

FOR SALE

2880 200 Street

Langley, BC

4.66 acres designated Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse in Booth Neighborhood plan



OPPORTUNITY

This development property is situated at the northeast corner of the 200th Street and 28th Avenue intersection, within walking distance of a planned neighborhood commercial village at 200th Street and 32nd Avenue. 200th Street and 32nd Avenue are proposed to become four-lane arterials, and the property is conveniently located near numerous amenities, including schools, parks, and commercial services.

The property is split between the Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse designations within the Brookwood-Fernridge Community Plan. The SSMUH designation accommodates a variety of ground-oriented housing types, and the Rowhouse/Townhouse designation accommodates rowhouse and townhouse development.

As per the land use designation under the approved NCP (Booth), the property is designated for Small-Scale Multi-Unit Housing (SSMUH) and Rowhouse/Townhouse.

For Booth NCP, please visit link below:

[Booth Neighbourhood Plan](#)



SALIENT DETAILS

Address	2880 200 ST Langley, BC
PID	012-733-032
Total Lot Size	4.66 Acres
Total Annual Taxes	70,352.98 (2025)
Lot Dimensions	Width ±300 feet Depth ± 600feet
Price Guidance	Please contact the listing agent for price guidance

INVESTMENT HIGHLIGHTS



STRATEGIC LOCATION
Within walking distance of the commercial village, which will provide facilities, comfort, and services to the residents of nearby developments.



UPCOMING CENTRAL HUB
The property is located within the Booth NCP, envisioned as the central hub of Brookwood-Fernridge.



CONNECTIVITY
Property is proximal to proposed 4 lane arterial roads and future bike lanes providing excellent connectivity and convenience.



AMENITIES
The development is within walking distance to all levels of schools, future parks, open space, conservation area and frequent public transport.

LOCATION

The property is located at the intersection of 200th Street and 28th Avenue, Langley. 200th Street and 32nd Avenue are designated as future arterial roads (4 lanes each) with frequent future transportation and bike lanes The property is also in close proximity to all levels of schools, parks and commercial services.

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Population (2021)	1,672	14,730	43,621
Population (2026)	1,763	15,176	45,458
Projected Annual Growth (2021 - 2026)	5.5%	3.0%	4.2%
Median Age	49.7	46.1	43.6
Average Household Income	\$139,555	\$138,562	\$116,172



NEIGHBOURHOOD STATS



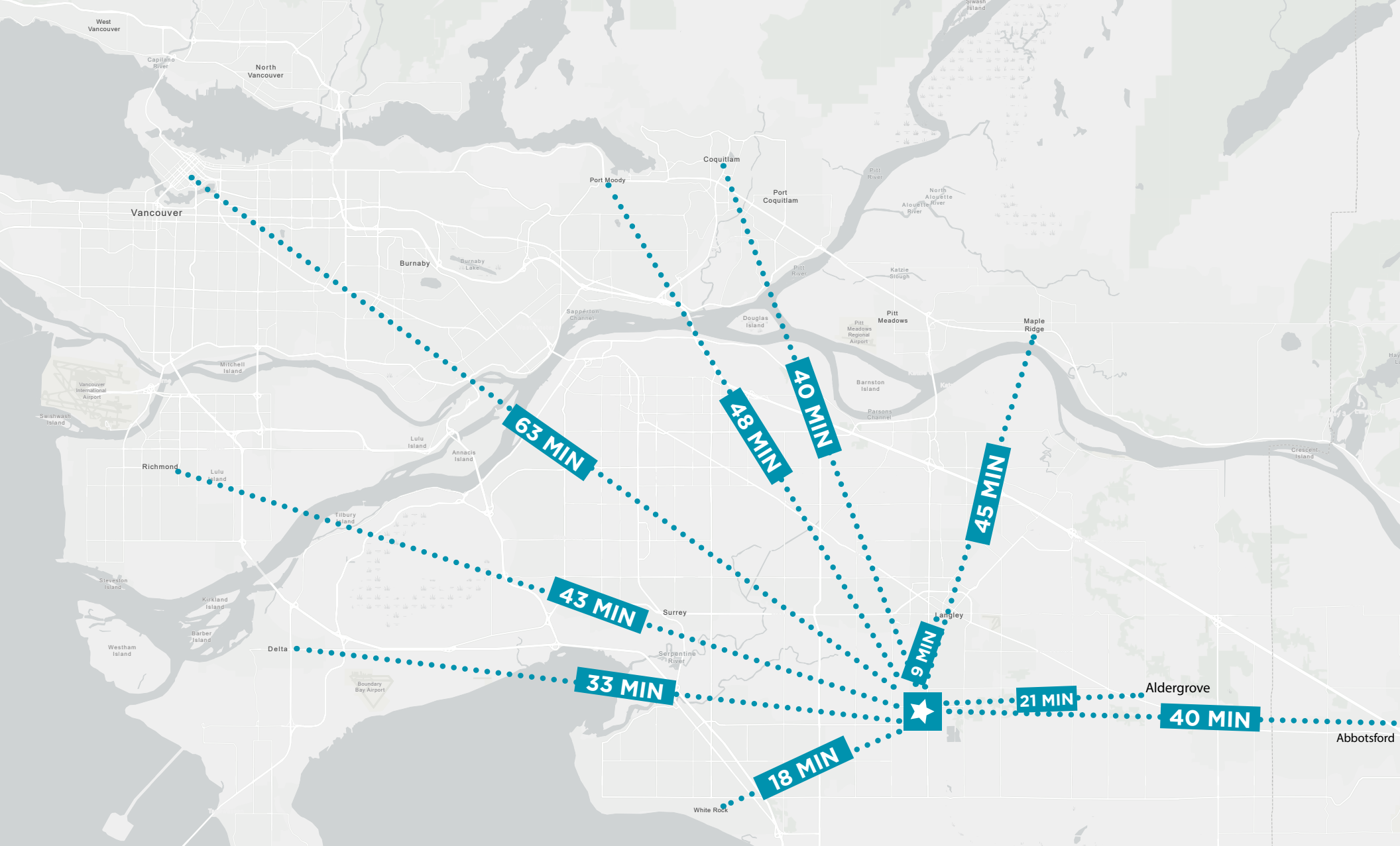
WALK SCORE: 7
CAR DEPENDANT



TRANSIT SCORE: 32



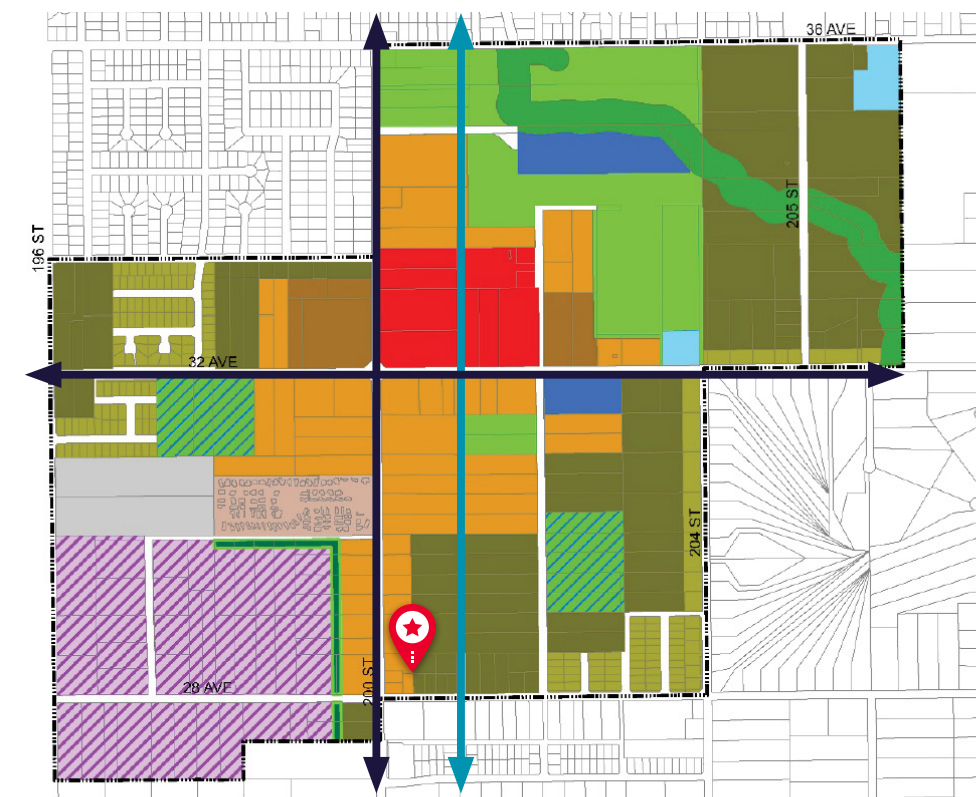
NUMBER OF BUSINESSES
1 KM : 27
3 KM : 485
5 KM : 1,104



DRIVE TIMES

203rd Station	8 minutes	Langley	9 minutes
196th Station	11 minutes	White Rock	18 minutes
190th Station	12 minutes	Surrey City Center	25 minutes
184th Station	15 minutes	Vancouver	63 minutes

BOOTH NEIGHBOURHOOD LAND USE PLAN



LEGEND

- | | |
|-----------------------------|------------------------|
| SSMUH 2 (Minimum 7,000 ft2) | Existing School |
| SSMUH 3 (Minimum 5,000 ft2) | School Park Site |
| Rowhouse/Townhouse | Park and Open Space |
| Apartment | Landscape Buffer |
| Manufactured Home Park | Aquatic Conservation |
| Commercial Village | Neighbourhood Boundary |
| Utility | 4 Lane Arterial |
| Employment | 2 Lane Arterial |
| Institutional | |

BOOTH NEIGHBOURHOOD PLAN

Booth is a neighborhood within the Brookwood-Fernridge community in the Township of Langley. The Booth Neighbourhood Plan is designed to ensure a high quality of life for residents, business owners, and employees by offering diverse housing options, local commerce, recreational opportunities, and public and natural spaces that support the physical and social environments where people live, learn, work, and play.

Spanning 270 hectares (668 acres) in the mid-western area of Brookwood-Fernridge, the Booth Neighbourhood Plan area is bordered by 196 Street to the west, 33A and 36 Avenue to the north, 206 and 204 Street to the east, and 28 Avenue to the south. Major roads include 200 Street and 32 Avenue, with green spaces such as Noel Booth Park, Dale Ball Park, and Anderson Creek.

The plan envisions a complete community with an integrated system where built and natural elements are closely connected. By balancing social, economic, and environmental needs, Booth allows people of all ages and abilities to live, work, shop, learn, and play locally. Identified as a “small-town” neighborhood, Booth’s character is defined by its natural and built environments, including unique subdivision and lot patterns, thoughtfully placed buildings, and the presence of street trees and landscaping features.

SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) AND ROWHOUSE/TOWNHOUSE

The SSMUH designation accommodates a variety of ground-oriented housing types that are compatible in scale and form in single-family neighborhoods.

The Rowhouse/Townhouse designation accommodates rowhouse and townhouse development. Both designations accommodate households with children, seniors and “empty-nesters”.

They are situated adjacent to schools and parks, urban greenways, local-serving commercial uses, future transit, and other destinations.



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