



**CUSHMAN &
WAKEFIELD**

FOR SALE
8140 200TH STREET
LANGLEY, BC



HIGH PROFILE MIXED USE DEVELOPMENT SITE



- 2.86 acre development site with direct frontage along the 200th Street corridor
- Mixed Use Site
 - 40-60 UPA apartment
 - 16-22 UPA townhouse (live/work)
- Approved NCP - “Latimer” Langley

DEVELOPMENT LAND SPECIALISTS

Harpreet Singh
604 640 5870
harpreet.singh@ca.cushwake.com

Mike Hardy
604 608 5912
michael.hardy@ca.cushwake.com

** Offering of land only. Photos are a representation of possible uses.
* These are not existing buildings or from any architectural plans.*

FOR SALE

8140 200TH STREET

LANGLEY, BC

OPPORTUNITY

8140 200th Street is a 2.86 acre mixed use development site with direct access to the 200th Street Corridor in Langley. The Latimer Land Use Plan, which has now been adopted by the Township of Langley, designates the front portion for the development as apartments (40-60 UPA). This portion of the site has strategically been set toward 200th Street to take advantage of rapid transit and several other community amenities planned for the area.

The balance of the site has been designated as Live-Work Townhouse (16-22 UPA).

LOCATION

8140 200th Street is well located on the 200th Street corridor offering future residents an excellent opportunity to take advantage of the growing Latimer Communities. The new Trans Link Park and Ride is located to the immediate north of this site and will allow for access to the balance of the Fraser Valley and the Lower Mainland.

The site itself is located within a 5-minute walking circle to several area amenities including the Langley Events Centre, several transit stops, an abundance of planned green space along with the future retail associated with the live/work developments of the Latimer Community.

Additionally, access to several major traffic arteries including Highway #1, the Golden Ears Bridge and the 200th Street Corridor allow for easy transit and drivability to all points in the Lower Mainland.

LOCAL DEVELOPMENTS & AMENITIES

8140 200th Street will become a part of the growing Gateway to Langley community. The site will benefit from the substantial traffic counts along 200th Street and from the advancement of rapid transit serving the area.

The subject site is located just west of the new Langley Events Centre and is in close proximity to several outdoor areas including Garnett Park and Routley Park. R.E. Mountain Secondary and R.C. Garnett Elementary Schools are also within walking distance from 8140 200th Street although there are plans in place to build additional schools as a part of the Latimer Community Plan.

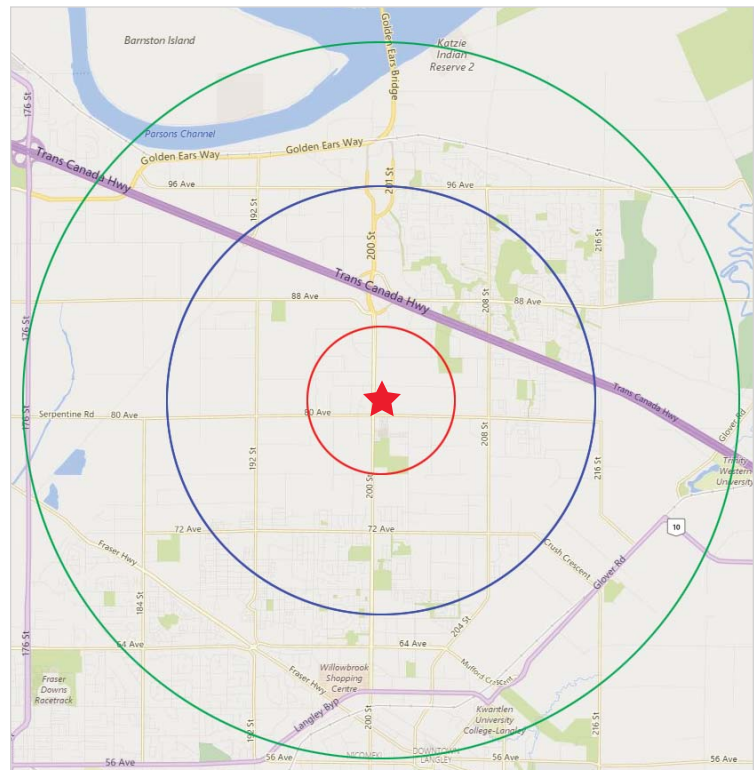


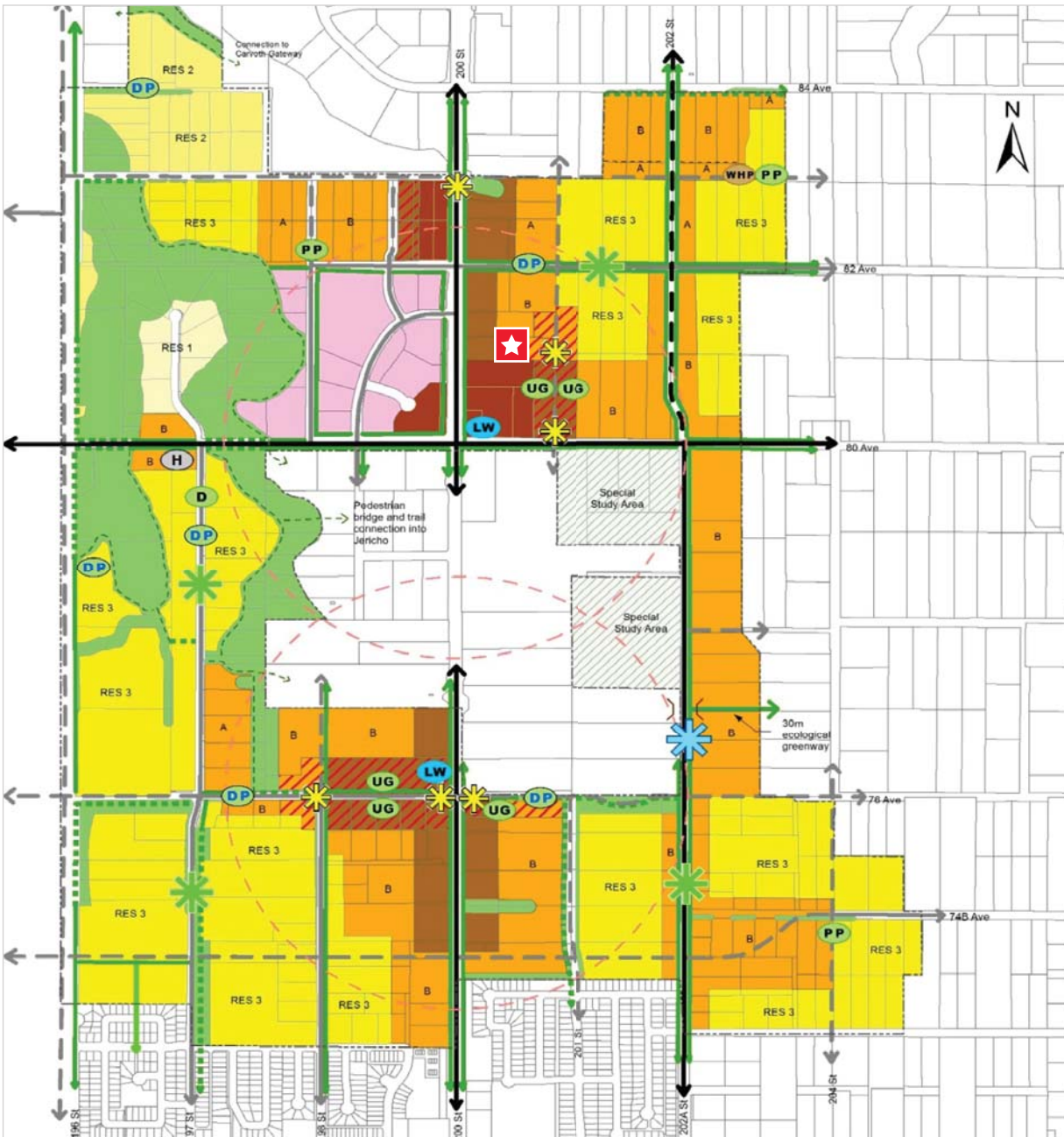
DEMOGRAPHICS

The Latimer Community will truly become the Gateway to the Township of Langley. The projected demographic information suggests that high density housing along the 200th Street corridor with an abundance of mixed use commercial sites in the immediate area will be a new future for Langley residents.

The subject site is located within a 5 minute walking circle allowing for new residents to walk to the several amenities in the immediate area. Walking neighborhoods will allow residents to leave their cars at home in order to walk to nearby grocery stores and coffee shops while considering transit as a viable option to get to work.

| DEMOGRAPHIC INFORMATION | 1 KM | 3 KM | 5 KM |
|-----------------------------------|-----------|-----------|-----------|
| POPULATION (2015 ESTIMATED) | 1,223 | 42,128 | 90,045 |
| POPULATION (2020 PROJECTED) | 2,155 | 50,457 | 102,275 |
| MEDIAN AGE | 38.0 | 36.5 | 36.2 |
| AVG. HOUSEHOLD INCOME (2015 EST.) | \$108,541 | \$106,782 | \$105,123 |





* For more information on the NCP - please visit www.tol.ca
Plan Downloaded from tol.ca

 **SUBJECT SITE**

DESIGNATED USES

Legend

- | | | | |
|---|--|--|--|
|  Single Family Residential 1 (1 upa) |  There is a need for a Neighbourhood Park and Elementary School to serve this quadrant. The location and design of each site is yet to be determined. |  Wildlife Habitat Patch |  Existing Arterial |
|  Single Family Residential 2 (up to 4 upa) |  There is a need for a Neighbourhood Park and Middle School to serve this area. The location and design of each is yet to be determined. |  Dog Off-Leash Park |  Proposed Arterial |
|  Single Family Residential 3 (6-8 upa) |  There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined. |  Pocket Park |  Existing Collector |
|  Rowhouse/Townhouse A (8-15 upa) | |  Urban Green |  Proposed Collector |
|  Rowhouse/Townhouse B (8-22 upa) | |  Living Wall |  Creek Greenway (Trail) |
|  Live-Work (Townhouse) (16-22 upa) | |  Heritage Site or Property |  Enhanced Sidewalk |
|  Apartment (40-60 upa) | |  Public Art |  Recreational Greenway |
|  Apartment - Mixed Use (40-60 upa) | | |  Street Greenway |
|  Mixed Use | | |  Wildlife Tunnel |
|  Business Office Park | | |  5 min. Walk Circle |
|  Special Study Area | | | |
|  Streamside Protection and Enhancement Areas | | | |



**CUSHMAN &
WAKEFIELD**

FOR SALE
8140 200TH STREET
LANGLEY, BC



DEVELOPMENT LAND SPECIALISTS

 **SUBJECT SITE**

Harpreet Singh

604 640 5870

harpreet.singh@ca.cushwake.com

Mike Hardy

604 608 5912

michael.hardy@ca.cushwake.com