PRIME LAND

SUBDIVSION OPPORTUNITY

Proposal for a 9-lot Subdivision

1.33 acres total size

Builder-Focused Opportunity

20886 River Rd, Maple Ridge

Sat Swaich
Personal Real Estate Corporation
604-832-3225
sat@primepropertygroup.ca

real

OPPORTUNITY

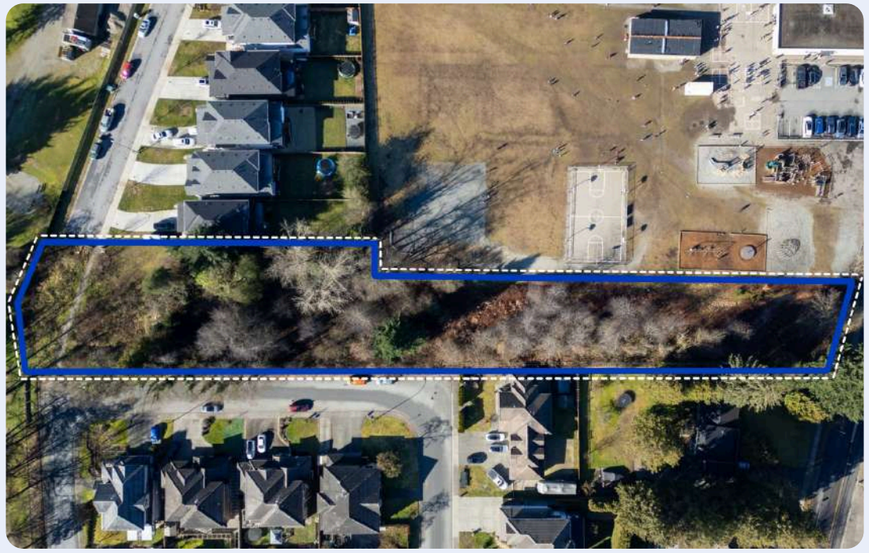
Rare land offering in West Maple Ridge with strong potential for a 9-lot residential subdivision, subject to municipal approvals. Currently zoned RS-1, the property presents a clear and logical path toward low-density lot creation within an established single-family neighbourhood, supported by surrounding residential development patterns. Strategically located just minutes from the Golden Ears Bridge and Lougheed Highway, the site offers excellent regional connectivity to Langley, Surrey, and the broader Metro Vancouver market, while maintaining the appeal of a quiet residential setting. Proximity to schools, parks, and local amenities further strengthens long-term end-user demand.

With a conceptual site plan supporting a 9-lot layout, including flexibility for duplex configurations — the property offers meaningful yield potential and margin upside for builders. An ideal opportunity for developers or investors seeking near-term lot creation in a market characterized by steady absorption and sustained demand for single-family homes.

HIGHLIGHTS

- Conceptual site plan supports a 9-lot subdivision with 8 single family and 1 duplex lot proposed
- Subdivision Flexibility Creates Meaningful Upside for Builders with Duplex and Lot Configuration Options
- Prime Hammond location within Maple Ridge's active residential growth corridor
- Total lot size of 1.33 acres

SALIENT DETAILS



20886 River Rd, Maple Ridge	
PID:	010-487-379
LEGAL:	LOT 8 EXCEPT: PART SUBDIVIDED BY PLAN 40699 DISTRICT LOT 277 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 19225
SITE AREA:	1.33 Acres
LOTS:	Potential for Up to 9 Lots
ZONING:	RS-1 Single Detached Residential
OCP DESIGNATION:	Urban Residential
PRICING GUIDANCE:	Call for details

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

PROPERTY OVERVIEW

20886 River Rd, Maple Ridge

1.33 Acres

Subdividable up to 9 lots

Prime River Road property offering strong potential for subdivision into 8 single-family lots + 1 Duplex. Positioned within an established residential neighbourhood, this site presents a rare opportunity for low-density lot creation in West Maple Ridge.

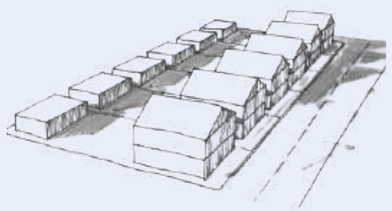
LOCATION

Situated along River Road in West Maple Ridge, this property benefits from a strategic location just minutes from the Golden Ears Bridge, providing convenient access to Langley, Pitt Meadows, and the Trans-Canada Highway. The site offers excellent regional connectivity while maintaining a quiet residential setting within an established neighbourhood. The property is located close to Maple Ridge Golf Course and Maple Ridge Elementary, further enhancing its appeal for families and end users. Surrounded by established single-family homes and ongoing residential growth, the neighbourhood continues to experience steady demand for new housing opportunities. Daily amenities including Meadowtown Centre, parks, recreation facilities, and local services are all within a short drive, offering convenience without sacrificing the character of the surrounding community. With strong commuter access, proximity to schools and green space, and continued residential expansion throughout West Maple Ridge, this site is well-positioned for subdivision and future low-density development.

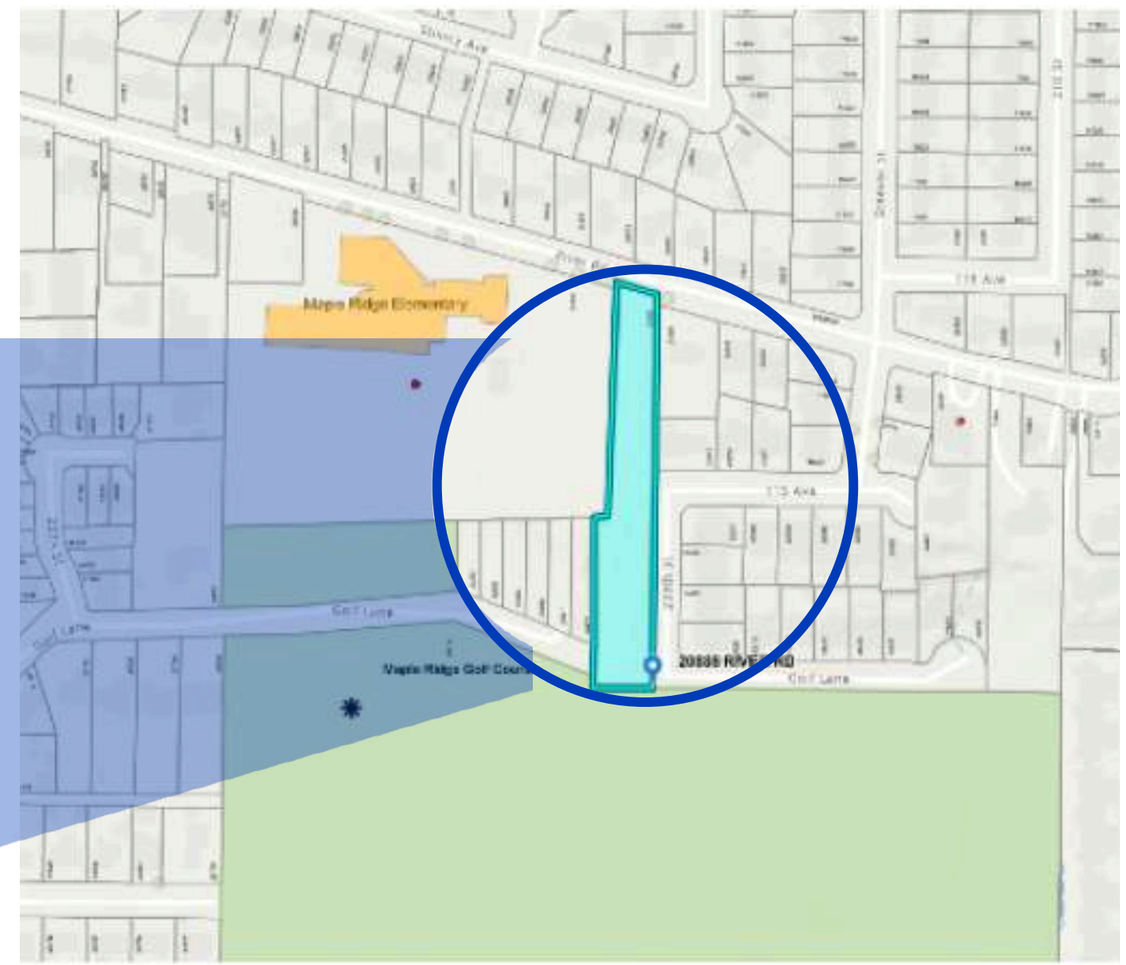
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

OFFICIAL COMMUNITY PLAN

Urban Residential

OCP Designation	Characteristics	Land Uses	Density
	• Low-density urban residential neighbourhoods • Accessory suites and garden suites permitted • Ground-oriented homes up to 2 storeys • Low-density suburban form	• Single detached dwelling • Secondary suite • Home occupation	• Regulated by minimum lot size (668 m²) and building envelope controls. No prescribed FSR.

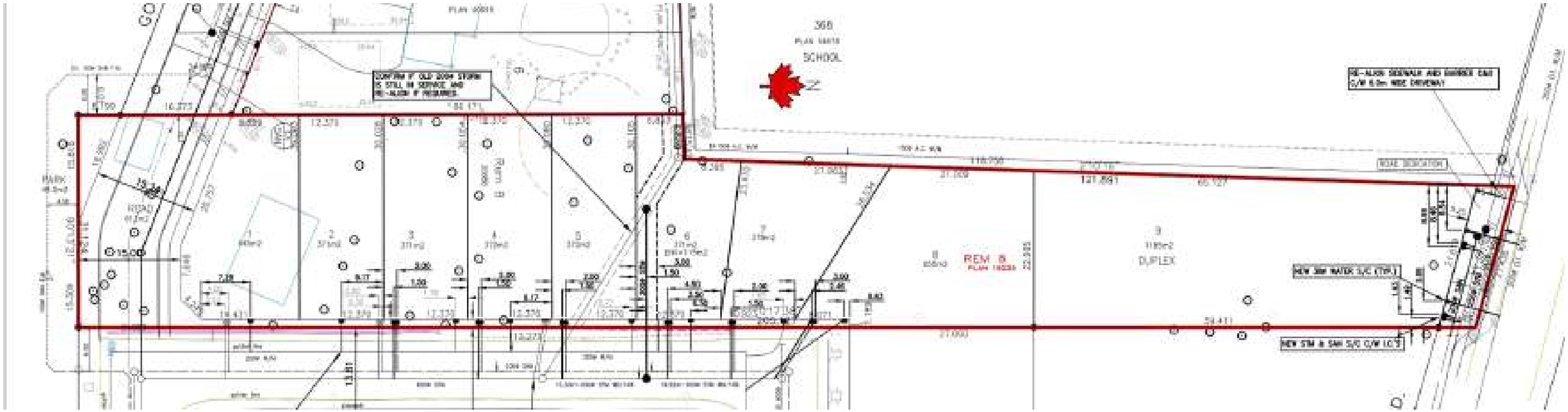
Subject Property Maple Ridge Golf Course Maple Ridge Elementary



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

DEVELOPMENT POTENTIAL

Site Plan (Proposed)



Available documentation

Contact the listing agent for access to all available information.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

PRIME LAND

SAT SWAICH PREC*

Land Development Specialist

604-832-3225 sat@primepropertygroup.ca

PRIMEPROPERTYGROUP.CA

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.