

**LONDON
PACIFIC**

SUBJECT SITE

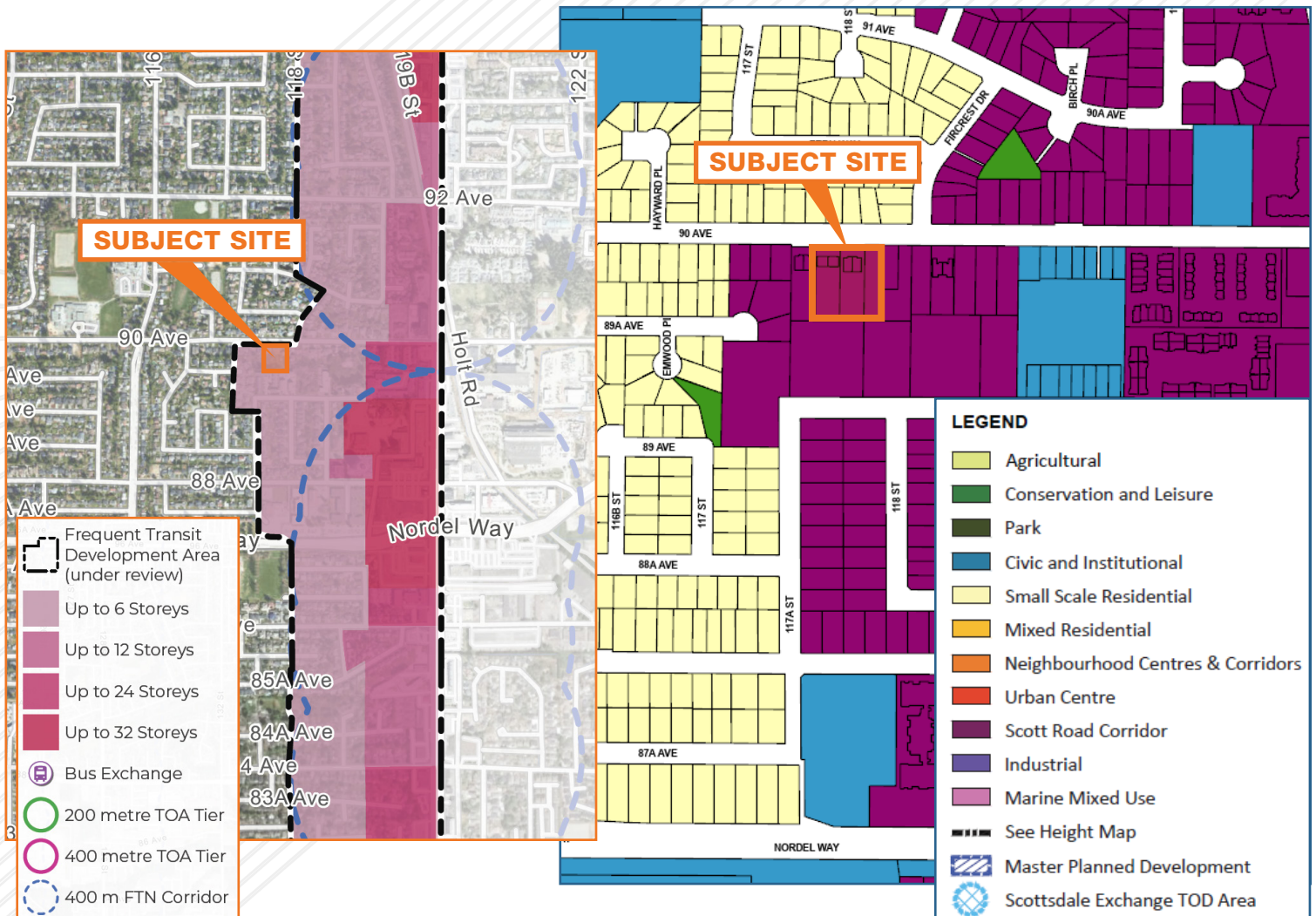
SCOTT ROAD

**MEDIUM DENSITY
DEVELOPMENT OPPORTUNITY**

11770 - 11784 90 AVENUE
DELTA, BC

DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present the exclusive opportunity to acquire a development site in North Delta. This strategically positioned site features approximately 205 ft of contiguous frontage within the newly designated “Scott Road Corridor”. Aligned with Delta’s new Official Community Plan, fully adopted on July 8th, 2024, this site presents the potential for medium-density developments of up to 6-storeys. The Scott Road Corridor presents an untapped opportunity for development, with new projects coming soon and many more working through the rezoning process.



Main Building Type(s)

- » Mid-to high-rise residential and mixed-use buildings
- » Limited to no surface parking

Height / Density

- » Generally 6 to 32 storeys
- » Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher.
- » Subject to height restrictions

DEVELOPMENT OVERVIEW

- » Located in North Delta's Scott Road Corridor, a rapidly growing area with strong connectivity to Surrey, New Westminister, Richmond, and Vancouver.
- » Poised for significant growth with rising population density, limited housing supply in Delta, and strong demand supported by Metro Vancouver's long-term planning initiatives.
- » Close to schools, parks, shopping centers, and recreational facilities.
- » Within a 10-minute walk to the R6 Rapid Bus Stop and multiple bus routes connecting around Delta and Surrey.
- » Convenient access to major highways, including Highway 91, Highway 17, and Highway 99 for easy regional connectivity.



SALIENT FACTS:




| | |
|--------------------------|----------------------------------------------------|
| Address | 11770, 11772, 11776, 11778, 11784 90 Avenue, Delta |
| Neighbourhood | North Delta |
| Gross Site Area | ± 47,105 SQFT |
| Dimensions | ± 205 ft x 234 ft |
| OCP Land Use Designation | Scott Road Corridor |
| Height Limit | 6-Storeys |

MARKET ANALYSIS

The Scott Road Corridor, designated as a Major Transit Growth Corridor in Metro 2050 and part of the Regional Transportation Strategy, presents a unique opportunity for development in North Delta's rapidly expanding community. With limited new developments in the area and rising demand for housing, recent presale activity highlights the corridor's strong market potential.

Recent market trends show that new mid-rise developments are selling quickly, with strong absorption rates and increasing prices per square foot. The Scott + 77 (Phase 1) project sold out in Q2 2024, with an average price of \$930 per SQFT. The second phase, currently selling, has reached 39% sales in just 6 months, with prices averaging \$964 per SQFT.

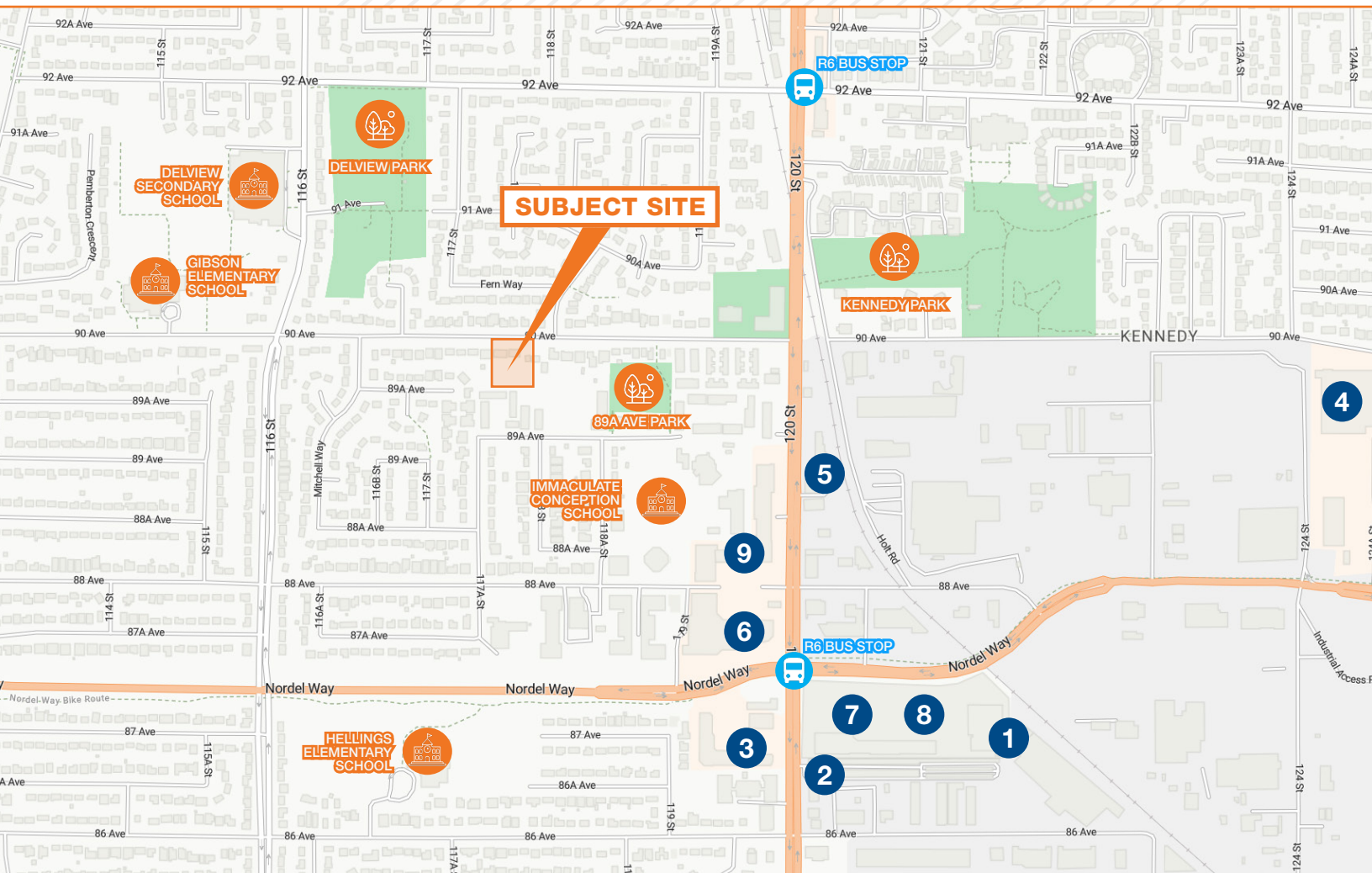
As North Delta continues to evolve into a key development hub, investors and developers have a prime opportunity to shape the community's future while capitalizing on demonstrated market demand.

| Project | SCOTT + 77 (PHASE 2) | SCOTT + 77 (PHASE 1) | VILLAGE AT SUNSHINE HILLS |
|---------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| |  |  |  |
| Release Date | Q3 2024 | Q2 2024 | Q3 2023 |
| Developer | Realco Properties | Realco Properties | JPS Developments |
| Total Units | 142 | 149 | 90 |
| Sold Units | 58 | 149 | 90 |
| Status | Now Selling | Sold Out | Sold Out |
| Average Price / SF | \$964 / SQFT | \$930 / SQFT | \$885 / SQFT |
| Average Total Price | \$635,276 | \$612,870 | \$560,205 |

SITE LOCATION

North Delta is a fast-growing community in the Fraser Valley, experiencing explosive growth that outpaces Ladner and Tsawwassen. This rapid growth in population makes it a highly sought-after community. Comprising over half of Delta's population, North Delta boasts an exceptionally low vacancy rate of just 0.4%.

The recently implemented R6 RapidBus service, along with nearby rapid transit stations such as Scott Road SkyTrain and Scottsdale Exchange, provides convenient connections throughout Metro Vancouver. Additionally, a network of major highways, including Highway 91, Highway 17, and Highway 99, seamlessly connects North Delta to the broader region.



LEGEND



DRIVING

- 10 min Scott Road SkyTrain Station
- 10 min Surrey Memorial Hospital
- 15 min Surrey City Centre

Shopping & Amenities

- 1 SAVE-ON-FOODS
- 2 SHOPPERS DRUG MART
- 3 DOLLARAMA
- 4 WALMART
- 5 SUN FARM PRODUCE & WHOLESALE FOODS

Dining

- 6 TANDOORI FLAME
- 7 BOSTON PIZZA
- 8 TIM HORTONS
- 9 HAPPY SINGH STREET EATS

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