

FOR SALE

DEVELOPMENT LAND OPPORTUNITY

19683 0 Avenue, Langley

A rare offering of approximately 30 acres outside the ALR beside High Point Estates, in Langley BC



WATCH THE VIDEO

Opportunity

Cushman and Wakefield is pleased to present a rare opportunity to acquire a large-scale infill redevelopment site of 29.40 acres located at 19683 0 Avenue, in one of Langley's most desirable areas for exclusive homes. This exceptional setting offers quiet surroundings, multimillion-dollar homes to the north and east, scenic views, and convenient access to the USA border.

The site includes a large residence of approximately 7,000 square feet, along with an additional dwelling on the property. The property offers a private resort like setting and has been exceptionally well maintained by the current owners.

The site offers significant future redevelopment potential, with versatile topography, potential serviceability, and strong suitability for single family lot subdivision. With limited comparable land supply in the surrounding area, this is a unique opportunity to secure a substantial parcel with long term value creation and multiple development pathways.

This offering represents a rare opportunity to acquire scale, location, and potential in a rapidly evolving and highly sought after Langley corridor. It is an exceptional opportunity for a deep pocketed investor and a developer who carries a vision for the future redevelopment of this remarkable property.

***Please contact the listing agent for the required disclosure.**



Salient Details

Civic Address 19683 0 Avenue, Langley BC, V2Z 1V2

Legal Descriptions Lot A Section 3 Township 7
New Westminster District Plan BCP21514

PID 026-536-137

Gross Lot Area 29.4 acres

Floor Area (Main Home)

2nd floor	2,294 sf
1st floor	2,971 sf
Basement	1,983 sf
Total	7,248 sf

Existing Improvements 2 Storeys with 5 Bedrooms & 8 Baths and other dwelling for the tenant

Year Built 1991

Existing Zoning RU-1 - Rural Zone

Assessed Value (2025)

Land	\$16,749,000
Improvements	\$1,469,000
Total	\$18,218,000

Gross Taxes \$125,456 (2024)

Asking Price Contact the Listing Agent

Demographics

	1km	3km	5km
 Population	251	1,921	8,403
 Median Age	45	45	47
 Average Household Income	\$277,256	\$265,249	\$190,985
 Average Household Spending	\$154,939	\$139,394	\$102,529

Investment Highlights



Prime Redevelopment Location

Adjoining one of the most prestigious neighborhoods in the Township of Langley, with direct proximity to the USA border.



Rare Development Opportunity

Limited availability of comparable large scale development sites makes this a unique opportunity to secure one of the few parcels outside the ALR.



Gateway to Township of Langley

As the first parcel when driving east along O Avenue, this becomes a highly desirable property for an exclusive neighbourhood, offering future residents a prime location on the border of Langley and Surrey.



Ideal for Developers / Long-Term Investors

Well suited for groups experienced in navigating land outside a neighbourhood plan, with the flexibility to hold long term, advance a development application, and either build homes in house or offer the future lots for sale.



Strong Physical Attributes

Usable, gently sloped topography with potential serviceability, supporting strong suitability for single family lot subdivision that aligns with the surrounding neighbourhood, or the opportunity to explore creative concepts with the Township of Langley.



Unique Buyer's Profile

High quality locations and exclusive homes consistently attract strong interest from qualified Buyers who may purchase future lots for their own custom homes, as well as from developers and builders who specialize in this type of product.



Flexible Development Potential

Redevelopment in stages reduces upfront capital requirements and provides a strategic advantage for projects of this scale.

O AVE

3A AVE

198 St

HIGH POINT
ESTATES

Reports and Available Information



Environmental Assessment

We have obtained a Phase I environmental assessment, which can be shared once a confidentiality agreement has been signed.



Discussion on Development Potential

We have engaged with the City's planning and engineering departments and have gathered information that can be shared on a high level to help confirm facts regarding infrastructure availability and potential redevelopment.

Offering Process and Price Guidance

- The Property is being offered to the market on an exclusive basis.
- Offers, once received, will be promptly relayed to the Vendor.
- For further information, please contact Listing Agents.



Man Made Pond*
*environmental report available



19683 0 Avenue Langley

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