

FOR SALE

PRICE REDUCTION

2.01-Acre Future Employment Land Opportunity

Brookwood–Fernridge | Booth Neighbourhood Plan

2920 197A Street, Langley, BC



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** Personal Real Estate Corporation*

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— member of —

CORFAC
INTERNATIONAL

2920 197A STREET

Langley, BC

2920 197A Street presents an exceptional opportunity to acquire a strategically located development property within the Brookwood–Fernridge planning area of the Township of Langley.

PROPERTY OVERVIEW

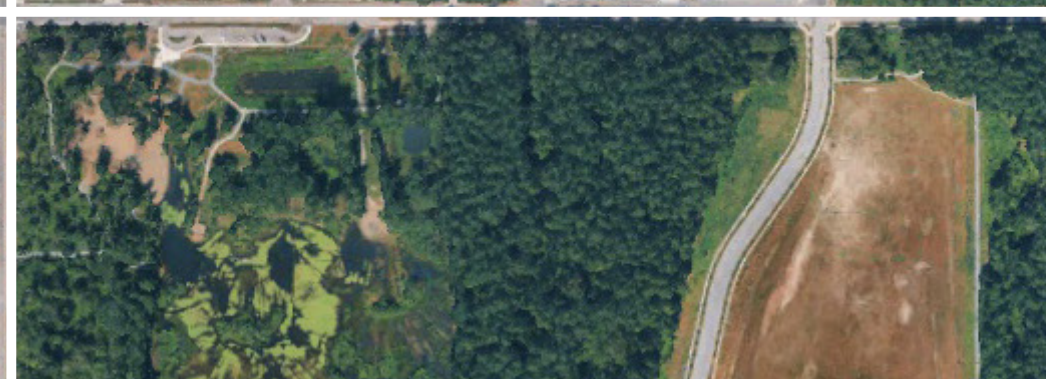
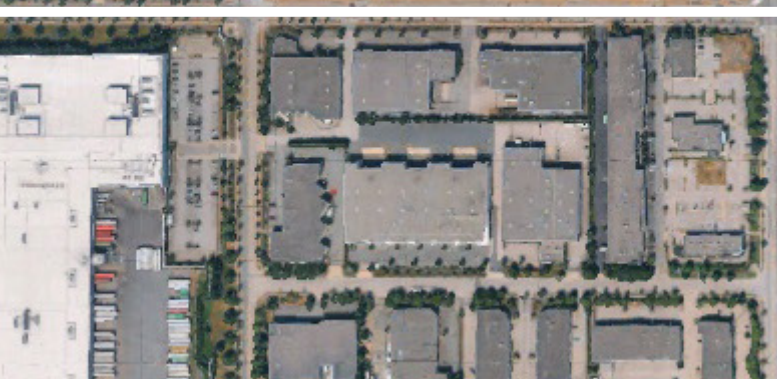
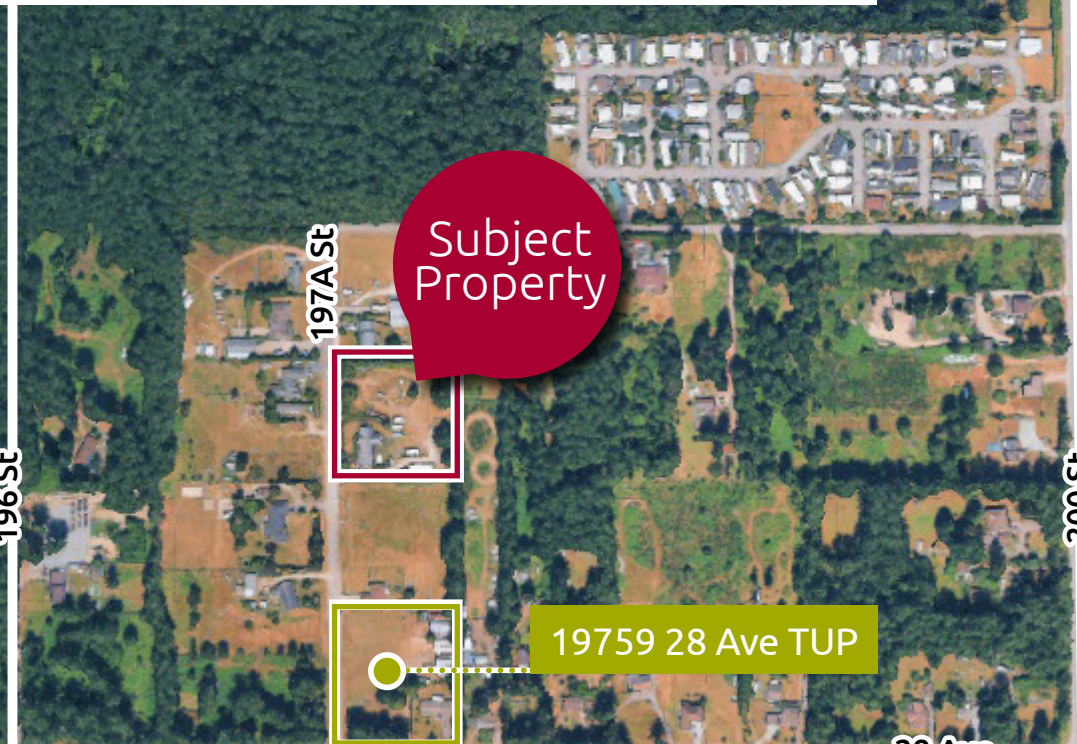
Situated within the Booth Neighbourhood Plan of the Brookwood Fernridge Community Plan, the property is identified for future Employment Land uses, positioning it as a strong long-term investment and redevelopment opportunity within one of Langley’s evolving employment corridors.

For end users, this property represents a rare opportunity to secure land in advance of future employment growth, allowing businesses to establish long-term positioning within a rapidly developing area of South Langley. The site offers strong accessibility, proximity to major transportation routes, and future alignment with employment-oriented zoning intended to support local business and economic activity.

The property currently contains a residential dwelling and accessory improvements, providing holding income potential while future development opportunities are pursued.

TEMPORARY USE PERMIT OPPORTUNITY

Interested parties may wish to explore interim use options for the property while longer-term planning and neighbourhood development progresses. The Township of Langley Temporary Use Permit (TUP) process may allow certain short-term uses, such as truck or commercial vehicle parking, subject to municipal review and approval. Similar interim use applications are currently in process on nearby properties within the Brookwood–Fernridge area, reflecting demand for employment-oriented uses during the planning transition period. Approval of any Temporary Use Permit is not guaranteed, and interested parties should complete their own due diligence with the Township regarding permitted uses, application requirements, and timelines.



FUTURE LAND USE DESIGNATION

Brookwood–Fernridge Community Plan

BOOTH NEIGHBOURHOOD PLAN – EMPLOYMENT LANDS

The property is located within the **Booth Neighbourhood Plan**, a sub-area of Brookwood-Fernridge intended to accommodate a mix of residential and employment uses within a comprehensively planned urban framework.

Recent neighbourhood planning updates introduced significant employment land areas within the Booth Plan to support future business and industrial activity, including lands adjacent to existing employment nodes.

Future zoning anticipated under the employment designation may include:

- » M-1A Service Industrial
- » M-1B Service Industrial
- » Light industrial or employment-oriented commercial uses
- » Office, service industrial, and employment-supportive uses
(All future zoning subject to Township approval and rezoning process.)

LOCATION ADVANTAGES

- » Located within the growing Brookwood–Fernridge community
- » Minutes to all major transportation and truck routes in the area including 200 Street, 192 Street, 16 Avenue and Highway 15 (176 Street)
- » Convenient access to Surrey and within minutes of the Campbell Heights business park
- » Surrounded by expanding residential neighbourhoods providing local workforce access
- » Positioned within a planned employment node identified by the Township

This location provides an ideal balance between accessibility, community integration, and long-term business visibility.

END USER OPPORTUNITY

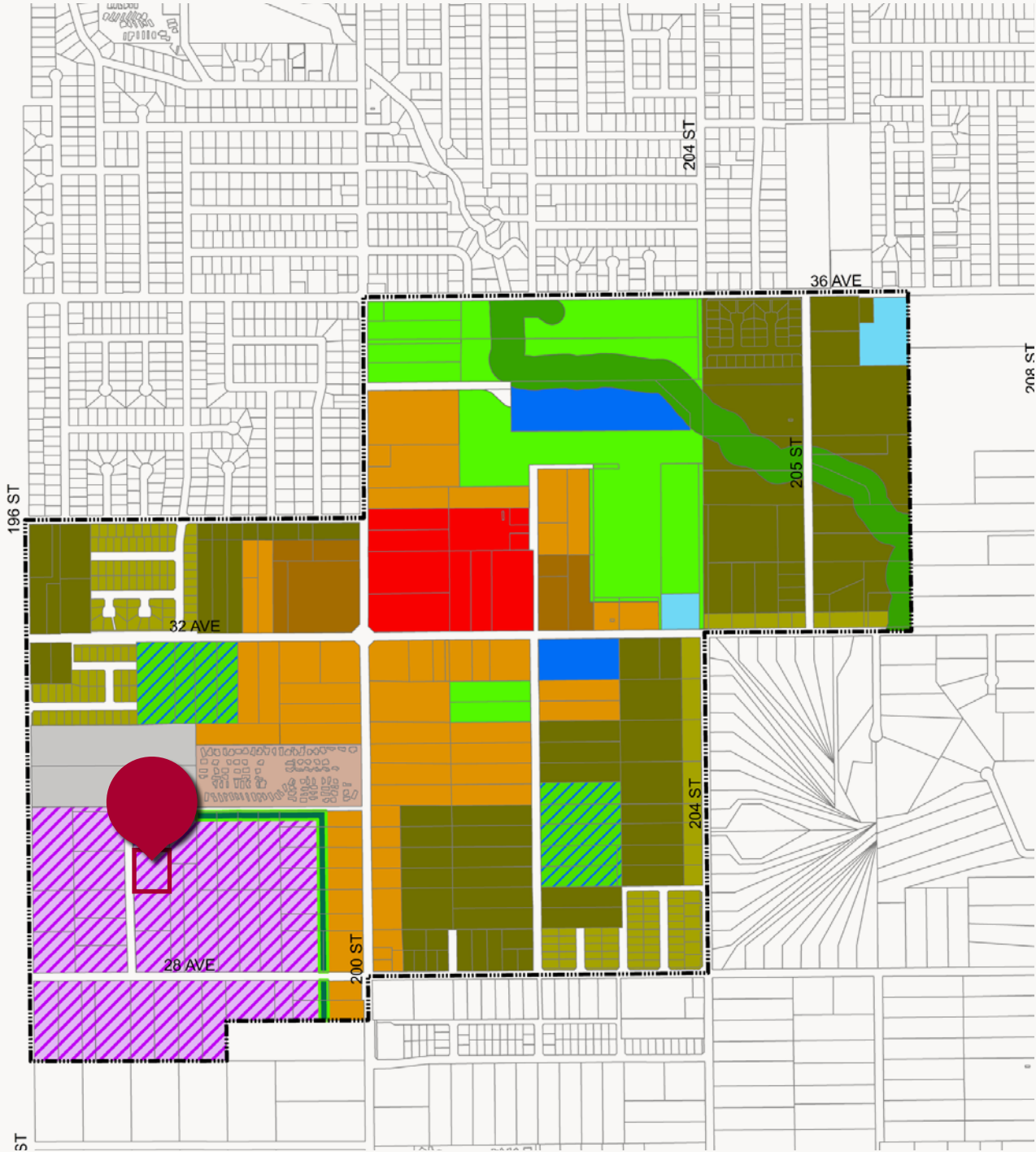
The Brookwood–Fernridge planning area continues to progress through the Township of Langley’s long-term neighbourhood planning process, with employment lands identified to support future job growth within the community. While the subject property is currently zoned for residential use, its designation within the Booth Neighbourhood Plan positions it within an area intended for future employment-oriented development over time. For end users, this represents an opportunity to secure land ahead of full neighbourhood build-out, allowing for long-term planning and business positioning as infrastructure and surrounding development advance. Timing of servicing, rezoning, and development will ultimately be determined by Township approvals and broader area progression; however, properties within designated employment areas have historically benefited from continued planning momentum as communities mature. Interested parties are encouraged to complete their own due diligence with the Township of Langley regarding future development timelines and permitted uses.

For owner-occupiers and growing businesses, opportunities to secure future employment land in South Langley are increasingly limited.

This property offers:

- » Long-term control of land in a planned employment area
- » Potential for future purpose-built facilities
- » Strategic positioning ahead of neighbourhood build-out
- » Opportunity to align business growth with community expansion

LAND USE PLAN



SALIENT DETAILS

CIVIC ADDRESS

2920 197A Street, Langley, BC

PID

000-510-025

LEGAL DESCRIPTION

LOT 51 SECTION 22 TOWNSHIP 7 NEW
WESTMINSTER DISTRICT PLAN 67645

SITE AREA

±2.01 Acres (±87,556 SF)

TOPOGRAPHY

Generally flat and usable

ACCESS

Direct access via 197A Street

PROPERTY TAXES (2025)

\$34,077.81

CURRENT ZONING

SR-2 – Suburban Residential Zone (Township of Langley Zoning Bylaw No. 2500) The current zoning permits suburban residential uses in accordance with Township regulations. Any change in permitted uses would require rezoning approval through the Township of Langley.

ASKING PRICE

~~\$5,850,000.00~~

\$5,200,000.00

INVESTMENT HIGHLIGHTS

- » ±2.01 acre site
- » Flat and usable land configuration
- » Designated Employment Land in Community Plan
- » Located within Booth Neighbourhood Plan
- » Strong long-term employment growth area
- » Suitable for future owner-occupier development





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