

Commercial Real Estate Redefined

LONDON  
PACIFIC

# WATERFRONT DEVELOPMENT SITE

13005 CRESCENT ROAD SURREY, BC

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# OPPORTUNITY SUMMARY

London Pacific is pleased to present a rare opportunity to acquire a 1.88-acre waterfront property in South Surrey's Crescent Road area. This exceptional lot offers unobstructed 180-degree mountain and ocean views, providing a stunning backdrop for your dream home. Ideally located, the property is minutes from Crescent Park, Crescent Beach, and Blackie Spit Park. Reputable schools are nearby, and Highway 99 offers seamless access throughout the Lower Mainland.

Currently zoned for Acreage Residential use, this property presents a blank canvas to design and develop your ideal residence. Whether you envision a luxurious estate or a tranquil retreat, this rare offering provides the flexibility to bring your vision to life.





# OPPORTUNITY OVERVIEW

## SALIENT FACTS

Address	13005 Crescent Road, Surrey
Neighbourhood	Elgin Chantrell
Lot Size	± 82,069 SQFT / 1.88 Acres
Water Frontage	± 240 ft
Current Zoning	RA – Acreage Residential Zone
Gross Taxes (2025)	\$24,441.25
Price	\$4,500,000.00

## PROPERTY HIGHLIGHTS

- + 1.88 acres of prime waterfront land
- + Panoramic 180-degree mountain and ocean views
- + Near top-ranked schools, including Elgin Park and Southridge
- + Minutes away from Crescent Beach
- + Convenient access to Highway 99
- + Close proximity to amenities and shopping





# LOCATION

Crescent Beach stands out as one of Surrey's most distinctive and desirable waterfront communities. Nestled along Boundary Bay in the city's southwest corner, this historic area offers a rare blend of coastal charm, established residential appeal, and access to key transportation corridors. Its proximity to Highway 99, the Canada–U.S. border, and key South Surrey growth areas positions Crescent Beach as an increasingly strategic locale for long-term investment.

## STRATEGIC LOCATION

Crescent Beach enjoys direct access to major routes such as King George Boulevard and Highway 99, linking it effortlessly to Surrey's urban core, Richmond, and the Tsawwassen ferry terminal. The area's coastal location and village-like atmosphere make it a highly sought-after residential pocket, while its connection to White Rock and South Surrey's commercial districts provides convenient access to amenities and services.

## ONGOING DEVELOPMENT

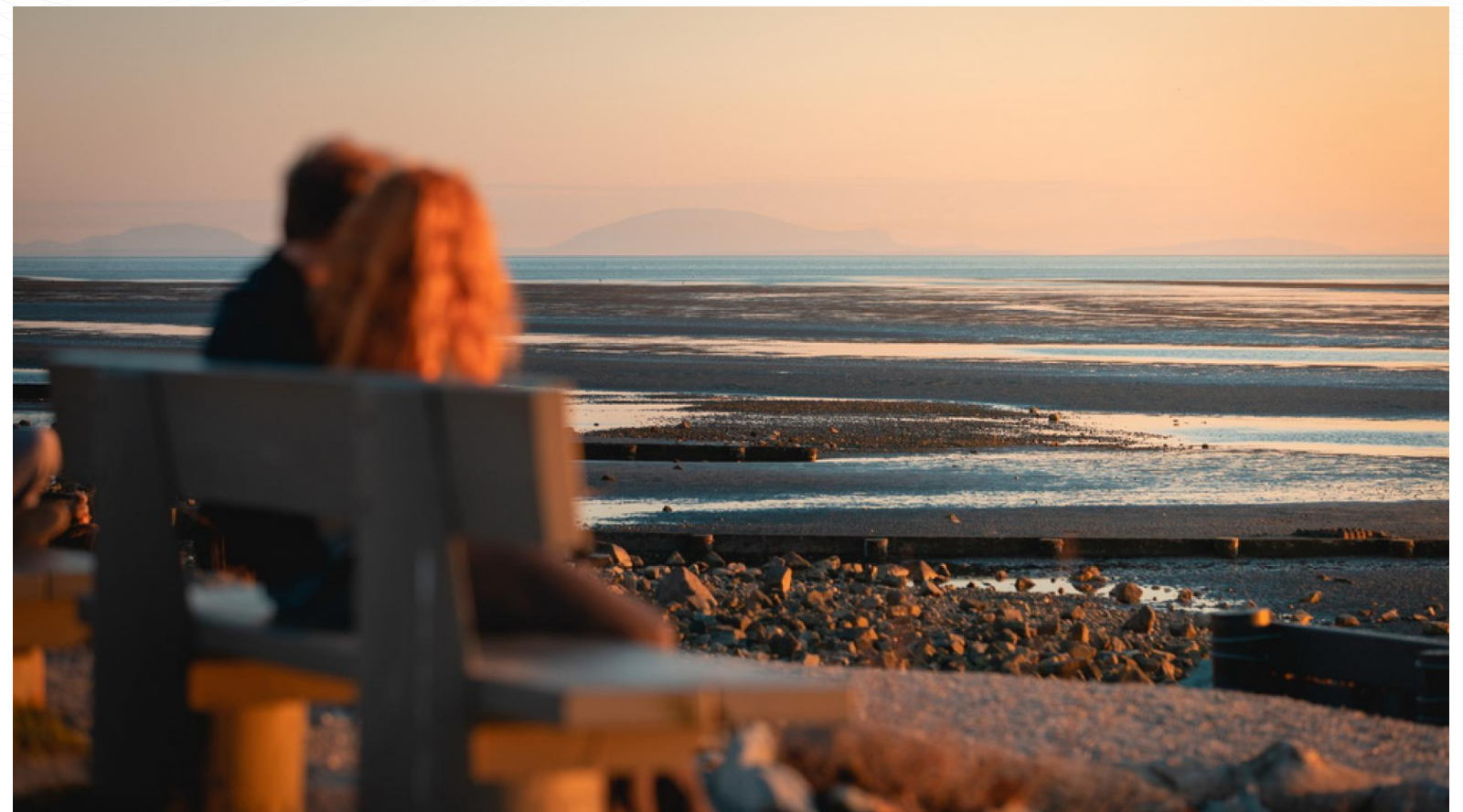
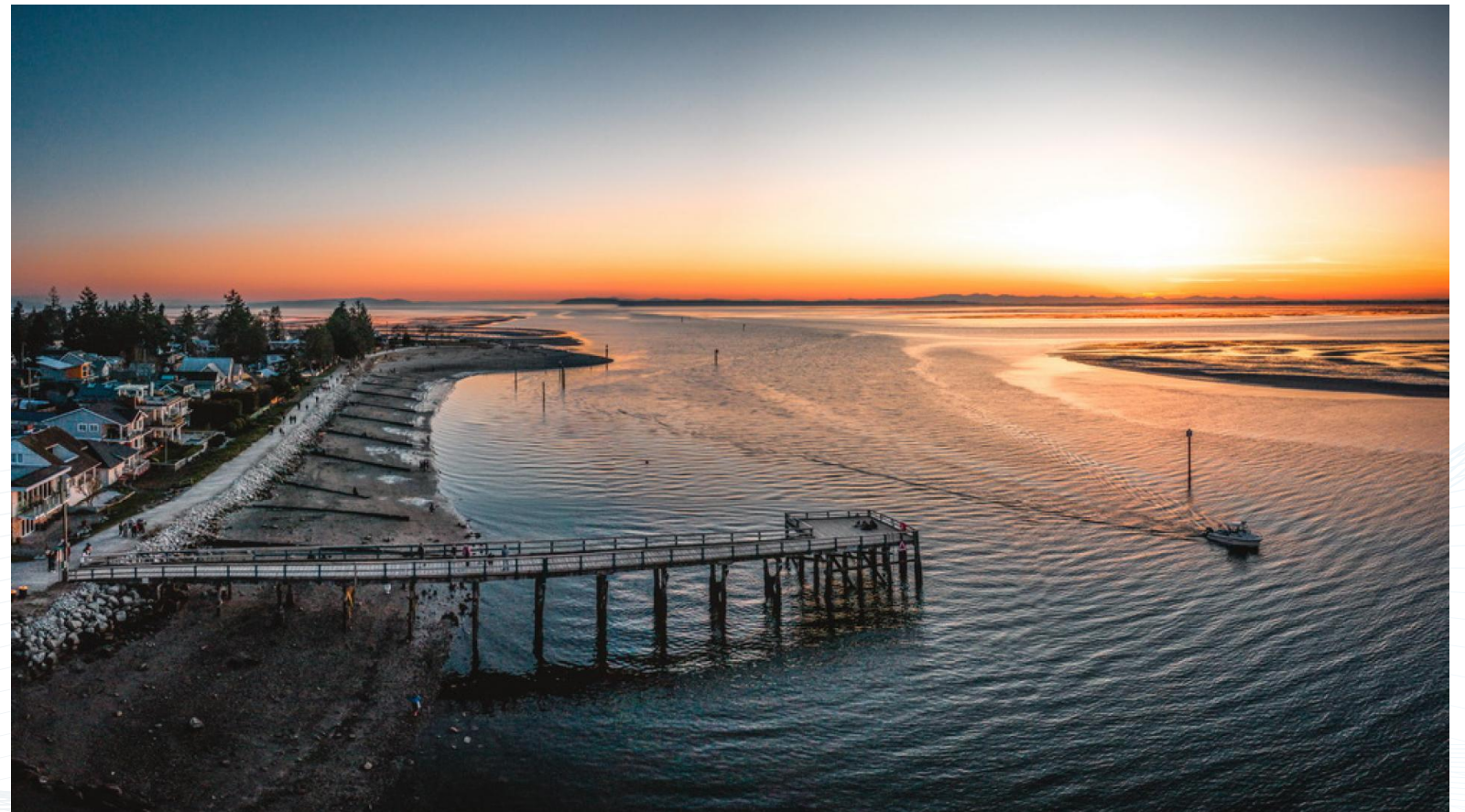
Surrounding communities such as Ocean Park, Elgin, and the South Surrey town centre are experiencing steady growth through strategic planning. These evolving neighbourhoods are contributing to increased interest in Crescent Beach as a quiet yet connected place to live.

## NATURAL BEAUTY & LIFESTYLE

With its sandy shoreline, walkable promenade, and protected wetlands, Crescent Beach offers an unmatched quality of life rooted in nature and community. Residents and visitors enjoy beachfront cafés, scenic trails, and year-round outdoor activities like kayaking, birdwatching, and paddleboarding. It is a community where lifestyle and landscape go hand in hand.

## A BALANCED OPPORTUNITY

Crescent Beach represents a rare blend of timeless coastal living and modern-day accessibility. With its established charm, strategic location, and proximity to active growth corridors, it offers a unique opportunity for thoughtful residential investment in one of Surrey's most iconic and treasured communities.





# GALLERY



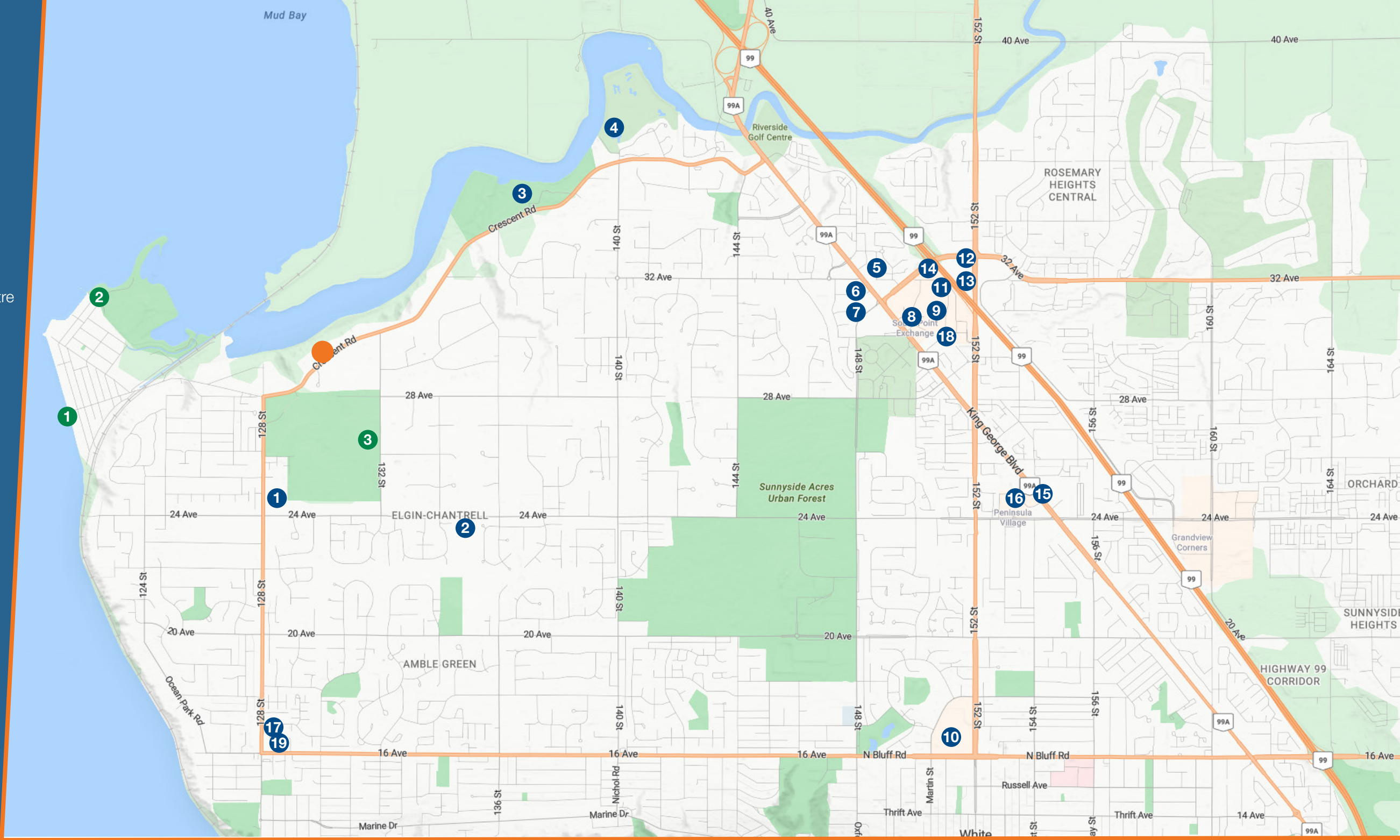


# DISTANCE



## DRIVING

- 4 min Crescent Beach
- 8 min South Surrey Recreation Centre
- 10 min Southpoint Exchange Shopping Centre
- 10 min White Rock Beach
- 12 min Peace Arch Hospital



## LEGEND

 SUBJECT SITE

## AMENITIES

- |   |                                 |    |                                      |    |                            |
|---|---------------------------------|----|--------------------------------------|----|----------------------------|
| 1 | CRESCENT PARK ELEMENTARY SCHOOL | 6  | M&M Food Market                      | 11 | MILESTONES                 |
| 2 | ELGIN PARK SECONDARY SCHOOL     | 7  | RONA SURREY                          | 12 | THE KEG STEAKHOUSE         |
| 3 | HISTORIC STEWART FARM           | 8  | CANADIAN TIRE                        | 13 | TAP & BARREL               |
| 4 | NICO-WYND GOLF COURSE           | 9  | SOUTH POINT EXCHANGE SHOPPING CENTRE | 14 | CACTUS CLUB CAFE           |
| 5 | CHOICES MARKETS                 | 10 | SEMIAMMOO SHOPPING CENTRE            | 15 | SAFEGWAY PENINSULA VILLAGE |

## PUBLIC SPACES

- |   |                |    |                     |
|---|----------------|----|---------------------|
| 1 | CRESCENT BEACH | 16 | LONDON DRUGS        |
| 2 | BLACKIE SPIT   | 17 | STARBUCKS           |
| 3 | CRESCENT PARK  | 18 | SAVE ON FOOD        |
|   |                | 19 | SAFEGWAY OCEAN PARK |



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