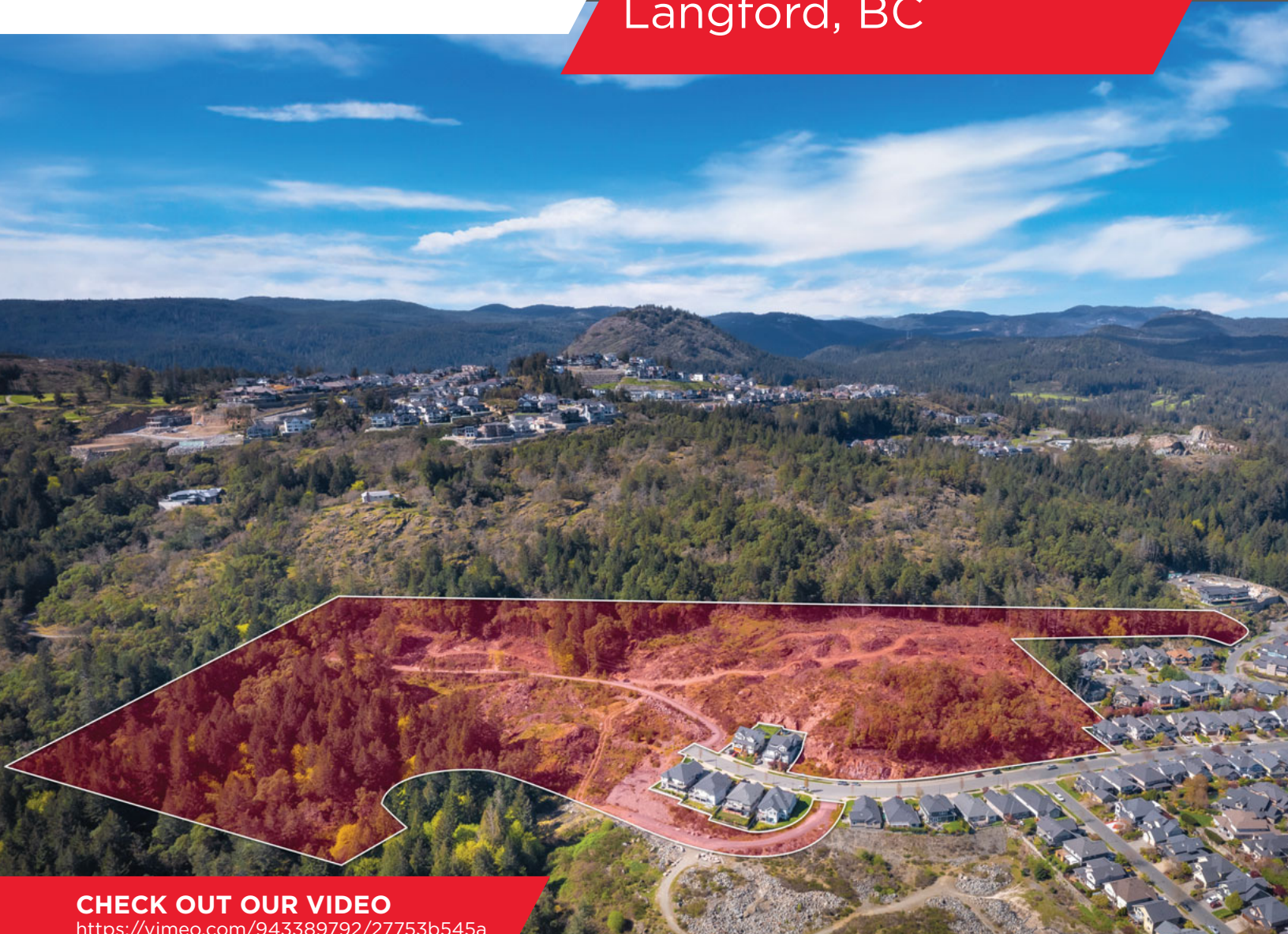


FOR SALE

RARE 18+ ACRE LAND PARCEL
SITUATED ON BEAR MOUNTAIN

2400

ECHO VALLEY DRIVE Langford, BC



CHECK OUT OUR VIDEO

<https://vimeo.com/943389792/27753b545a>



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FOR SALE

2400 ECHO VALLEY DRIVE

Langford, BC

THE OPPORTUNITY

Claire Group & Cushman & Wakefield are excited to present investors with a remarkable opportunity to purchase this expansive 18+ acre land parcel situated on Bear Mountain in Langford, BC. This property holds significant potential for redevelopment into a distinctive neighborhood featuring a mix of apartment buildings, townhouses, and detached homes. The prior approved Development Permit had plans for up to 500 units. Prospective buyers are encouraged to engage with the City of Langford to verify and discuss their redevelopment intentions.

THE LOCATION

Situated in Langford's famed Bear Mountain, 2400 Echo Valley Drive boasts stunning views and offers luxurious resort living. The Property is well-located in an idyllic mountain setting, close to extensive wilderness trails, Bear Mountain Resort & Golf Course, and Millstream Village.

Langford enjoys excellent connectivity to the Capital Regional District's infrastructure, with YYJ International Airport and Swartz Bay both within a 30-minute drive. Downtown Victoria and the amenities of the Inner Harbor are just a 15-minute drive away. As the largest community in the burgeoning Westshore area, Langford serves as its economic and employment hub, benefiting from a pro-business environment that attracts top talent. Its natural surroundings, including mountains, beaches, and cultural attractions, along with top-rated schools and universities, make it an attractive destination. Langford has also emerged as a tourism and sports tourism hotspot, home to the AI Charron Rugby Canada National Training Centre and the Starlight Stadium. Nearby Bear Mountain offers world-class golfing, tennis, hiking, and mountain biking opportunities, further enhancing Langford's appeal. With renowned public safety, affordability, recreational amenities, and a growing population, Langford boasts a thriving economy and a bright future.

SALIENT DETAILS

PID	030-096-651
LEGAL DESCRIPTION	Lot 1 Sections 1 & 2 Range 4 West Highland District Plan EPP65597
LOT SIZE	18.26 acres 795,406 SF
ASSESSED VALUE (2024)	\$9,577,000
PROPERTY TAX (2023)	\$37,754
LIST PRICE	\$14,900,000

Information on the previously approved application is available.

All offers are subject to court approval.



Surrounding neighborhood



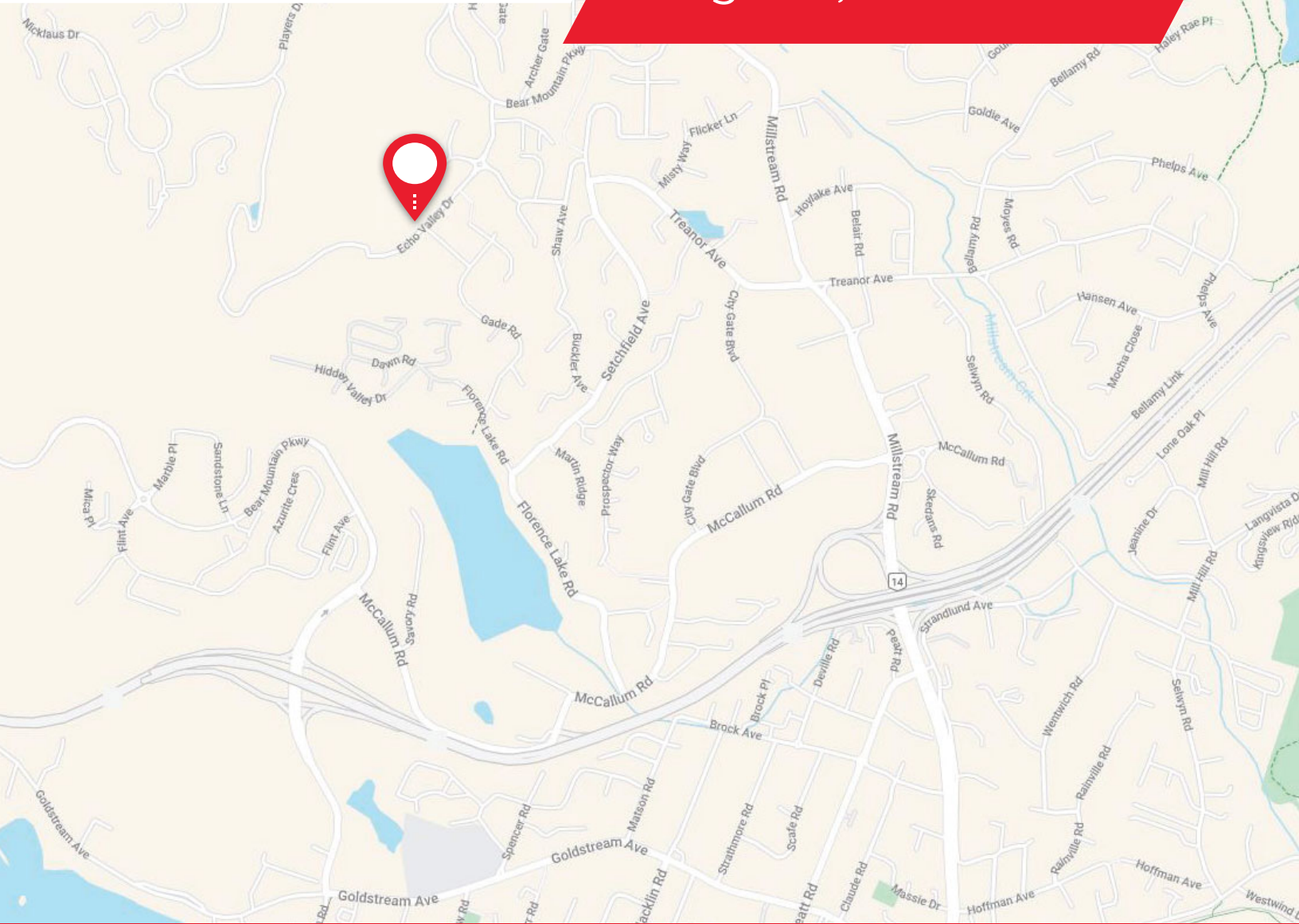
DEMOGRAPHICS	1 KM	3 KM	5 KM
Estimated Population (2023)	4,789	31,488	59,292
Projected Population (2026)	6,289	35,214	67,038
Population growth (2023-2028)	21.1%	15.3%	12.6%
Average household income	\$132,363	\$115,098	\$116,972
Number of businesses	50	1,002	1,594

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