



FOR SALE
DEVELOPMENT SITE

15437 & 15453 FRASER HWY
SURREY, BC

IPG

ICONIC
PROPERTIES
GROUP

RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

DETAILS

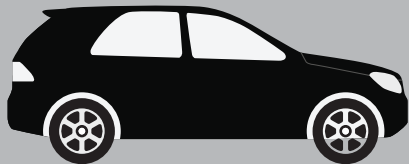
Iconic Properties Group is pleased to showcase this unique opportunity to acquire 15437 & 15453 Fraser Highway, Surrey, BC.

This two lot development site sits perfectly on approximately 1.3 acres of land. With the current zoning of Highway Commercial Industrial (CHI), the opportunities are limitless with this investment; Uses can range from warehousing, to office, and many different types of retail uses. Alongside the current zoning, the City of Surrey is working on the new community plan for Fleetwood which would allow this property to potentially acquire density of 3.25 Floor Space Ratio (FSR). Ultimately this would allow for retail at the base of the future development with residential apartments above.

CIVIC ADDRESS	● 15437 Fraser Hwy, Surrey ◆ 15453 Fraser Hwy, Surrey
PID	● 001-508-644 ◆ 011-285-940
LAND SIZE	● 47,885 sqft ◆ 8,965 sqft
TOTAL SIZE	56,850 sqft
NEIGHBORHOOD	Fleetwood Tynehead
ZONING	Highway Commercial Industrial (CHI)
PROPERTY TAX (2021)	● \$52,315.09 ◆ \$14,813.10
ASSESSMENT (2022)	● \$5,668,000 ◆ \$1,531,000
CURRENT DENSITY	2.45 FSR
POSSIBLE DENSITY	3.25 FSR
PRICE	Contact Agent

FUTURE LAND USE

With an extension of the Skytrain line being implemented from Surrey to Langley, the City of Surrey has been in the process of creating a new and comprehensive community plan for Fleetwood that acknowledges this growth. Their aim is to guide growth and improve community supports by increasing density and land uses in the surrounding areas of the future Skytrain line. The Fleetwood plan will encompass doubling the number of homes from 13,000 units and 40,000 residents today to 28,000 units and 84,000 residents in the coming future. This will absorb about 10% of Surrey’s project annual growth. Over the long term, the area planning could encompass 52,000 units with 142,000 residents totaling an increase of approximately 100,000 more residents than today.



45,000
VEHICLES PER DAY

Along 176 Street and Fraser Highway



NEAR BY AMENITIES



FOOD & DRINK

- ① KFC
- ② Lazeez Pizza & Kabob house
- ③ Pho 99
- ④ Starbucks
- ⑤ Church's Chicken
- ⑥ McDonalds
- ⑦ Tim Hortons

SHOPS & SERVICES

- ① Safeway
- ② BC Liquor
- ③ Shoppers Drug Mart
- ④ Fire Service Hall 6
- ⑤ Save-On-Foods
- ⑥ No Frills
- ⑦ Bosley's Pet Supply

PARKS & RECREATION











- ① Maple Green Park
- ② Meagan Ann MacDougall
- ③ Woodland Park

EDUCATION

- ① Surrey Christian School
- ② Woodland Park Elementary
- ③ Sikh Academy

STAGE 1 FLEETWOOD PLAN
PROPOSED LAND USE CONCEPT
MARCH 2022



- | | |
|---|---|
|  HIGH-RISE |  URBAN RESIDENTIAL |
|  MID-RISE TRANSITION |  MIXED-USE |
|  COMMERCIAL |  CIVIC/INSTITUTIONAL |
|  LOW-RISE |  PARKS & OPEN SPACE |
|  TOWNHOUSE |  SKYTRAIN |

The Subject Properties are located in a mixed-use, low-rise zone. This allows for apartment buildings of typically 4 to 5 stories, but 6 stories may be considered in sites within a Frequent Transit Network. After preliminary discussions with the City of Surrey, they have indicated that this site also meets the requirements of potential Mid-rise density. This would allow for Up to 12 stories. In addition, 15 stories may be considered at key intersections and transitional locations; This is something the prospective purchaser should discuss further with the local City Hall.




MID-RISE
TRANSITION

Apartment and mixed-use mid rise buildings. Active commercial uses on ground floor, or minimum 2 storey townhomes for residential frontages, with related amenity spaces. Various architectural forms (e.g. tiered buildings) considered.

BUILDING HEIGHT
6-12 storeys. Up to 15 storeys may be considered at key intersections and transitional locations.

MAX BUILDING DEPTH
30 m face to face. 20 m corner to corner.

FLOOR AREA RATIO
Up to 3.0 FAR* for residential.
Up to 3.25 FAR* for mixed use, inclusive of 0.25 FAR commercial or institutional.




LOW-RISE

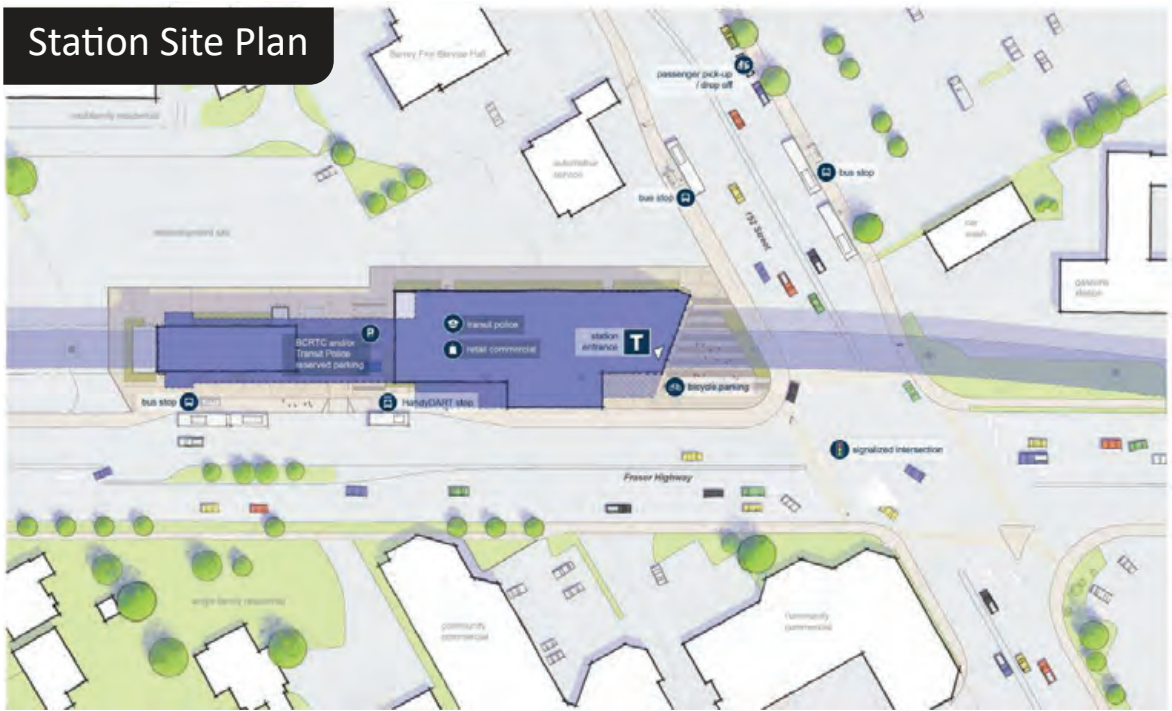
Apartment buildings supported with ground floor townhouse or active ground floor commercial in mixed-use areas, and related amenity spaces

BUILDING HEIGHT
4-5 storeys. May consider up to 6 storeys for sites abutting a Frequent Transit Network, Fraser highway and/or directly adjacent to mid or high rise designations.

MAX BUILDING DEPTH
20 m for Residential

FLOOR AREA RATIO
Up to 2.00 FAR* for residential only.
Up to 2.20 FAR* for mixed use, inclusive of 0.25 FAR commercial or institutional

CONCEPTUAL DESIGN OF 152 ST STATION



SURREY-LANGLEY SKYTRAIN EXTENSION

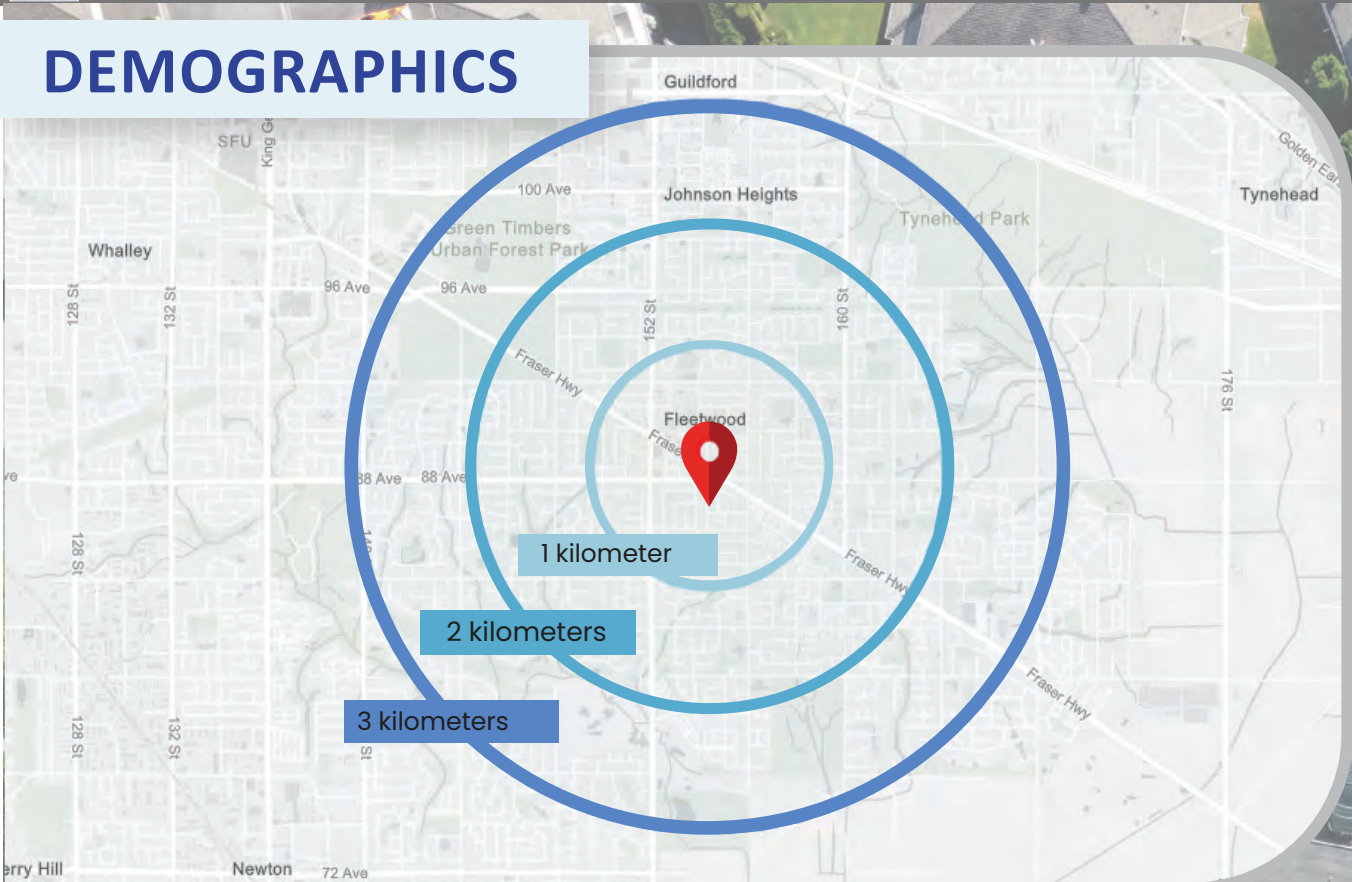
Plans to extend a Skytrain line into Surrey and Langley are underway to help accommodate the fast growing population and density increases in the area. In specific, a 16 kilometer extension is planned and is named the Surrey-Langley Skytrain Project. This will include 8 new stations that reach from King George to Langley City Centre with the aim of providing fast, frequent and reliable transit service for people and businesses across Metro Vancouver. This plan also includes the widening of Fraser Highway between 140 St and 148 St from 2 lanes to 4 lanes.

In relation to the subject properties, 152 Street Station will only be a 9 minute walk (650m) from the properties therefore increasing the accessibility and population of the area.



DEMOGRAPHICS

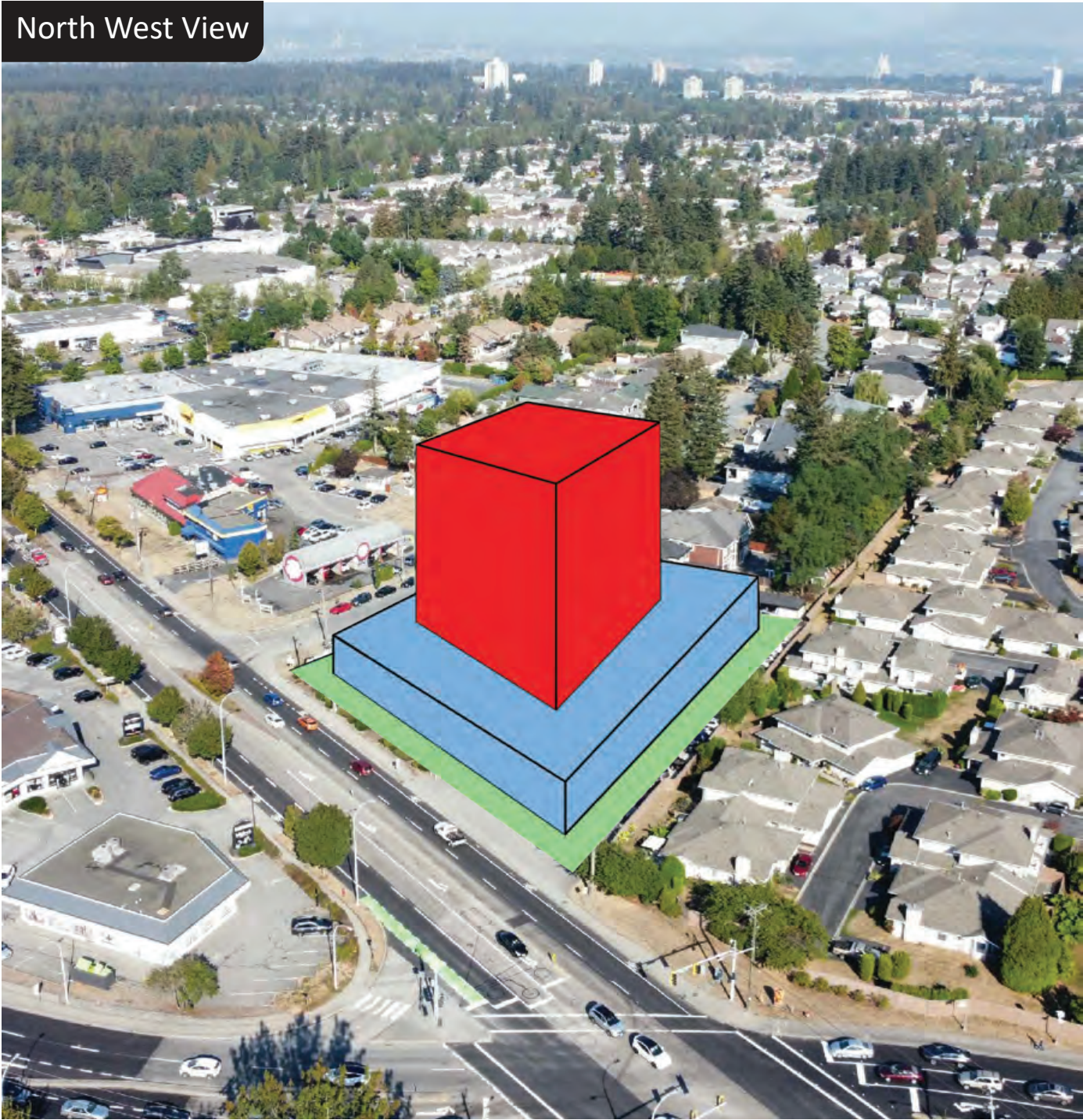
LOCATION



This unique site is located on the busy and extremely visible corner of Fraser Highway and 154 Street. With large grocery store chains and many restaurants within walking distance of the subject property, the visibility of this parcel functions in driving high numbers of local traffic into its surrounding area. Population traffic will never be an issue with many transit accessible routes just short distances from the site. To add to this appeal, new community plans bring new Skytrain stations into the area making it into a Frequent Track Network and increasing density and approved land uses. As locations like this don't come to market often, you do not want miss this opportunity!

	1 km	2 km	3 km
Population (2021)	12,668	52,344	32,258
Population (2025)	12,840	53,324	34,874
Projected Annual Growth (2021 - 2025)	1.3%	1.8%	8.1%
Median Age	40.6	39.9	39.7
Average Household Income	\$93,420	\$97,074	\$94,971
Average Persons Per Household	3.2	3.3	3.2

North West View



East View



South View



Fleetwood Community Centre



Fleetwood Park



* This is a preliminary massing of a potential mid-rise transitional, the purchaser should verify with the City of Surrey.

Khash Raeisi*

Founder of IPG

P: 778-987-7029

E: Khash@iciconic.com

Alex Sir-Biggs

Remax Commercial Advantage

P: 604-726-0071

E: Alexsirbiggs@gmail.com

Swarn Sekhon

Sutton Group-Alliance R.E.S.

P: 604-612-7911

E: ssekhon99@yahoo.ca

Iconic Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com

IPG

**ICONIC
PROPERTIES
GROUP**

Sutton

Remax Vancouver Office

#501 - 889 W Pender Street

Vancouver, BC

V6C 3B2

IPG Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

Sutton Group-Alliance R.E.S

201 - 5550 152 Street

Surrey, BC

V3S 5J9

NOTHING BUT ICONIC

*Personal Real Estate Corporation

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