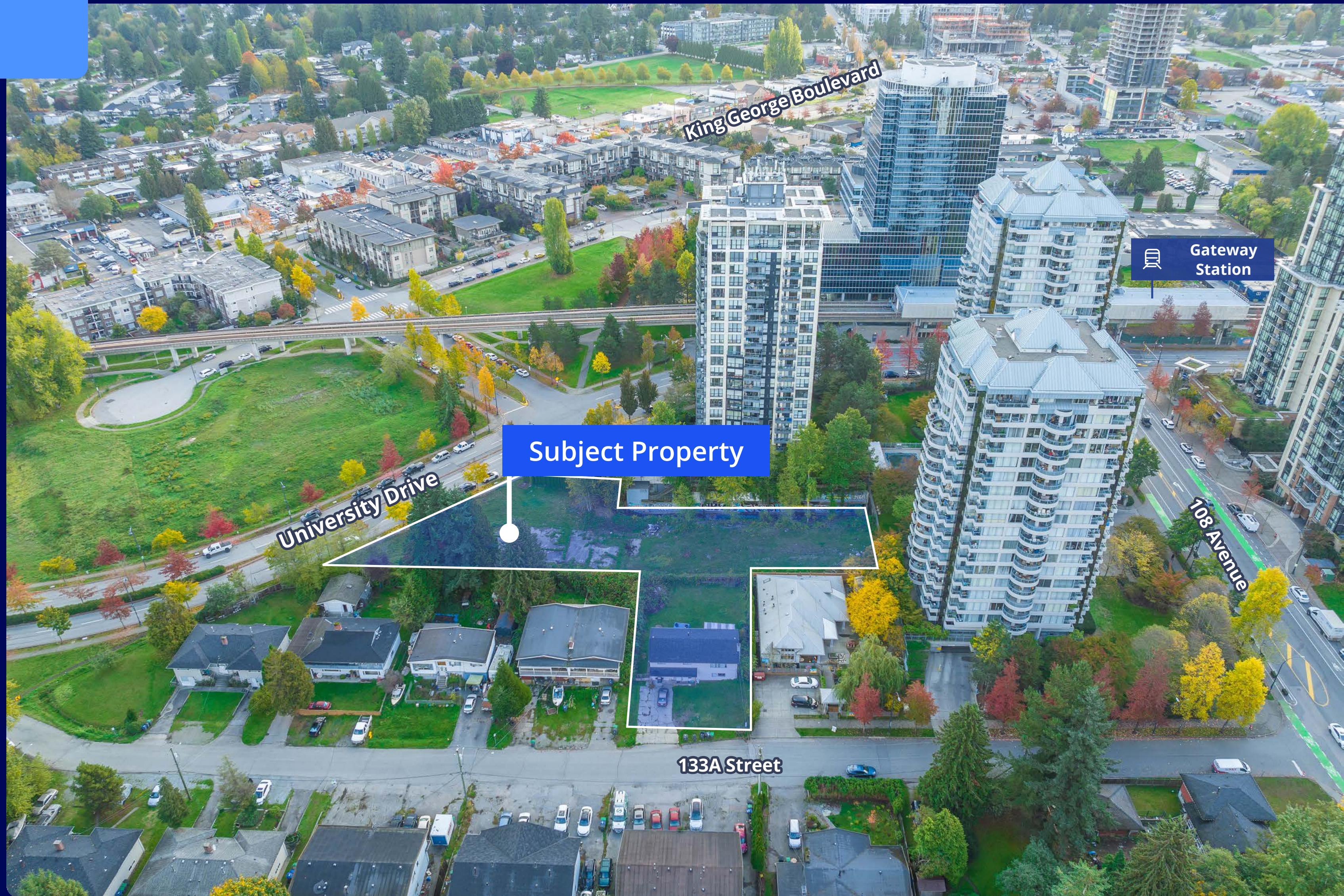
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OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.



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