PRIME LAND

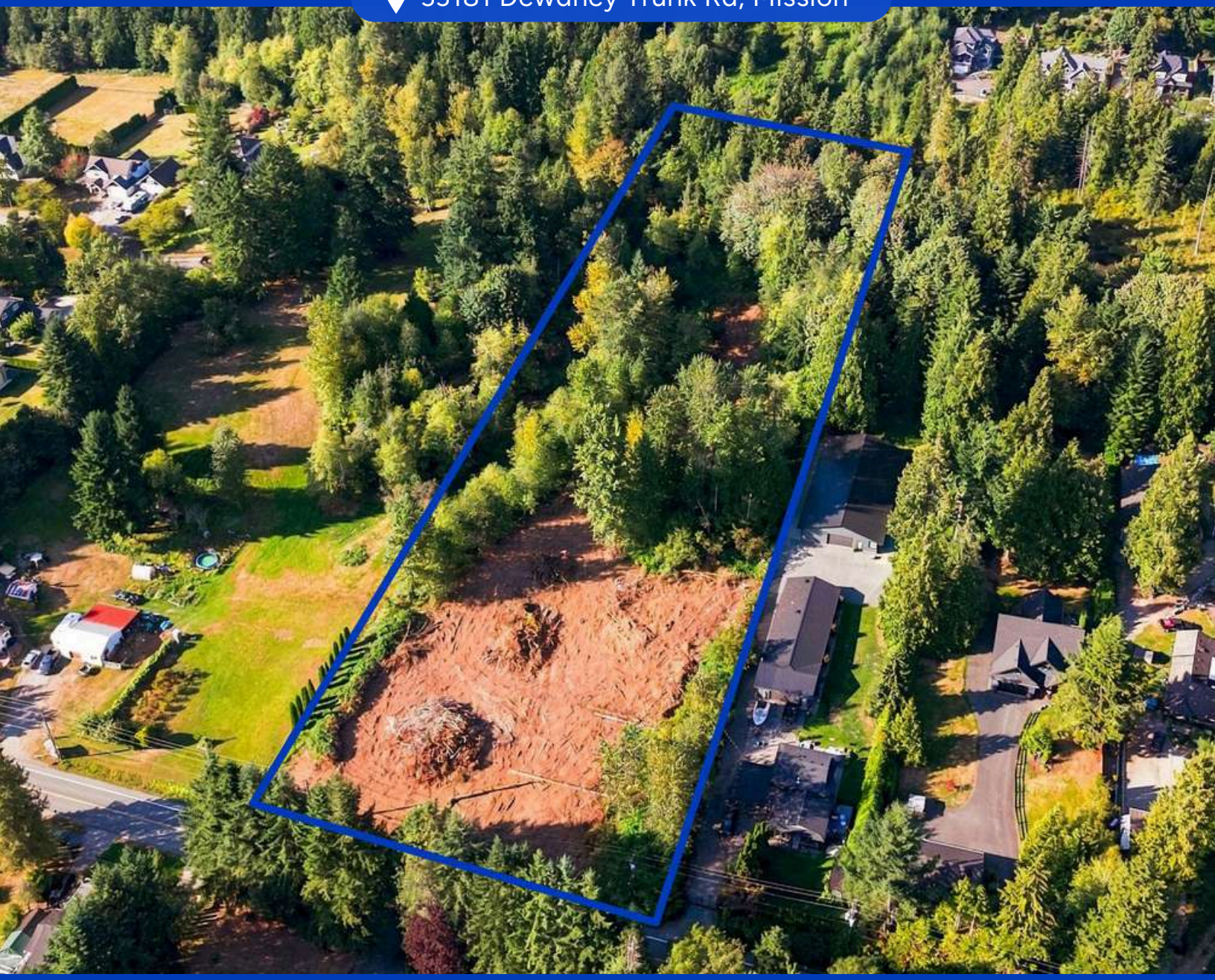
DEVELOPMENT OPPORTUNITY

Urban Residential Upside

Property **Size of 4.57 acres**

Development or Holding Property

33181 Dewdney Trunk Rd, Mission



Sat Swaich

Personal Real Estate Corporation

604-832-3225

sat@primepropertygroup.ca

real

OPPORTUNITY

This is a property well-suited for patient capital — allowing buyers to secure urban residential land at today's pricing while future servicing, approvals, and market conditions unlock higher land values over time.

Set on nearly 5 acres along Dewdney Trunk Road in Mission, this property represents a compelling long-term holding and future development opportunity in an area designated Urban Residential. Unlike many properties currently trading at full development pricing, this site offers buyers the opportunity to acquire urban residential land at a more realistic per-acre value today, while benefiting from meaningful upside as the surrounding area continues to evolve.

With its Urban Residential designation, the property offers the potential to be subdivided into smaller residential lots and may ultimately support small-lot single-family homes, duplexes, or multi-plex housing forms, subject to municipal approvals. The site's gently sloping topography and frontage along a major corridor further support its long-term planning potential.

HIGHLIGHTS

- Prime Mission location on a prominent corner
- Potential for 6–8 lots/acre
- Easy access to West Coast Express + major routes
- Lot area of 4.57 Acres

SALIENT DETAILS

33181 Dewdney Trunk Road, Mission	
PID:	012-069-400
LEGAL:	LOT 4, PLAN NWP1069, SECTION 33, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
SITE AREA:	4.57 Acres
ZONING:	Urban Residential
OCP DESIGNATION:	Urban Residential (Single Family/SSMUH)
PRICING GUIDANCE:	**$1,995,000**

PROPERTY OVERVIEW

SITE POTENTIAL

4.57 Acres

20-27 Lot Yield Potential

This property presents a strong opportunity for future subdivision and residential redevelopment within Mission's urban growth area. Roughly 3.4 Acres estimated to be usable after PNA loss.

The land's scale and designation support the creation of multiple residential lots and allow for flexibility in housing form, from traditional detached homes to higher-density residential options, subject to City approvals. As servicing and development activity continues in the area, the site is well positioned to benefit from long-term value uplift.

LOCATION

Situated along Dewdney Trunk Road, this property is positioned within one of Mission's established and evolving residential areas. The location offers a balance of convenient day-to-day access and long-term growth appeal, with schools, shopping, parks, and essential services all within close proximity.

Dewdney Trunk Road serves as a key east–west connector, providing efficient access through Mission and linking to broader Fraser Valley routes. The surrounding area is characterized by existing neighbourhoods, expanding residential communities, and continued infrastructure investment, supporting ongoing demand for housing. Residents benefit from nearby green spaces and outdoor recreation, while still being a short drive from Mission's town centre and transit options. This combination of accessibility, established amenities, and future growth makes the location well suited for long-term residential development and investment.

OFFICIAL COMMUNITY PLAN

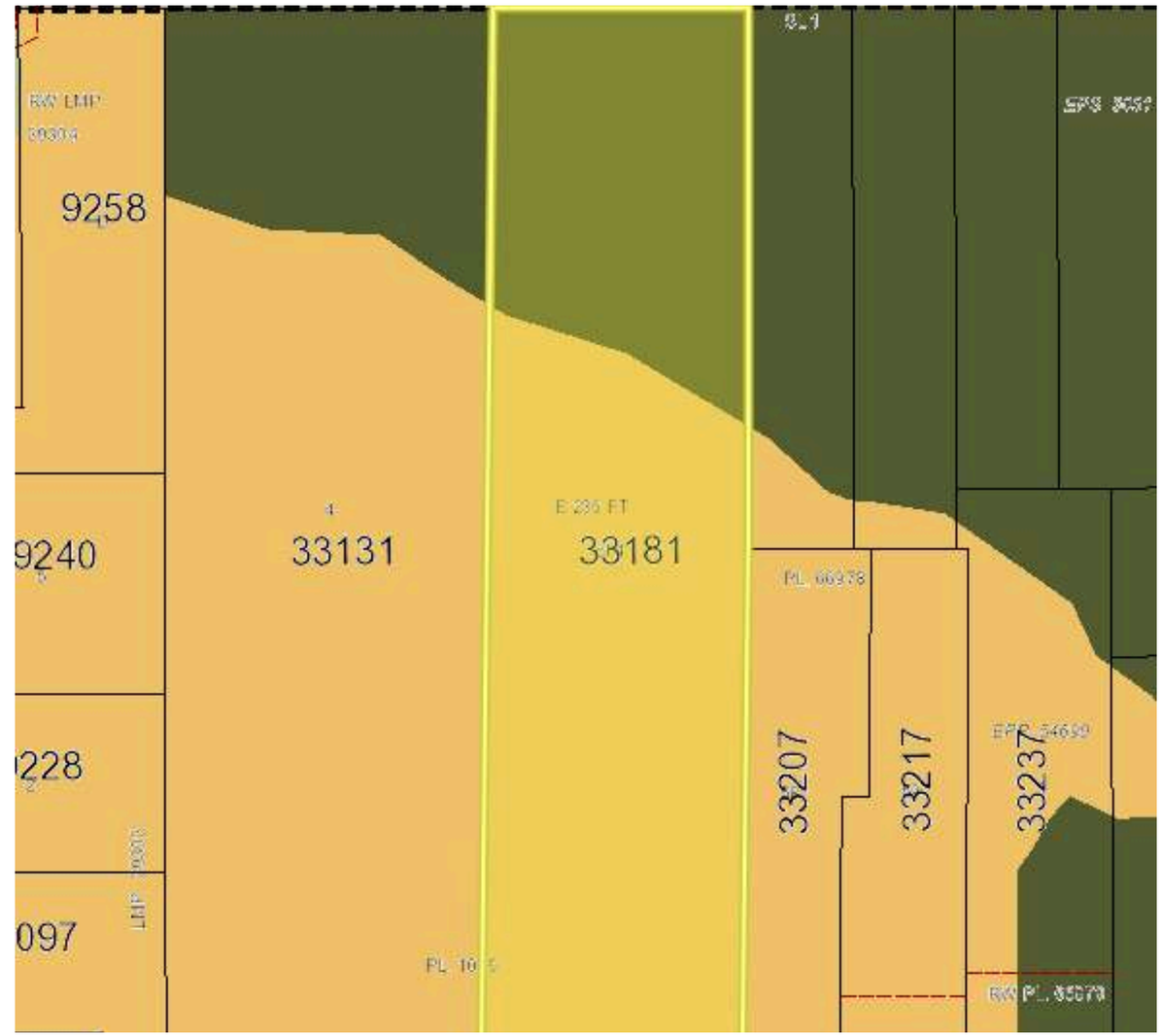
Urban Residential

OCP Designation	Characteristics	Land Uses	Density
	• Traditional single detached residential with provision for accessory units • Infill Residential • Heights are limited to 2 storeys (3rd Storey is possible within the roofline) • Refer to DPA guidelines	• Residential • Single Family, Duplex, Triplex, Fourplex & Infill Townhouse • Home occupation, live/work	• 0.5 to 0.675FSR • 10/22 units/ha

LAND USE

Urban Residential

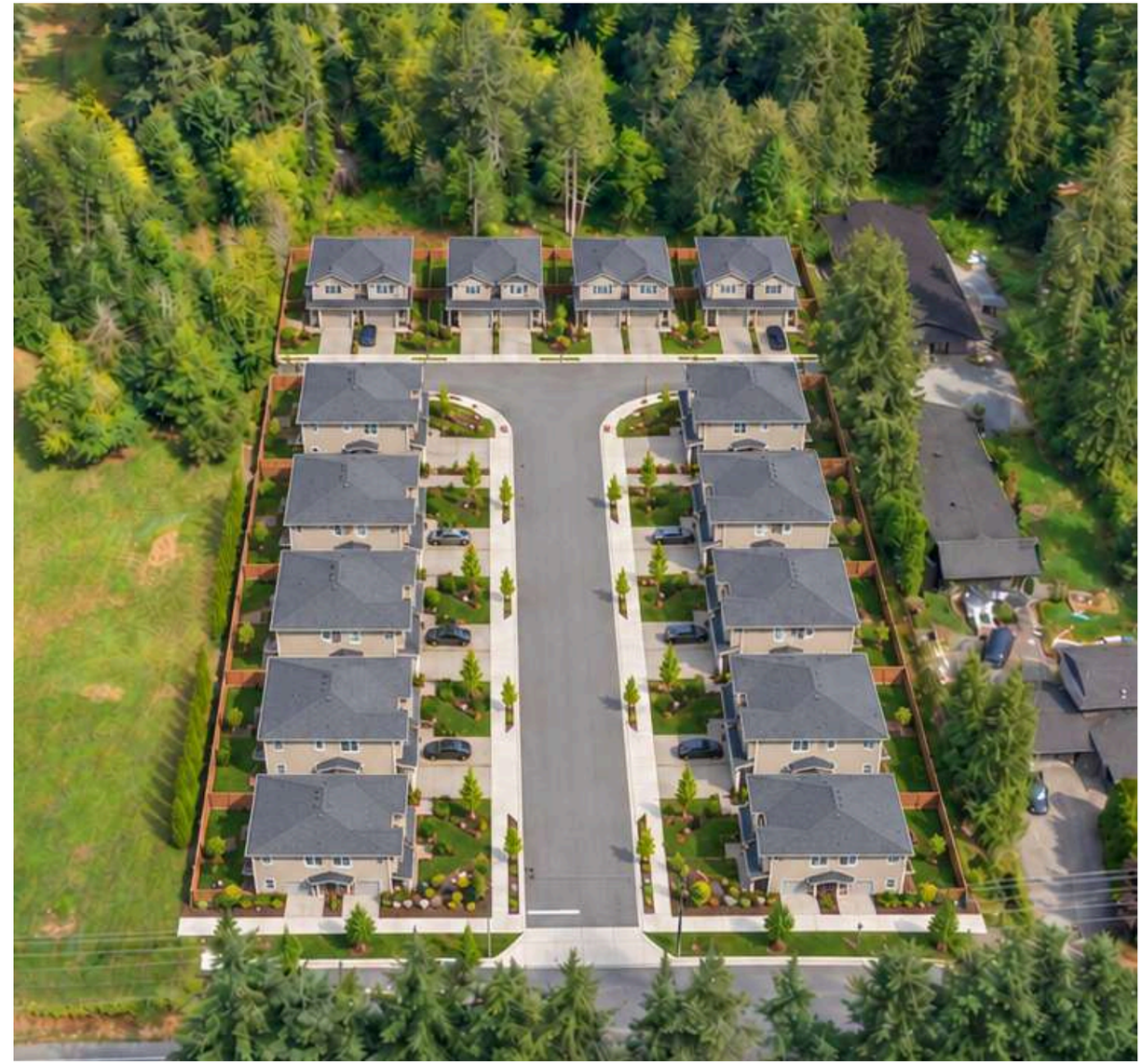
Protected Natural Assets



DEVELOPMENT POTENTIAL - RENDERINGS

Sub-divided Single Family Lots*

Duplex Development*

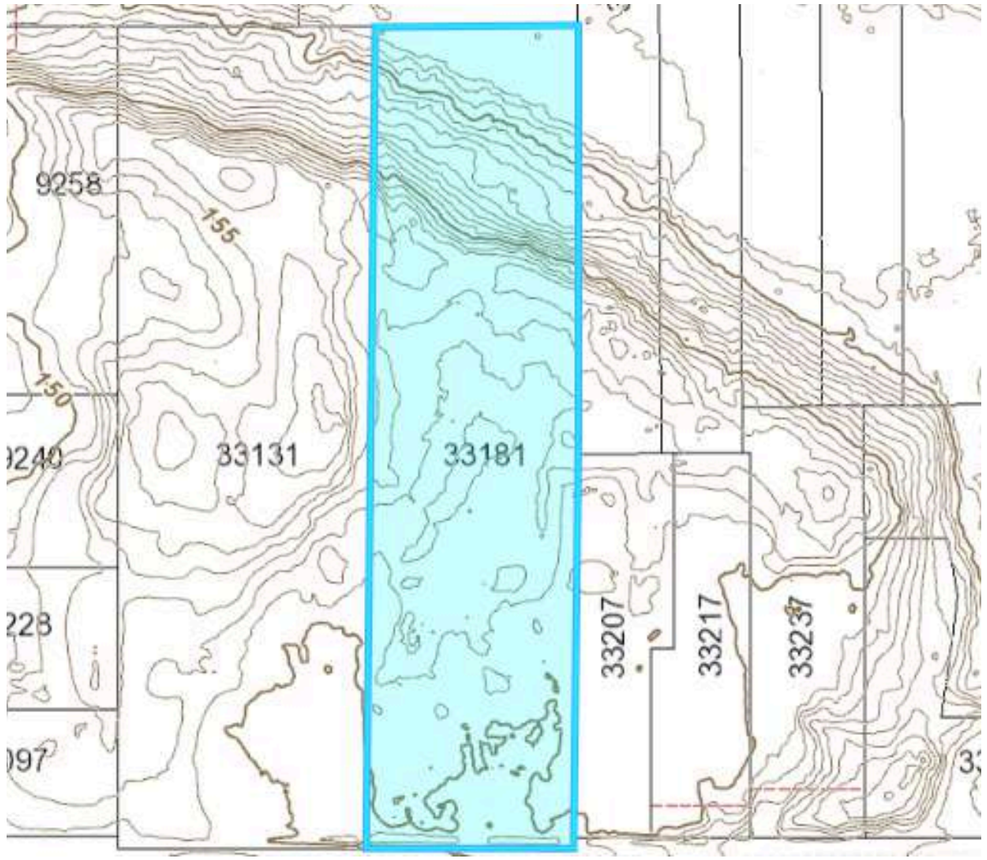


*All renderings are conceptual and for illustrative purposes only and do not form part of any offering. Renderings are based on the potential addition of municipal sewer and related infrastructure upgrades and may not reflect final design, density, zoning, or development potential. Final development is subject to servicing availability and all required approvals. Buyers are advised to verify all details with the City and relevant authorities.

DEVELOPMENT POTENTIAL

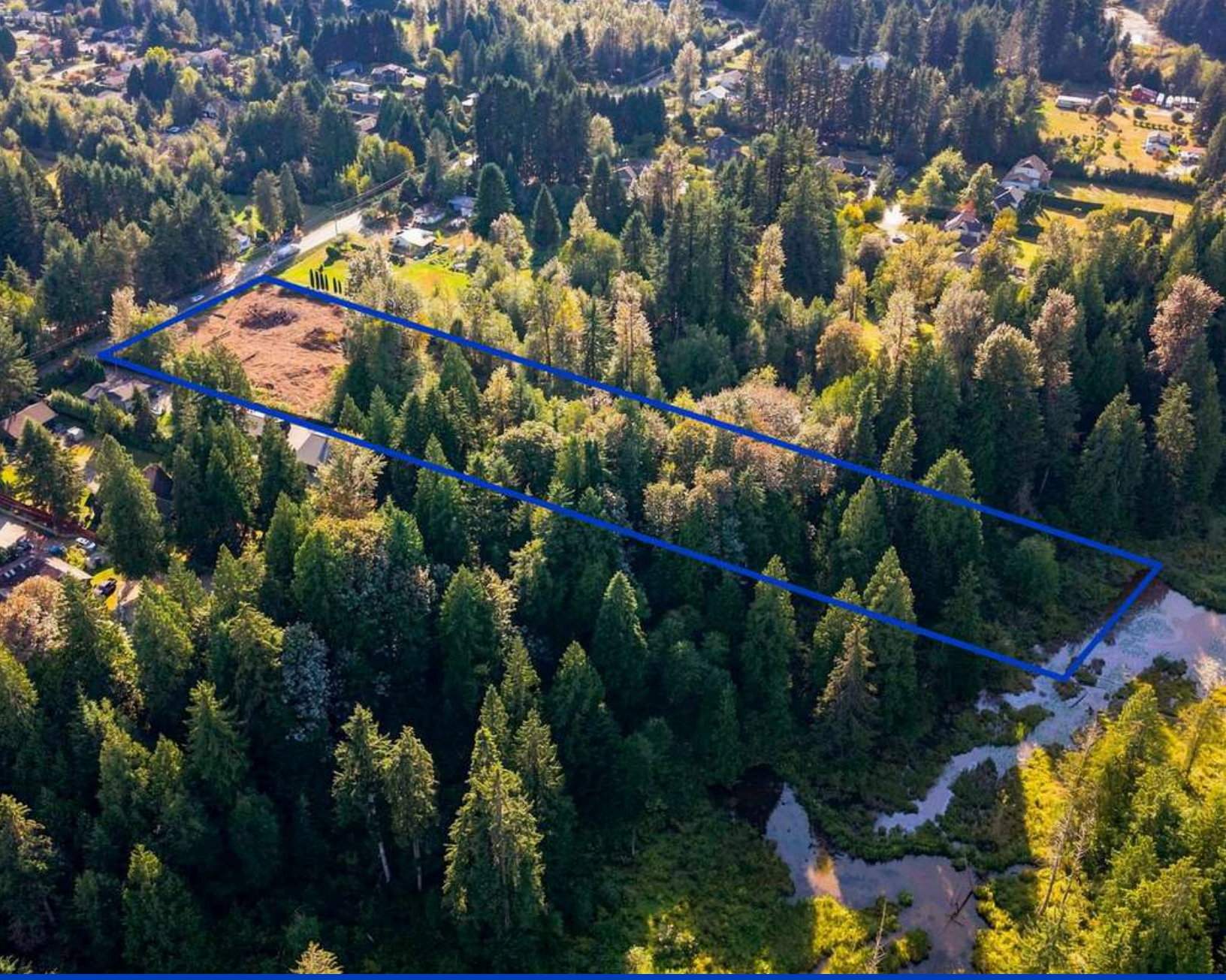
Parcel

Topography



Available documentation

- Contact the listing agent for access to the data room of additional information.



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.