



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**3826 152<sup>ND</sup> STREET**  
**SURREY, BC**

**24 ACRE ALR LAND PARCEL**



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**OPPORTUNITY**

3826 152nd Street represents an opportunity to acquire a 24+ acre continuous land parcel that is contained within the Agricultural Land Reserve (ALR). The site is flanked by the Nicomekl River to the south of the property and is surrounded by additional ALR land to the north, east and west.

The subject site is located directly north of the residential neighborhoods of Morgan Crossing and is surrounded by additional ALR based land on all sides making this an ideal site for several ALR based applications. The site is also ideal for a single user looking for build a home under the new ALR guidelines.

**LOCATION**

The subject site is located on the east side of 152nd Street just north of the 32nd Avenue Interchange. The property has direct exposure to 152nd Street allowing for quick access to Highway #99, Highway #10 as well as the retail amenities that surround the Morgan Crossing residential neighborhoods.

**ADDITIONAL SITE INFORMATION**

- 24+ contiguous acre site
- A-1 General Agriculture Zone contained within the ALR
- Excellent location with access to several major traffic arteries
- Abundance of commercial amenities within a short drive
- Perfect for agricultural or residential uses
- Flanked by the Nicomekl River to the south of the property

**ASKING PRICE**

Please contact Listing Broker

**DEMOGRAPHICS**



WITHIN  
5 KM

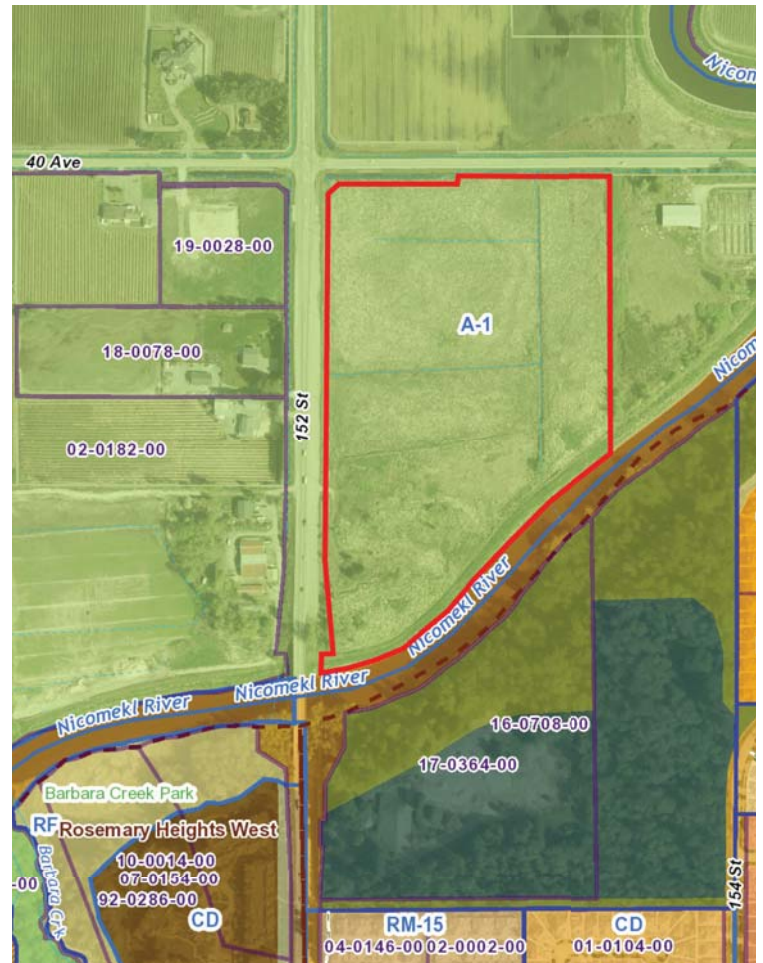
<b>83,378</b>	Total Population (2018)		
<b>9.5%</b>	Projected Growth (2018 - 2023)		
Ages	< 19	<b>17,749</b>	<b>21.3%</b>
	20 - 64	<b>47,527</b>	<b>57.0%</b>
	> 65	<b>18,102</b>	<b>21.7%</b>
<b>\$126,292</b>	Average Household Income		

**ZONING**

**A-1 (General Agriculture Zone)**

The A-1 Zone allows for a wide variety of agricultural uses including:

- Agriculture and horticulture
- Single Family dwelling (which may contain 1 secondary suite)
- Intensive agriculture
- Farm Based Winery
- Forestry
- Equestrian Uses
- Kennels
- Agri-tourism
- Hunting/wilderness survival training
- Conservation and nature study
- Fish, game and wildlife enhancement



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