

10921 249 STREET, MAPLE RIDGE
2-ACRE TOWNHOUSE DEVELOPMENT SITE

**FOR
SALE**



WILLIAM | WRIGHT



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The Opportunity

This offering presents a 2-acre townhouse development site strategically located at 10921 249 Street, Maple Ridge, BC (the “Property”), within the rapidly growing Northeast Albion neighbourhood. Ideally positioned in one of Maple Ridge’s most active growth corridors, the Property benefits from its proximity to new schools, parks, planned community amenities, and emerging residential neighbourhoods. Its location offers convenient access to major transportation routes, commercial services, and everyday conveniences, making it a desirable setting for future residents.

The Property is designated Townhouse Residential under the OCP and is proposed for rezoning to Low Density Townhouse Residential. The site is free of creeks, enhancing development efficiency by eliminating environmental setbacks and maximizing design flexibility and potential yield. This is a rare opportunity to acquire a comprehensively positioned development site in one of Maple Ridge’s fastest-growing neighbourhoods. With a manageable scale, clear planning direction, and significant long-term growth potential in the Northeast Albion area, the Property is well suited for developers seeking a streamlined and scalable townhouse project, as well as investors looking to place capital in land with strong future development value.



Salient Facts

SIZE

± 2.0 Acres

CURRENT ZONING

RS-3

OCP

Official Community Plan North East Albion Area - Townhouse

PID

009-196-838

LEGAL DESCRIPTION

LOT 19 SECTION 11 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN NWP29987

Land Assessment (2026)

\$3,318,000

PRICE

Contact Listing Agents

Maple Ridge Demographics

	1km	3km	5km
 Total Population	2,020	21,383	90,990
 Median Age	39	39	41
 Avg Household Income	\$155,109	\$140,790	\$118,900



Investment Highlights



PRIME REDEVELOPMENT LOCATION: Situated within the North East Albion Area Plan - one of Maple Ridge's most active and rapidly evolving residential neighbourhoods



STRONG END-USER DEMOGRAPHICS: The surrounding demographics strongly support townhouse development demand, driven by a young and growing population base. With an average household income of approximately \$155,109, the area demonstrates strong purchasing power and aligns well with the target buyer profile for modern townhome product.



OCP-SUPPORTED TOWNHOUSE USE: Designated Townhouse Residential under the Official Community Plan, providing policy alignment and reducing rezoning risk for future development.



DEVELOPMENT-READY SCALE: A rare 2-acre parcel with a proposed RM1 Low-Density Townhouse framework, allowing a manageable, market friendly project size ideal for phased construction or capital-efficient rollout.



NO CREEK CONSTRAINT: No creek on this site eliminates environmental setbacks, allowing for efficient site planning and optimized development yield.



FUTURE-FOCUSED GROWTH CORRIDOR: Located in a neighbourhood undergoing significant infrastructure expansion, with future schools, parks, and community amenities planned within close proximity.



FLEXIBLE DEVELOPMENT POTENTIAL: Large square configuration, straightforward site characteristics, and minimal dedications support efficient design and construction workflows.



STRONG MARKET APPEAL: Albion area continues to attract young families and move-up buyers seeking attainable homeownership options, driving stable presale absorption for townhouse product.



THE FALLS MASTER PLAN COMMUNITY BY EPIC HOMES

Adjacent to the site is Kanaka Springs, a 70-acre master-planned community of townhomes and single-family homes by Epic Homes. The surrounding area is defined by newer residential development, supporting strong demand through expanding amenities, infrastructure upgrades, and ongoing investment.



RYDGE BY RAICON - 61 TOWNHOME DEVELOPMENT

Rydge, a 61-unit townhome development by Raicon, is also nearby, reinforcing strong residential momentum, end-user demand, and continued growth in the area.

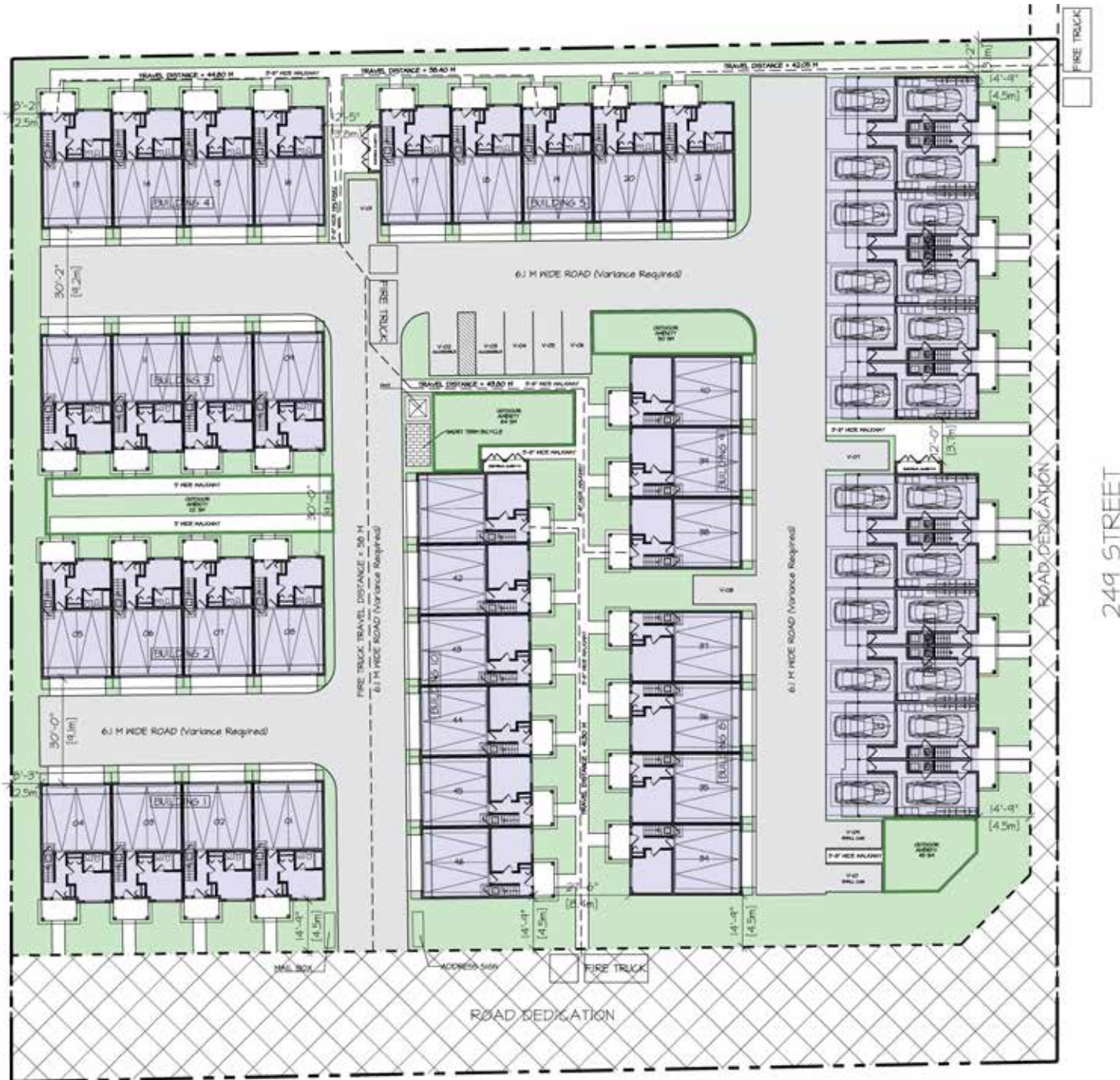


Offering Process

All offers will reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions.



Conceptual Plan



Development Data

Proposed Units

46

Side by Side Garage Units

34

Tandem Garage Units

12

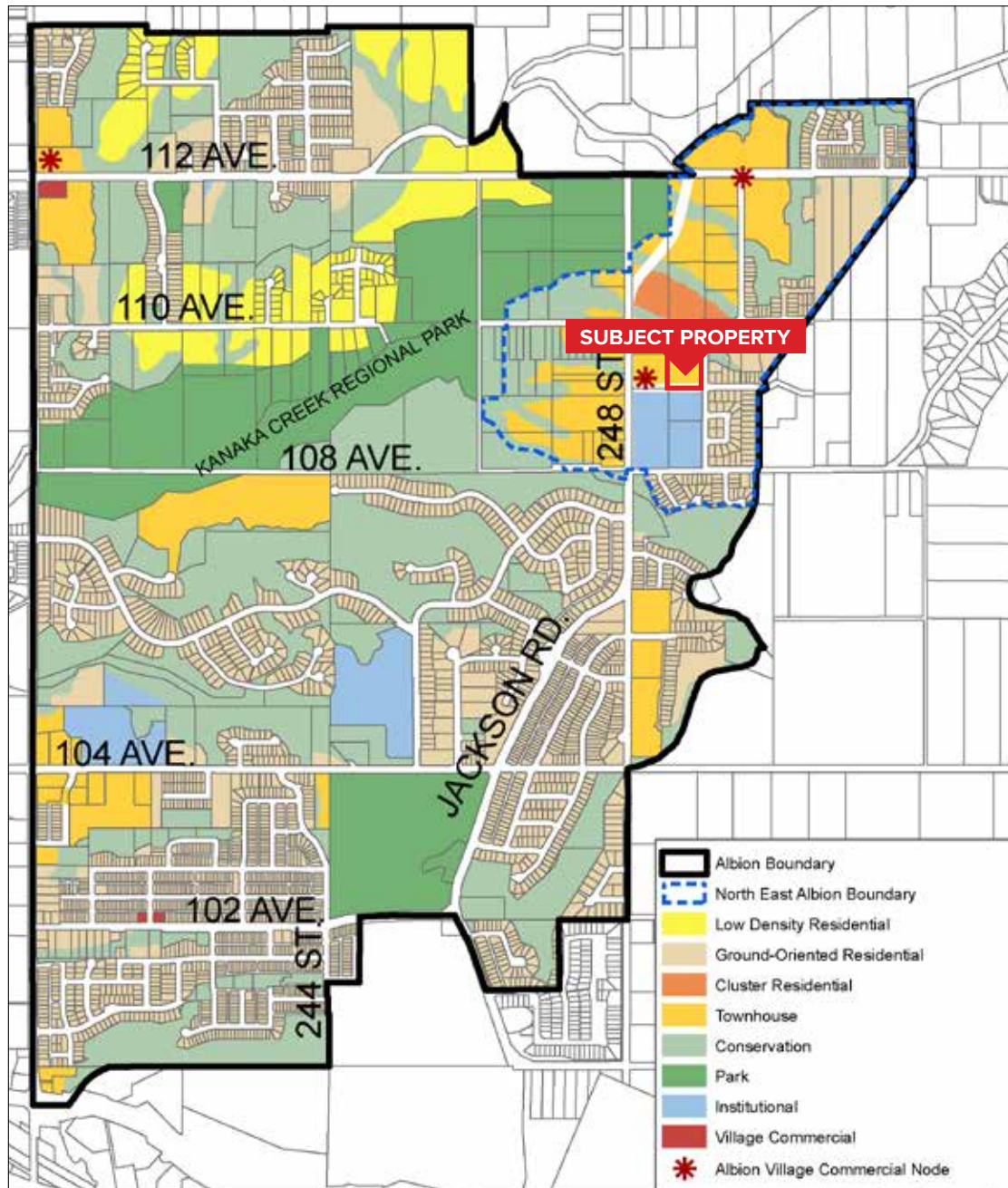
Avg. Unit Size

1600 sf

DISCLAIMER: The Owner has undertaken due diligence to the best of their knowledge, including consultation with the City of Maple Ridge and input from their consultants. All conceptual plans, sketches, and renderings (if any) are provided for illustrative purposes only. Prospective purchasers are strongly encouraged to conduct their own independent due diligence to confirm the development potential of the property before making any financial decision.



Land Use Designation



Land Use Designation: Townhouse

The Northeast Albion Townhouse Land Use Designation is intended to accommodate urban townhouses in areas with access to transportation, commercial services and public amenities.

CORRESPONDING ZONE(S)

- RM-1 Low Density Townhouse Residential*
- RST-NEA Street Townhouse Residential – Northeast Albion**
- RT-3 Ground-Oriented Residential Northeast Albion**

*Density bonus provisions are provided.

**Zone to be introduced through a Zone Amending bylaw.



Additional Documents

Interested parties are invited to inquire for access to additional materials including architectural and engineering plans, geotechnical reports and more. Additional materials are available upon receiving a signed Confidentiality Agreement.



For More Information Contact

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