

LONDON PACIFIC

GATEWAY STATION



SUBJECT SITE

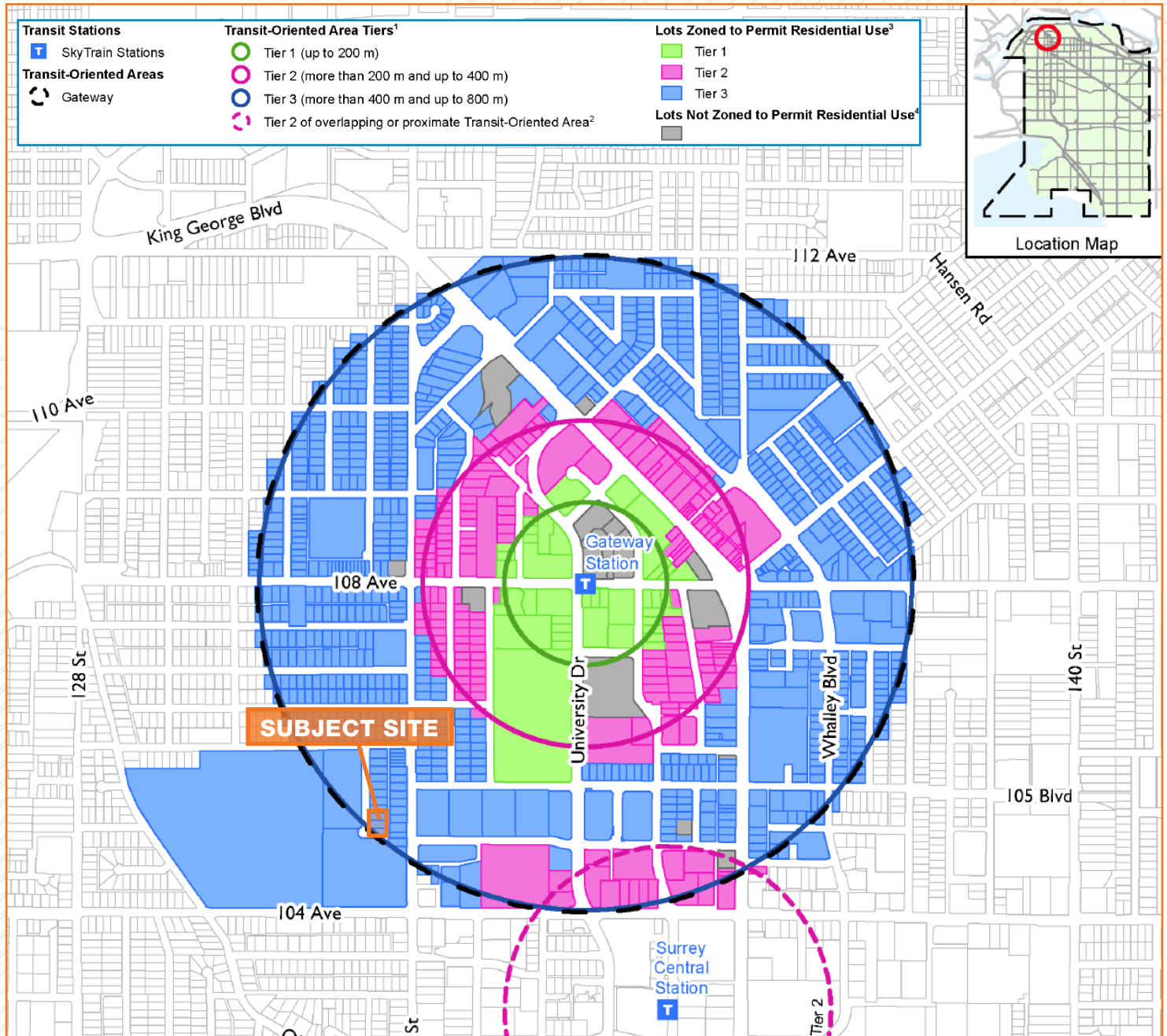


TRANSIT-ORIENTED AREA DEVELOPMENT OPPORTUNITY

10498 - 10526 131A STREET
SURREY, BC

DEVELOPMENT OPPORTUNITY

The subject site is located in Tier 3 of the Gateway SkyTrain Station Transit-Oriented Area. This site offers a unique opportunity to develop within 800 metres of Gateway SkyTrain Station as well as an entire community of new developments in Surrey's City Centre.



TIER	Distance	Minimum Allowable Density	Minimum Allowable Height
Tier 1	Up to 200 metres from a SkyTrain station	Up to 5.0	20 Storeys
Tier 2	From 200 to 400 metres from a Skytrain station	Up to 4.0	12 Storeys
Tier 3	From 400 to 800 metres from a SkyTrain station	Up to 3.0	8 Storeys

TRANSIT ORIENTED AREA DEVELOPMENT SITE

DEVELOPMENT OVERVIEW

This offering encompasses a ± 26,341 SQFT development site located in Surrey City Centre. Within a 15-minute walk of both Gateway SkyTrain and Surrey Central SkyTrain stations, this prime location boasts superior connectivity, positioning any development for success by capitalizing on the area's robust transit network.

Property Information

Address:	10498, 10518, 10526 131A Street, Surrey
PID:	002-331-969, 008-670-145, 008-670-161
Neighbourhood	City Centre
Gross Site Area:	± 26,341 SQFT
Current Zoning:	RF – Single Family Residential Zone
Proposed Designation	Transit-Oriented Area – Tier 3 (800 metres)
FAR	3.0



CITY CENTRE NEIGHBOURHOOD SITE LOCATION

Located in Surrey's fastest developing neighbourhood and within 800 metres of Surrey's Gateway SkyTrain station, this site offers an opportunity to participate in a rapidly growing community. Its close proximity to rapid public transportation, Central City Shopping Centre, Simon Fraser University, Surrey Public Library, Royal Kwantlen Park, Chuck Bailey Recreation Centre, and Holland Park creates a highly desirable location.

Projected to be the most populated city in British Columbia by 2041, the approximately 1,000 new monthly residents in Surrey help drive the housing demand in this area demonstrating the need for further housing developments.

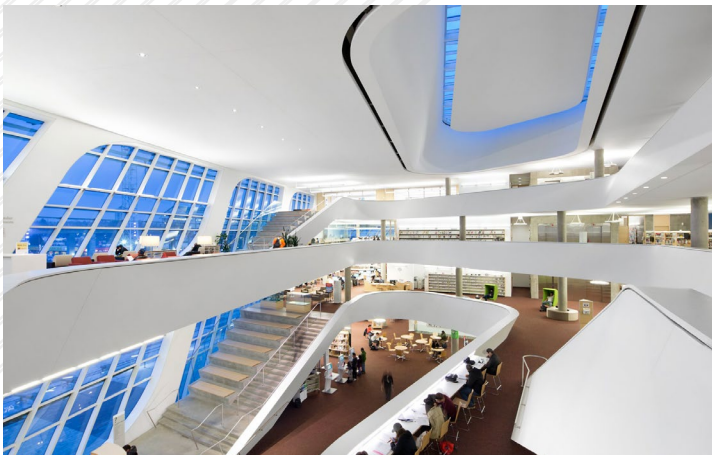
Central City Mall



Simon Fraser University



Surrey Public Library



Chuck Bailey Recreation Centre



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