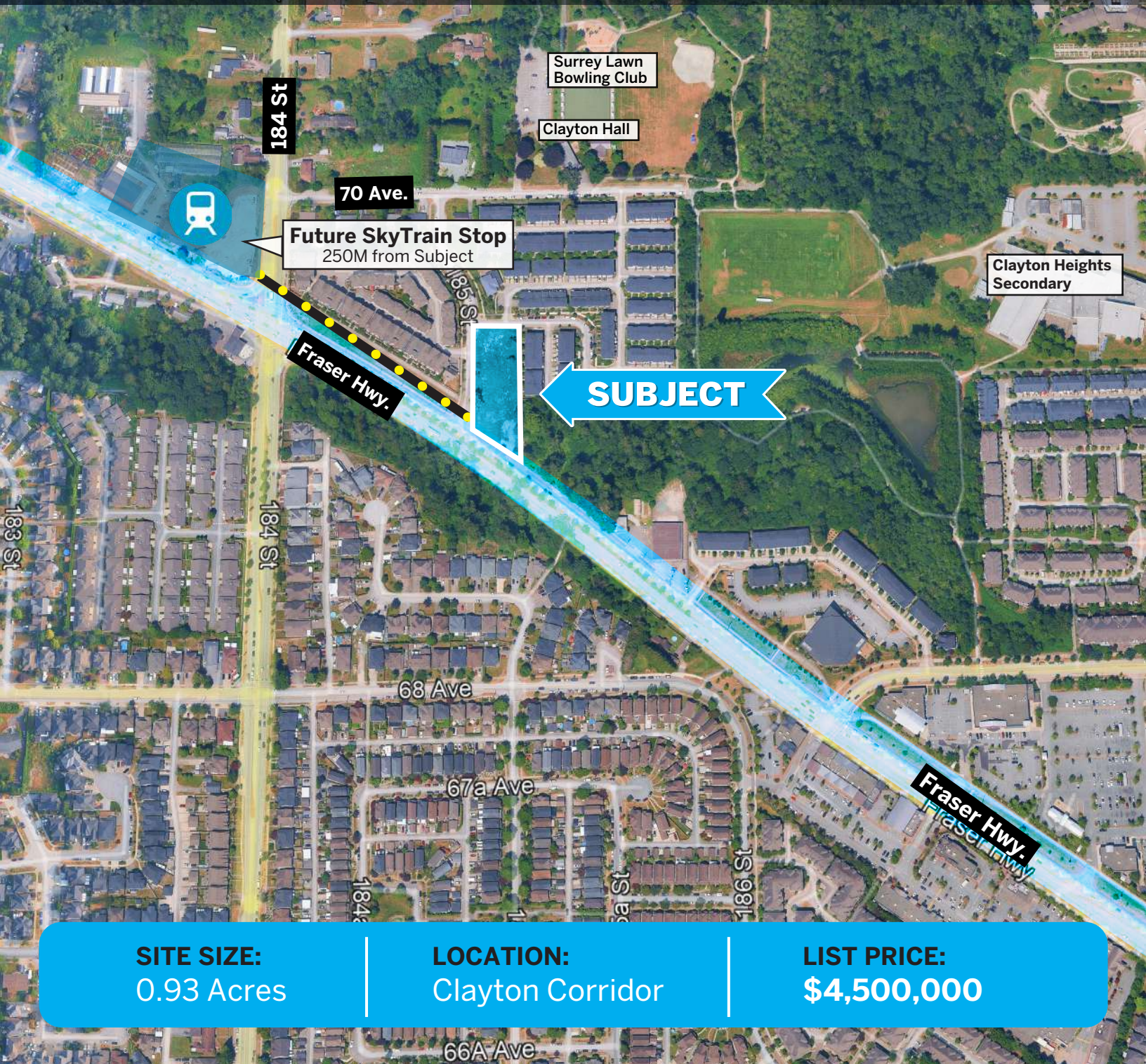


18493 Fraser Hwy, Surrey

Transit Oriented Condo Development Site



SITE SIZE:
0.93 Acres

LOCATION:
Clayton Corridor

LIST PRICE:
\$4,500,000

PROPERTY DESCRIPTION

CIVIC ADDRESS: 18493 Fraser Hwy., Surrey, BC

NCP: Clayton Sky Train Corridor Plan (Subject 250M from the station - to be active late 2029)

SIZE: 0.93 Acres

OPPORTUNITY:

- Court-ordered sale. Sold as is where is.
- A transit-oriented condo development site in the Clayton Corridor, steps from Fraser Hwy. It's only 250m from the future SkyTrain station (184 St/ Fraser Hwy), with the Surrey–Langley line anticipated to be in service by late 2029.
- Active development application on the property (17-0410-00): a **6-storey apartment building with 111 units** over 1 level underground parkade & NCP Amendment to allow for a greater FAR:
- The site also falls under the TOA-TOD Plan (Tier 2). As per the recent Provincial Legislation, any property that is between 200m - 400m of distance from the future Sky Train Stop, will be permitted upto 4.0 FAR, upto 12 storeys. See page 4 for a map.
- The site is also a part of the Frequent Bus Stop Areas, with the nearest transit stop only 250m away. Frequent Bus Stops are part of TransLink's Frequent Transit Network – routes that run every 15 minutes or better during most of the day, every day. See page 4 for a map.

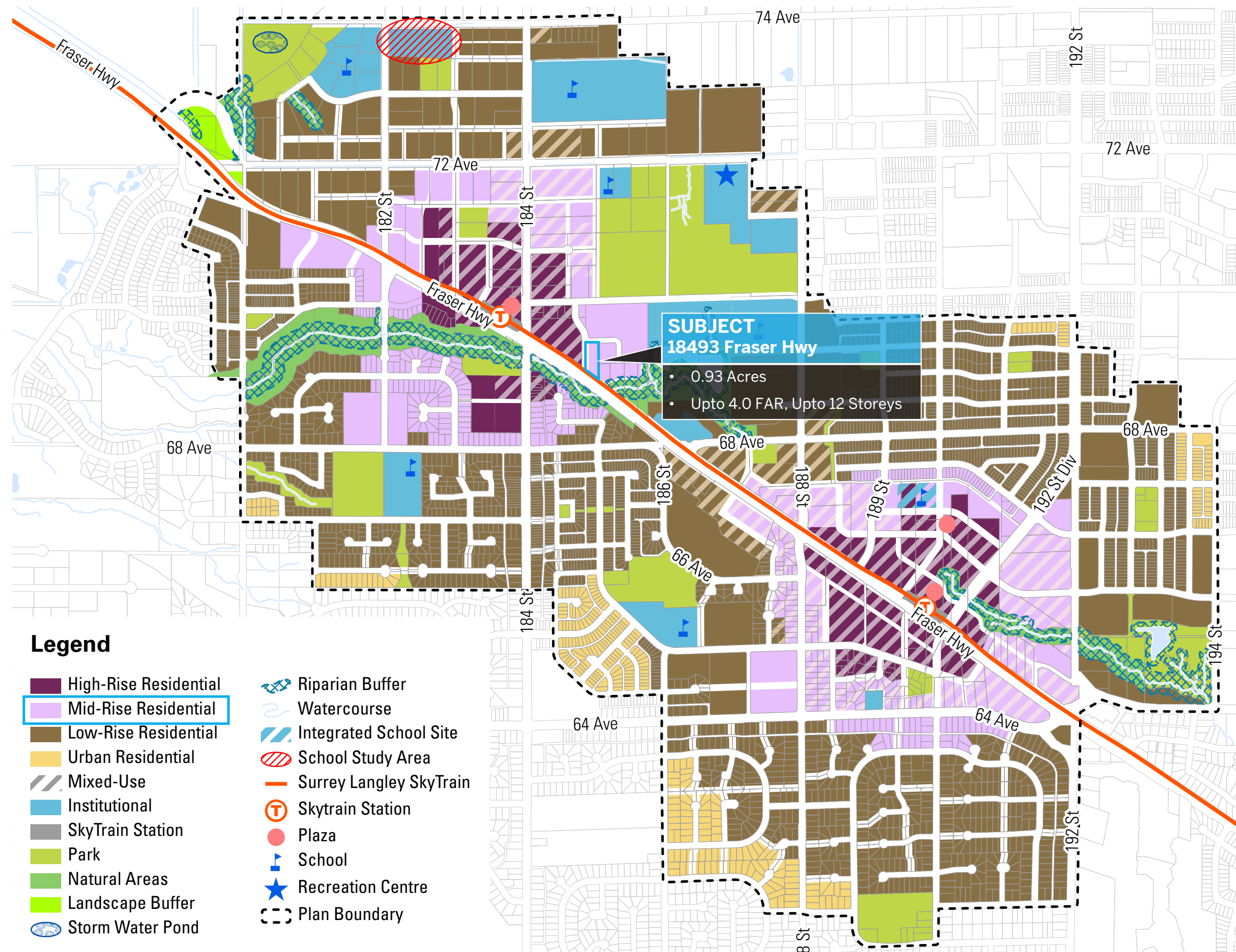
POSSIBLE LENDER FINANCING AVAILABLE:

- Up to 75%
- P+ 2
- 12-18 month term

LOCATION:

- Great connectivity to Highway 1, Highway 10, and the US Border.
- Only a 3-minute drive to the Hillcrest Village Shopping Centre & a 10-minute drive to Willowbrook Town Centre.
- Close to Clayton Park, Hazelgrove Park, and the new Clayton Community Centre.
- Clayton Heights Secondary, Regent Road Elementary, Cloverdale Motessori Preschool, Ecole Salish Secondary and other nearby daycare/early learning facilities.

BUYER DUE DILIGENCE: This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.



TOA-TOD & FREQUENT BUS STOP AREAS

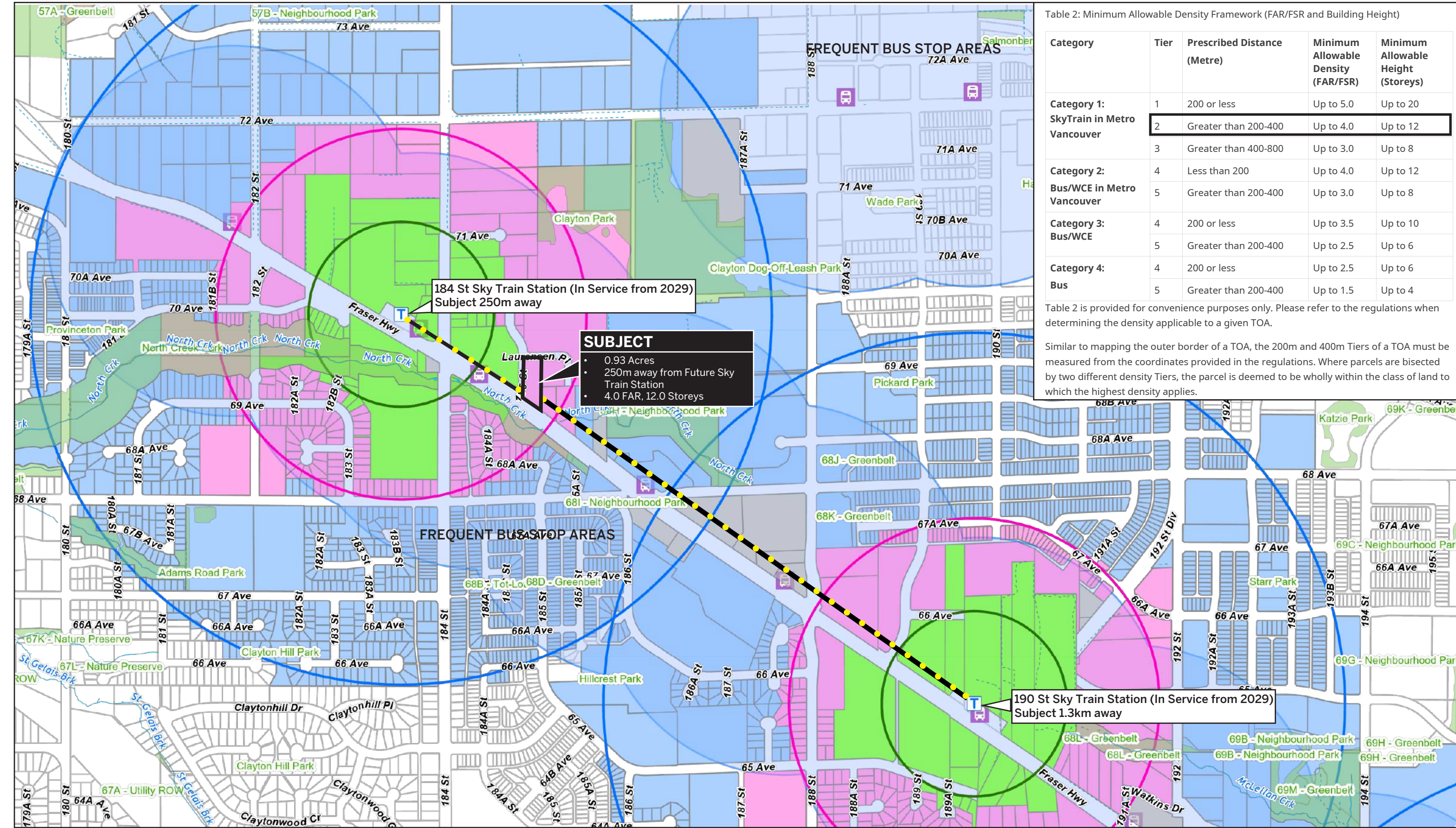
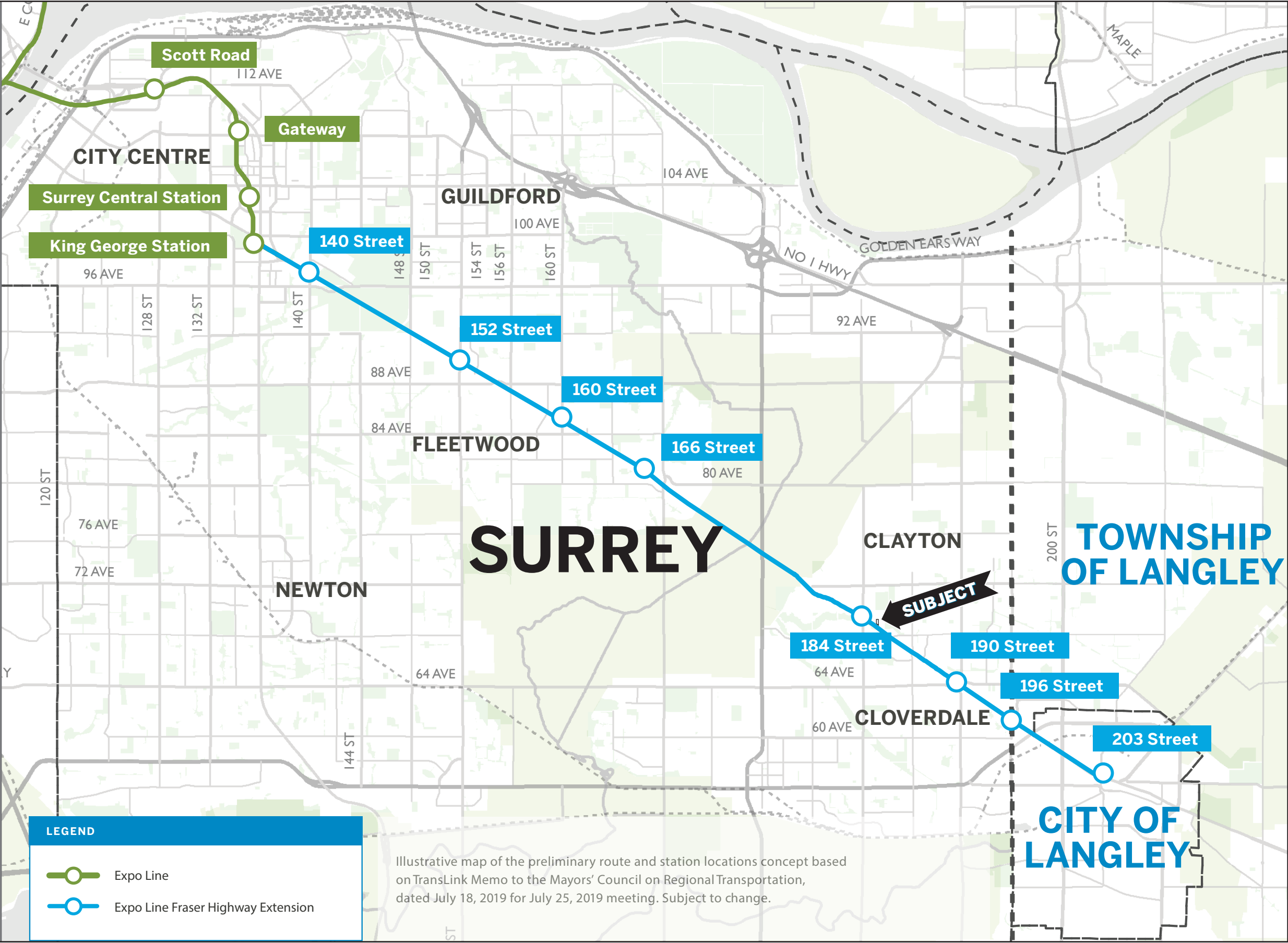


Table 2: Minimum Allowable Density Framework (FAR/FSR and Building Height)

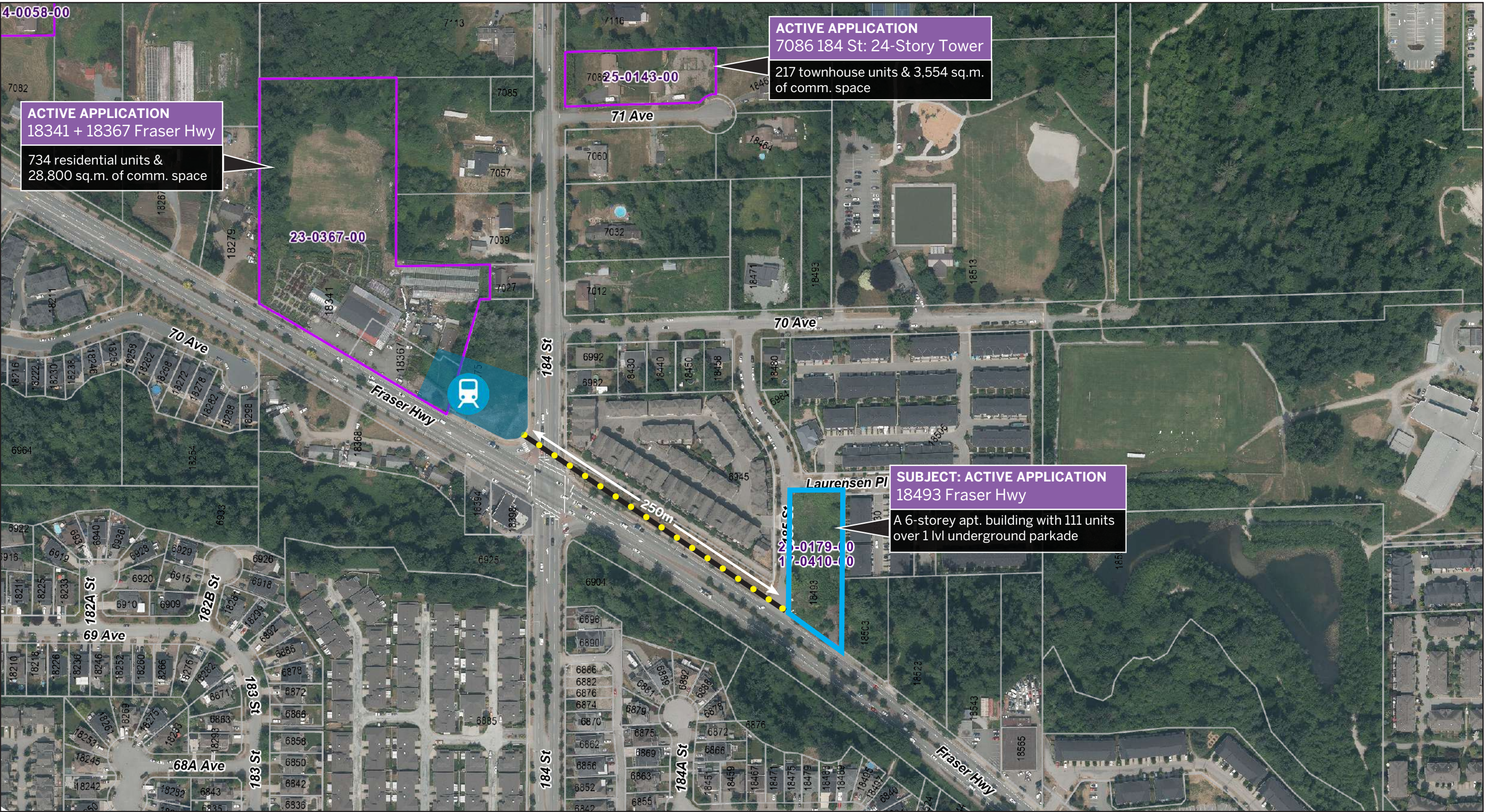
Category	Tier	Prescribed Distance (Metre)	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
Category 1: SkyTrain in Metro Vancouver	1	200 or less	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8
Category 2: Bus/WCE in Metro Vancouver	4	Less than 200	Up to 4.0	Up to 12
	5	Greater than 200-400	Up to 3.0	Up to 8
Category 3: Bus/WCE	4	200 or less	Up to 3.5	Up to 10
	5	Greater than 200-400	Up to 2.5	Up to 6
Category 4: Bus	4	200 or less	Up to 2.5	Up to 6
	5	Greater than 200-400	Up to 1.5	Up to 4

Table 2 is provided for convenience purposes only. Please refer to the regulations when determining the density applicable to a given TOA.

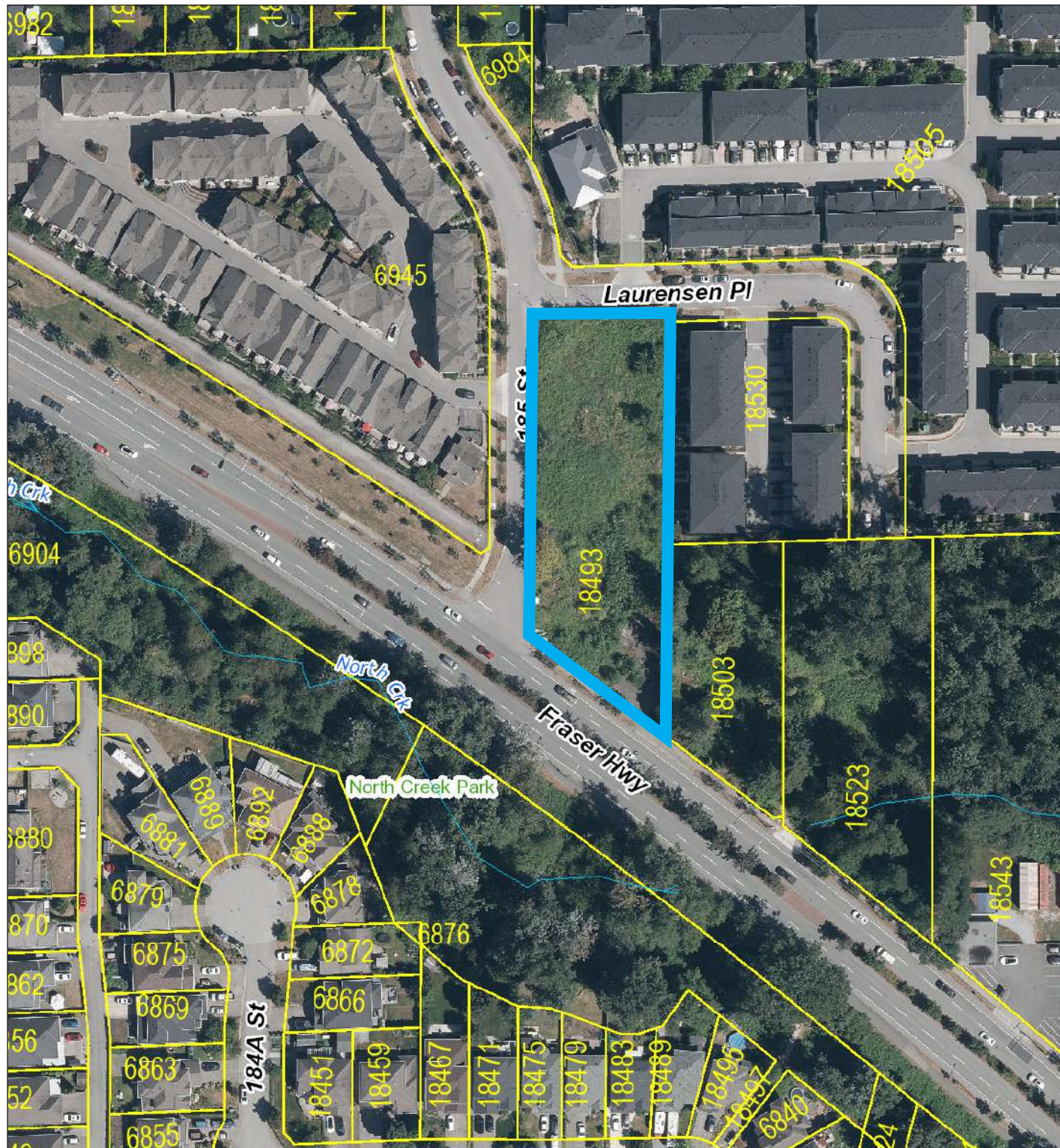
Similar to mapping the outer border of a TOA, the 200m and 400m Tiers of a TOA must be measured from the coordinates provided in the regulations. Where parcels are bisected by two different density Tiers, the parcel is deemed to be wholly within the class of land to which the highest density applies.



NEARBY ACTIVE APPLICATIONS



AERIAL VIEW



DIMENSIONS

This is an aerial map of a residential neighborhood. The map shows several property lots, each with a unique lot number and its dimensions. The lot dimensions are provided in feet. The highlighted property is 18493, which is a rectangular lot with dimensions 37.35, 113.87, 51.04, and 45.52. Other lots shown include 6945, 18530, 18503, 18523, and 6888. The map also shows a street named Laurensen-Pl and a creek named North Crk. The lot numbers and dimensions are displayed in black and blue text. The highlighted lot is outlined in blue.

Lot Number	Dimensions (Feet)
6945	69.90, 68.38, 52.97, 53.45
18530	44.71, 59.33, 50.53, 41.42
18493 (Highlighted)	37.35, 113.87, 51.04, 45.52
18503	32.32, 73.31, 75.77, 36.79
18523	52.09, 108.78, 28.27, 21.29
6888	21.8, 25.1, 23.76, 21.29

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If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

