

FOR SALE

18781 74th Avenue

Surrey, BC

51-unit townhome development site with third reading approval and PLA



Rare opportunity to acquire an entitled 3-acre townhome development site located within proximity to multiple schools, a community centre, and two SkyTrain Stations.

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Opportunity

A prime opportunity to acquire a 3-acre townhome development site in the City of Surrey, surrounded by amenities including schools, recreation centres, parks, and located within proximity to the 184th SkyTrain Station.

The property benefits from the recent sanitary and drainage service upgrades built along 74th Avenue, allowing construction to commence in the near term.

Property details

ADDRESS
18781 74th Avenue, Surrey

PID
012-027-782

GROSS SITE AREA
3.067 acres (133,599 sf)

CURRENT ZONING
RA

NEIGHBOURHOOD
West Clayton

DEVELOPMENT APPLICATION
Third Reading Approval and PLA for a 51-unit townhome development consisting of two phases

DEVELOPMENT ACTIVITY
Majority of West Clayton is developer owned

CURRENT IMPROVEMENTS
Improved with a single family home providing some holding income

PROPOSED DENSITY
80,040 sf buildable

PROJECT STATS

2-bedroom	2 units
3-bedroom	49 units
Total	51 units

PRICING: CONTACT LISTING AGENTS



Nearby amenities



Clayton Community Centre
(Source: surrey.ca)



Regent Road Elementary
(Source: saarhitects.com)



École Salish Secondary School
(Source: studyinsurrey.ca)



Hillcrest-184th Street Station
(Source: surreylangleyskytrain.gov.bc.ca)

FOR SALE

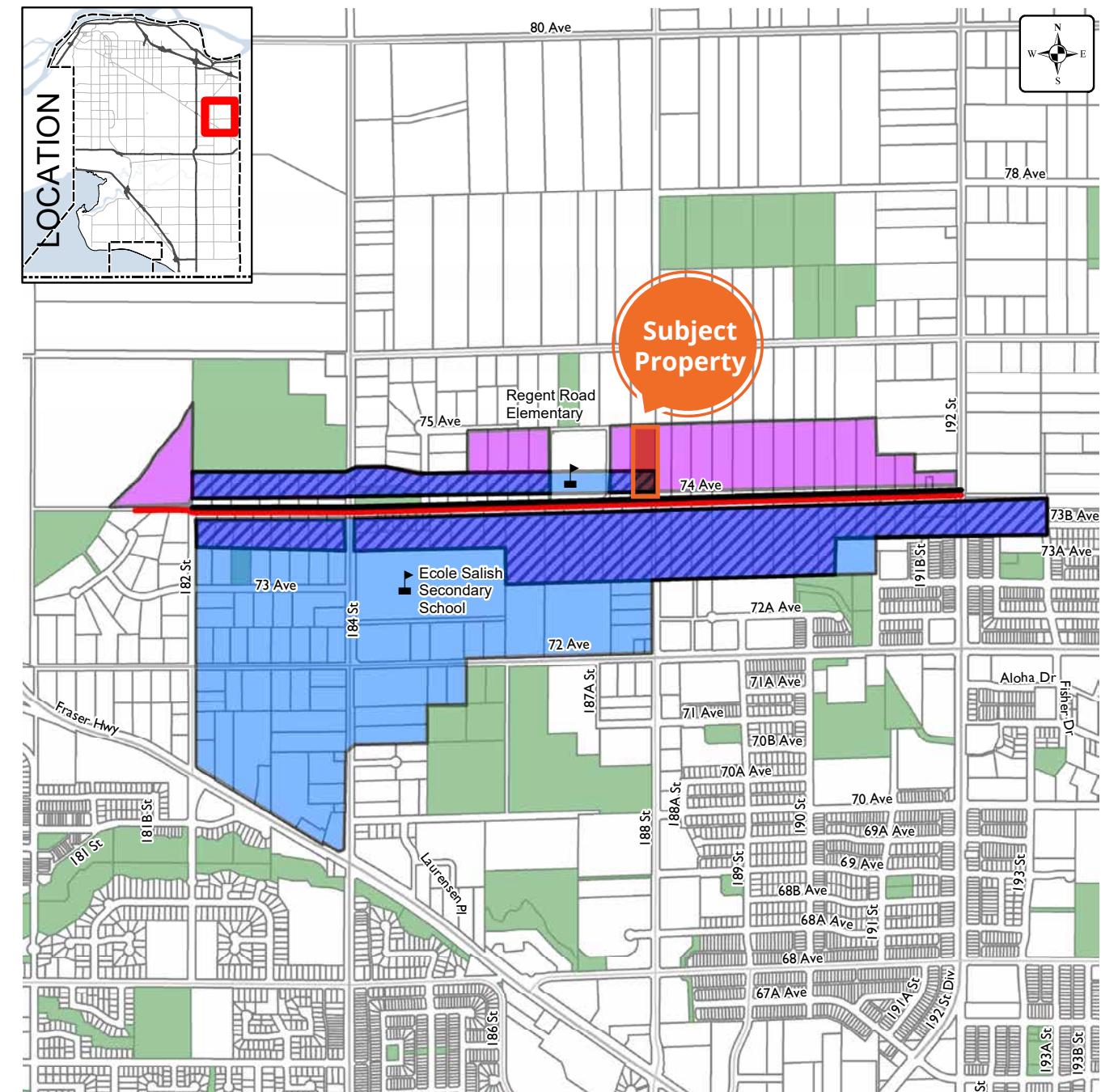
18781 74 Avenue
Surrey, BC

Draft site plan



Servicing upgrades along 74th Avenue

CITY FUNDED (COMPLETION NOVEMBER 2025)



Source: City of Surrey

LEGEND

- Proposed Drainage Main
- Proposed Sanitary Main
- Drainage DCCFEA Benefitting Area
- Area Benefitting From Sanitary Main
- Drainage DCCFEA and Sanitary Front Ender
- Parks and Green Space
- School

Highlights

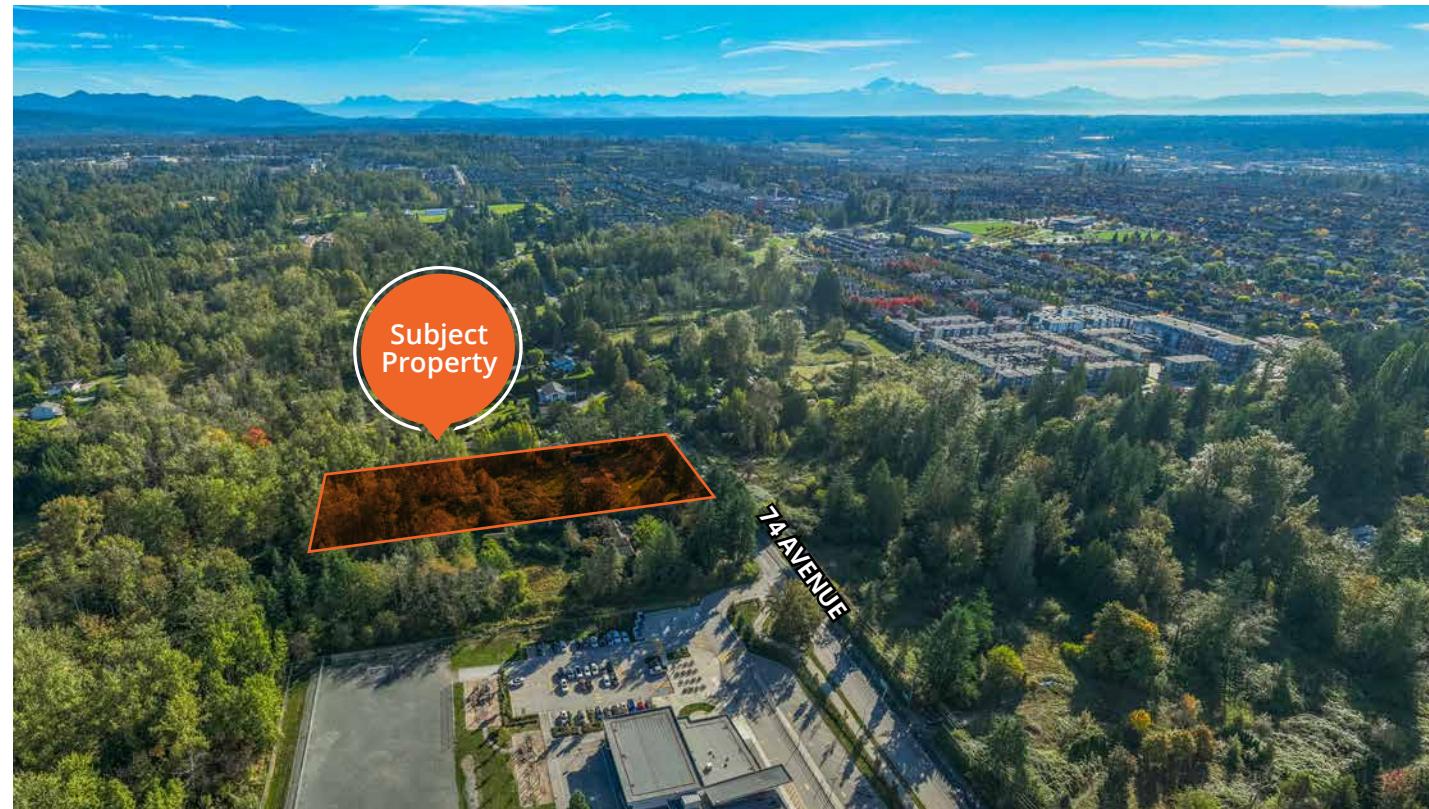
 **3.067-ACRE TOWNHOME DEVELOPMENT SITE**
Located in the West Clayton neighbourhood

 **51-UNITS WITH THIRD READING APPROVAL AND PLA**
Decreasing entitlement risk and offering significant cost savings

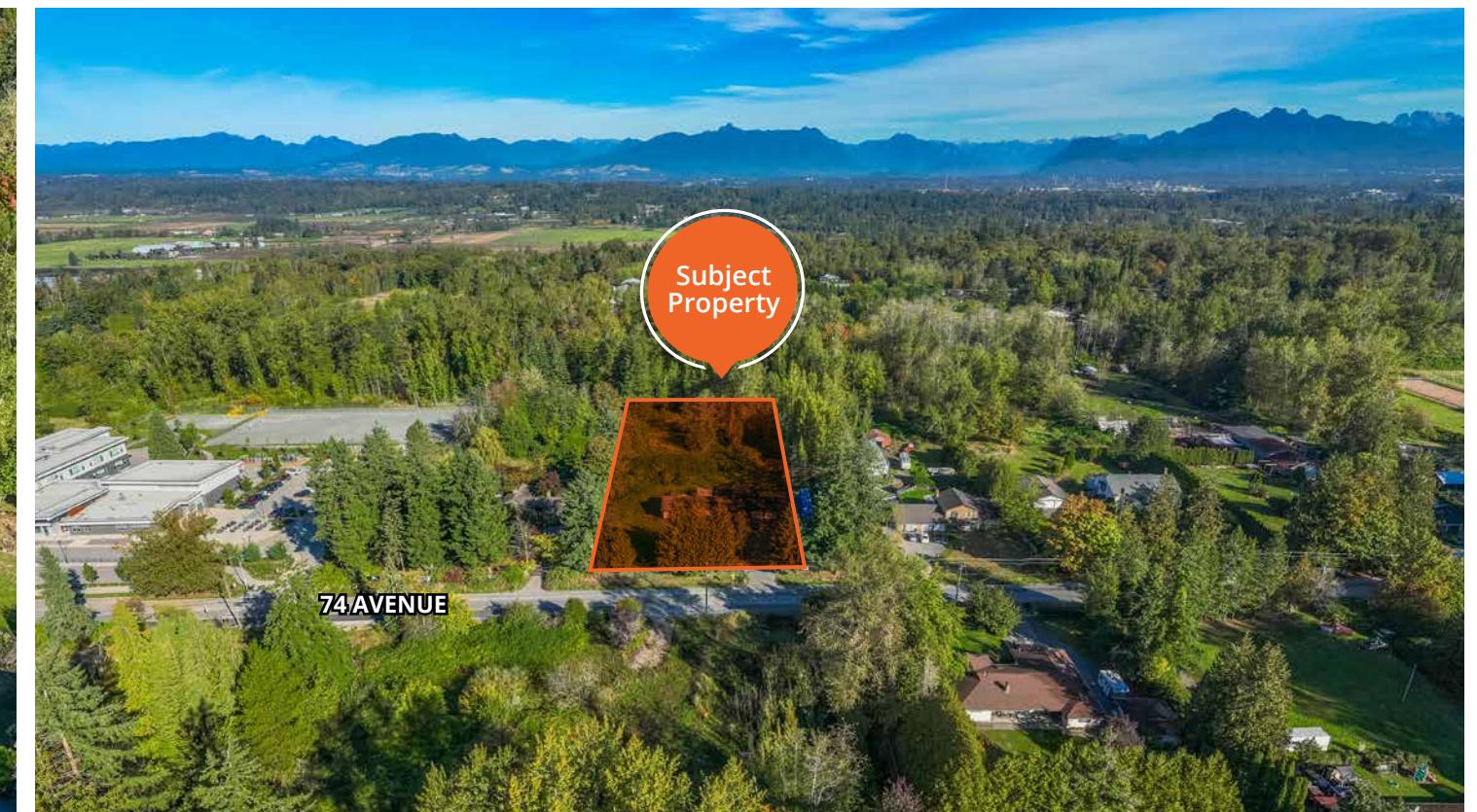
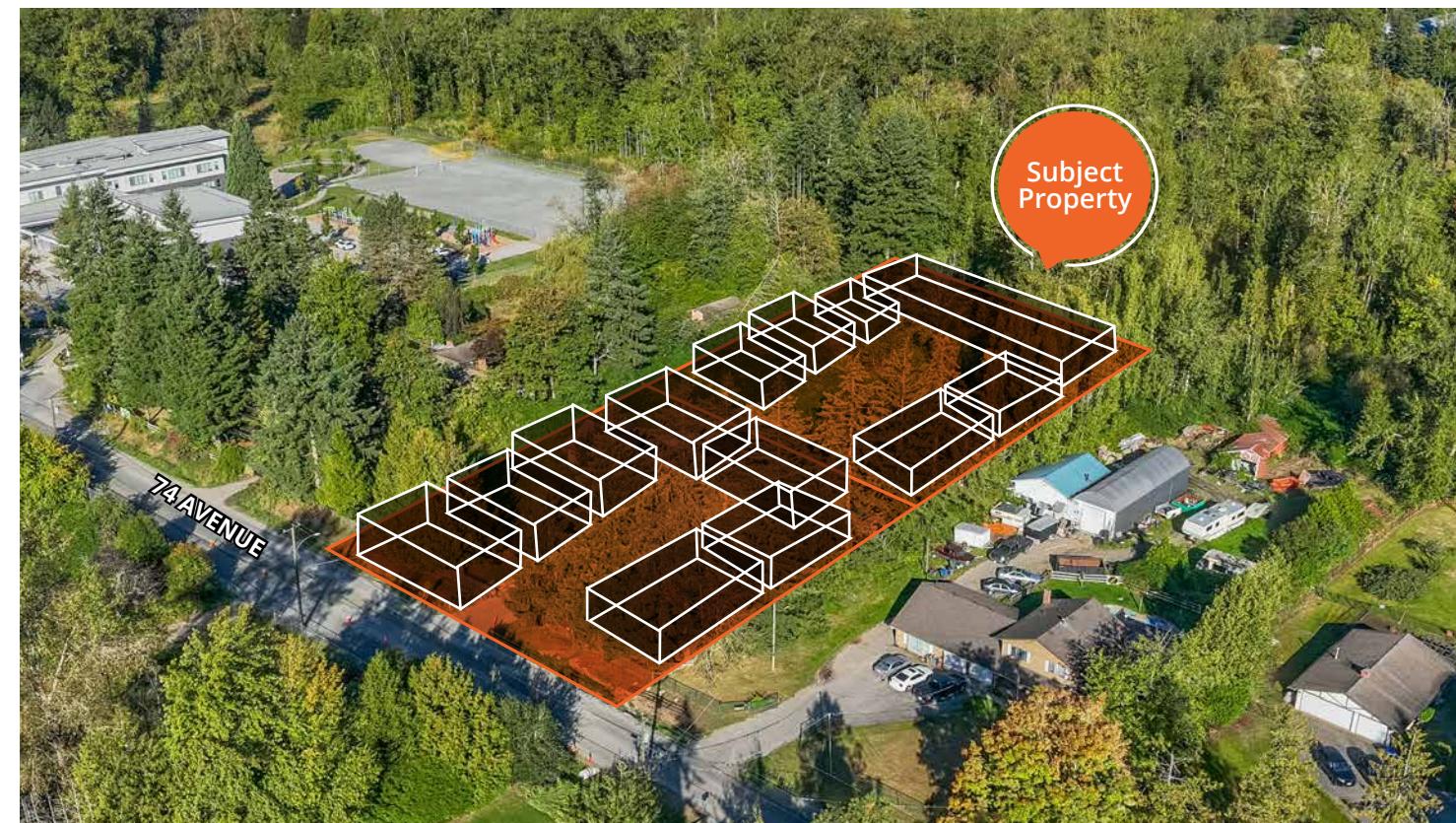
 **LOCATED IN AN AMENITY RICH NEIGHBOURHOOD**
Surrounded by multiple schools, parks, recreation centres, and within proximity to upcoming SkyTrain

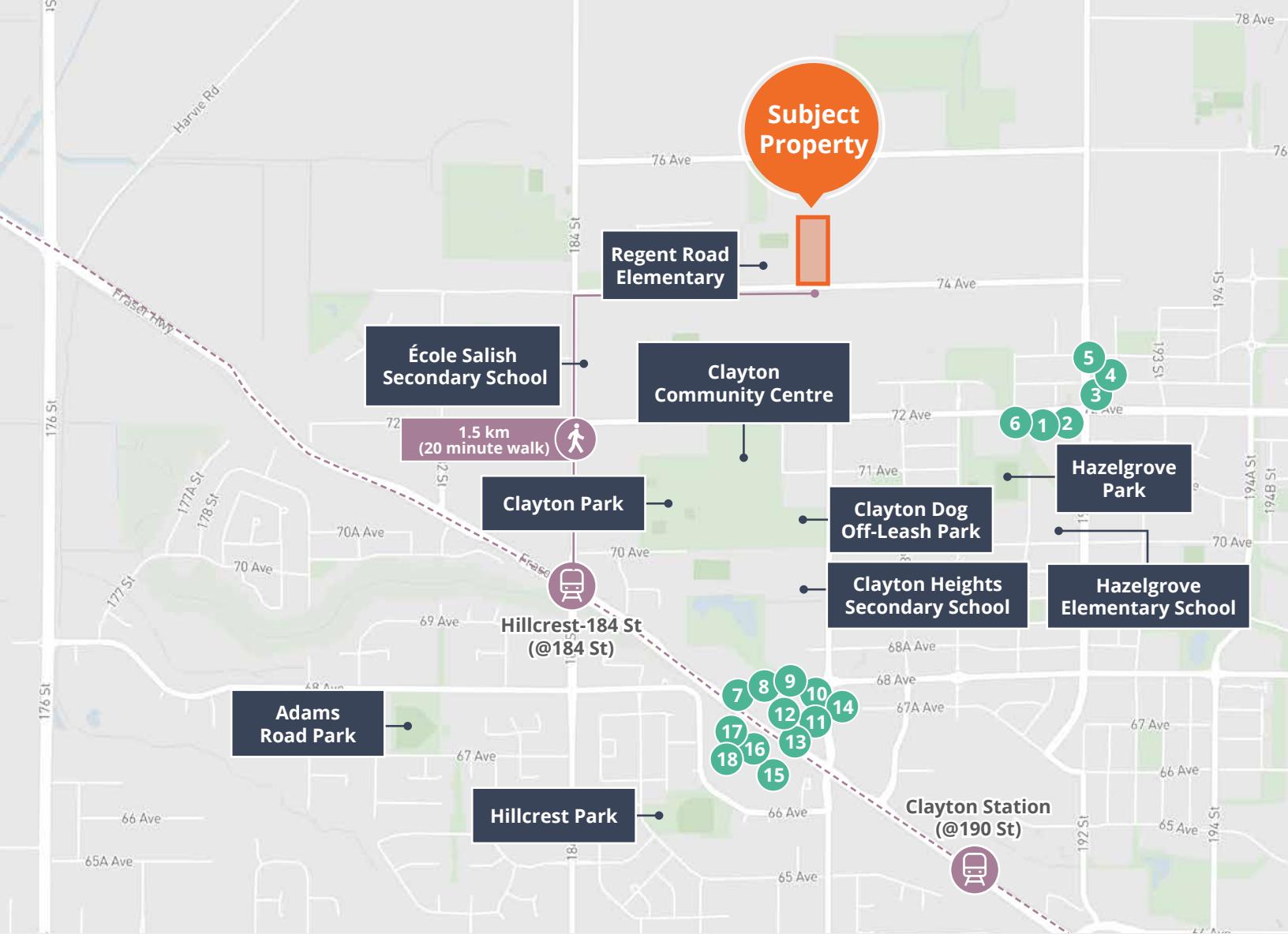
 **SUBDIVISION INTO TWO PHASES**
Providing flexibility to begin construction in the near term while phasing the project

 **SERVICING UPGRADES COMPLETED ON 74TH AVENUE**
Benefiting this property and allowing construction to commence



*Measurements are approximate





Amenities

- 1. Subway
- 2. Fraserview Meats - Indian Meat Shop Surrey
- 3. Fruiticana
- 4. Diamond Sawweets & Restaurant
- 5. D-Plus Pizza
- 6. JA ZOO SUSHI
- 7. Anytime Fitness
- 8. Shoppers Drug Mart
- 9. Loblaw Pharmacy
- 10. Neilsen's Your Independent Grocer Surrey
- 11. COBS Bread
- 12. Starbucks
- 13. Dublin Crossing Irish Pub
- 14. Duke's Fine Ice Cream
- 15. Clayton Liquor Store
- 16. Save-On-Foods
- 17. Tim Hortons
- 18. Truckin' BBQ

Please contact for more information

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