

FOR SALE

GENERATIONAL STRATA WIND-UP DEVELOPMENT OPPORTUNITY IN GUILDFORD TOWN CENTRE
HOLLY PARK LANE, SURREY, BC



CONCEPTUAL PLAN

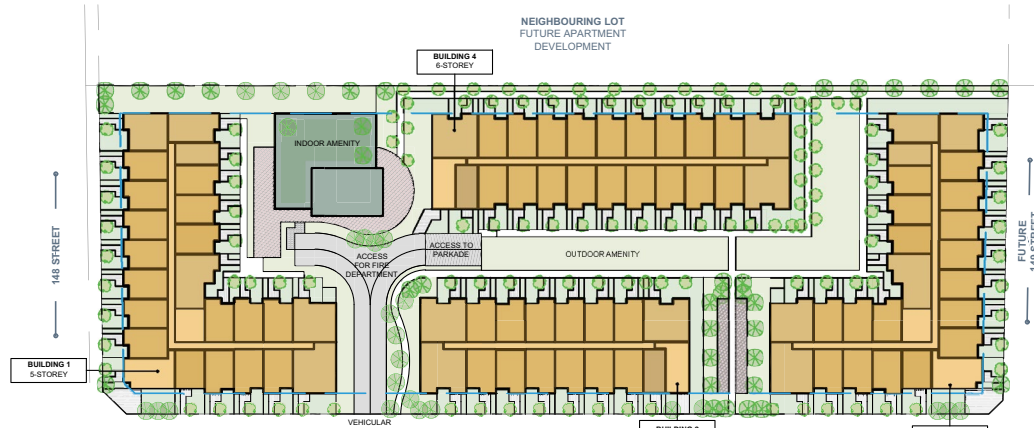
± 13.5 ACRE SITE NEXT TO GUILDFORD MALL



SCHEMATIC DRAWING*

FSR: 2.0

LOT C



LOT B



LOT A

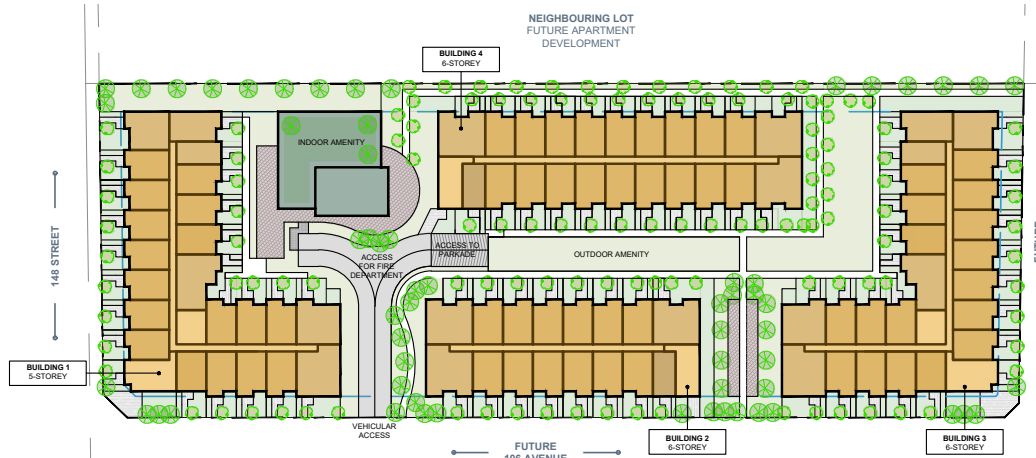


*Hypothetical only, please make independent inquiries with the City of Surrey regarding the development potential.

SCHEMATIC DRAWING*

FSR: 2.39

LOT C



LOT B



LOT A



*Hypothetical only, please make independent inquiries with the City of Surrey regarding the development potential.

OPPORTUNITY

Cushman & Wakefield ULC, as exclusive agent to the Vendor, is pleased to present the opportunity to acquire 10500-14871 Holly Park Lane (the “Holly Park Lane”), an exceptional large-scale multi-family development property in Surrey, one of BC’s fastest growing economies. Prominently situated in Guildford Town Centre, Holly Park Lane is ideally positioned along 148 Street and 105 Avenue, offering ideal proximity to the rapidly intensifying growth hub of Guildford. Currently comprised of 186 strata lots, this strata wind-up represents an unparalleled development opportunity of over 13 acres in a uniquely central location.

THE CITY OF SURREY

Surrey is the 2nd largest city in British Columbia as a result of sustained immigration and population growth. Population growth has led to an increase in businesses migrating to the city with some of the province’s top employers locating their head offices in the city’s core, including Coast Capital Savings, Coast Mountain Bus Company, Central City Brewing and FortisBC. Surrey is one of the largest employment centres within British Columbia with burgeoning technology, renewable energy, manufacturing, health sciences and agricultural sectors. Surrey provides a truly ideal geography offering reliable transit and automobile access from all major commercial and residential nodes in addition to pedestrian friendly networks. THE CITY OF SURREY IS EXPECTED TO GROW BY 300,000 RESIDENTS OVER THE NEXT 30 YEARS AND ECLIPSE THE CITY OF VANCOUVER AS THE LARGEST CITY IN BC.

Guildford Town Centre is characterized by overall low-density commercial development with a small amount of high-density commercial developments. Higher density residential and commercial development is expected to increase given its proximity to Highway 1. Surrey is a proven destination in a growing market with rapidly expanding professional services and feverish residential development.

SALIENT DETAILS

Planning Areas	Guildford Town Centre - 104 Avenue Plan <small>*Stage: Refining the Plan - not approved yet</small>
Address	10500-14871 Holly Park Lane, Surrey, BC
Year Built	1977
Site Description	Rectangular shaped parcel consisting of 186 strata lots with frontage on 148 Street and 105 Avenue
Site Area	± 13.5 Acres (588,686 sf)
Zoning Designation	RM-15
Local Area Plan (LAP)	Guildford Town Centre - Low Rise Apartment
Property Assessment (2023)	\$97,424,900
Gross Taxes (2022)	\$438,150.63



OPPORTUNITY HIGHLIGHTS



UNPRECEDENTED DEVELOPMENT OPPORTUNITY IN A MARKET WITH AN EXTREMELY LOW SUPPLY OF DEVELOPABLE LAND



ONCE IN A LIFETIME OPPORTUNITY TO CAPITALIZE ON THE GUILDFORD MARKET



DEVELOPMENT POTENTIAL IS NOT DETERMINED BY THE OVERALL DENSITY, NOT THE OVERALL NUMBER OF UNITS, ALLOWING FOR MORE FLEXIBILITY IN THE DEVELOPMENT PROCESS



DEVELOPMENT FLEXIBILITY MAY FACILITATE TOWNHOME/ROWHOME OR LOW RISE MULTI-FAMILY DEVELOPMENT



SUPERIOR LOCATION IN GUILDFORD TOWN CENTRE – DESIRABLE RESIDENTIAL AREA DIRECTLY ADJACENT TO HOLLY PARK AND HOLLY ELEMENTARY SCHOOL, AND WITHIN WALKING DISTANCE TO THE GUILDFORD SHOPPING CENTRE



EXCELLENT PROXIMITY TO TRANSIT INCLUDING THE #320 BUS WHICH PROVIDES FOR AN 8-MINUTE RIDE TO SURREY CENTRAL SKYTRAIN STATION



POTENTIAL PHASED DEVELOPMENT WITH INTERIM CASH FLOW

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population (2022)	17,547	86,362	202,553
Projected Population Change (2022-2027)	-0.6%	4.3%	4.6%
Median Age	38.0	39.1	39.0
Average Household Income (2022)	\$83,574	\$101,659	\$108,148
Total Households (2022)	6,361	30,105	66,222

ITEMS/REPORTS AVAILABLE*

- Environmental Phase I report
- Hypothetical Plans and Schematic drawings
- Site Survey
- Preliminary subdivision plan
- Strata Documents
- Confidential Information Memorandum

*Please ask for a confidentiality agreement



NEARBY AMENITIES - 10 MINUTE WALK



9 SCHOOLS



3 GROCERY STORES



17 RESTAURANTS



3 CAFÉS



26 SERVICE PROVIDERS



WALK SCORE
SOMEWHAT WALKABLE
69



TRANSIT SCORE
GOOD TRANSIT
62



BIKE SCORE
VERY BIKEABLE
81



BMO

Tim Hortons

McDonald's

RBC

HUDSON'S BAY

BC LIQUOR STORES

DOLLARAMA

Earls

Mark's

LONDON DRUGS

GUILDFORD TOWN CENTRE

T #320 BUS

105 AVENUE

SUBJECT PROPERTY

HOLLY PARK

148 STREET

GUILDFORD TOWN CENTRE - 104 AVENUE PLAN

Surrey is currently undergoing a planning study for the Guildford Town Centre and 104 Avenue Corridor. This study will result in a land use and transportation plan to guide redevelopment, and achieve desired community objectives such as more housing, greenspaces, and community facilities. The City of Surrey is currently refining the plan, which is the final step before completion.

In the proposed plan, Holly Park Lane is designated as Low Rise Apartment, which designates for a 1.6 FAR. This designation is specified for Townhome (2 storey) or Low Rise apartment (4 storey) development.

For higher density potential, please make your independent inquiries with the City of Surrey. Proposed Guildford Town Centre - 104 Avenue Plan is at Step 4 and has not been adopted yet.



Single Family or Duplex	Townhouse or Row House	Low Rise Apartment	Low-to-Mid Rise Apartment	Mid-to-High Rise Apartment	High Rise Apartment	Mixed Use	Commercial
MAXIMUM HEIGHT 2.5 storeys	MAXIMUM HEIGHT 3 storeys 4 storeys for stacked townhouses	MAXIMUM HEIGHT 4 storeys (potentially 5 storeys on constrained sites) 2 storey townhouses on ground floor encouraged	MAXIMUM HEIGHT 8 storeys (potentially 8 storeys on constrained sites) 2 storey townhouses on ground floor encouraged	MAXIMUM HEIGHT 18 storeys for residential 24 storeys for mixed use Minimum 2 storey podium 4-6 storey podium and/or 2 storey townhouses on ground floor encouraged	MAXIMUM HEIGHT 36 storeys Minimum 2 storey podium 4-6 storey podium and/or 2 storey townhouses on ground floor encouraged	<i>Denotes mixed use areas requiring at minimum one floor of active commercial uses at grade.</i>	<i>Applies to one existing and one approved development in the Plan Area. Density is site specific.</i>
	FLOOR AREA RATIO Up to 1.0 FAR Up to 1.3 for stacked townhouses with underground parking	FLOOR AREA RATIO Up to 1.6 FAR	FLOOR AREA RATIO Up to 2.5 FAR	FLOOR AREA RATIO Up to 3.5 FAR	FLOOR AREA RATIO Up to 4.5 FAR		



[CLICK TO WATCH VIDEO](#)

Price: Please contact the listing agent for price guidance.

*Please contact listing agent for more information on the offer process and data room access.

Interested parties please contact listing broker for relevant disclosure details.

HARPREET SINGH

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