

LONDON PACIFIC

96 AVENUE

SCOTT ROAD

SCOTT ROAD CORRIDOR DEVELOPMENT OPPORTUNITY

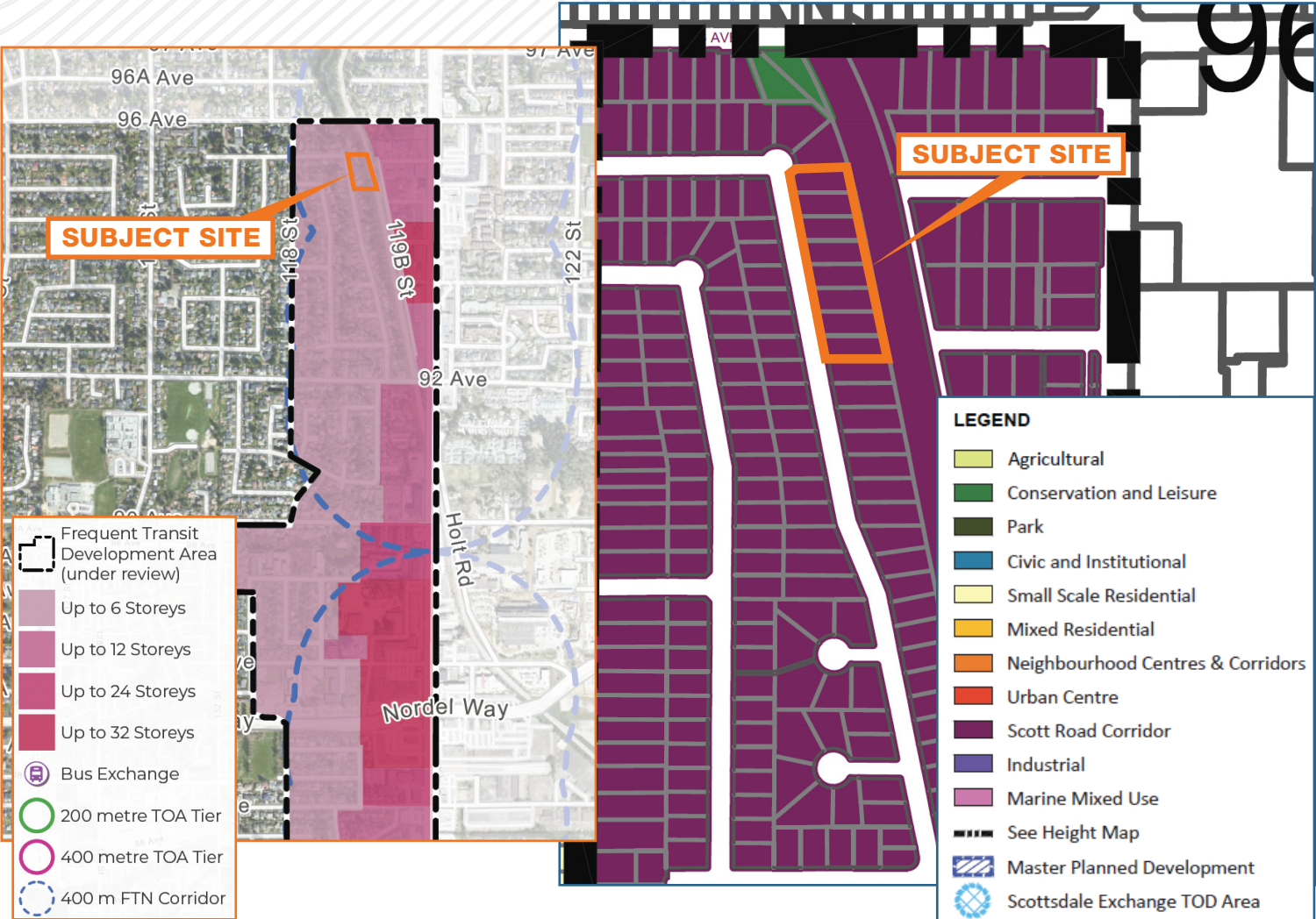
9480, 9492, 9500, 9510, 9520, 9540, 9550 119A STREET
DELTA BC

DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present an exclusive opportunity to acquire a prime development site in North Delta's rapidly evolving Scott Road Corridor. Spanning 70,948 SQFT, this site is strategically positioned with direct access to key transportation routes, including Vancouver, Surrey, and Richmond.

As part of Delta's newly adopted Official Community Plan (OCP) 2024, the Scott Road Corridor is a designated growth area, prioritizing transit-oriented development. The site falls within a land use designation that supports mid-rise developments up to 6-storeys. The area is projected to welcome approximately 14,000 new residents and 6,100 new households by 2051, driving strong demand for housing and commercial spaces.

With immediate access to the new R6 Scott Road RapidBus, this site offers exceptional connectivity and aligns with Delta's push for high-density, walkable urban communities. The Scott Road Corridor is experiencing rapid transformation, with several projects already in progress and more in the rezoning pipeline.



DEVELOPMENT OVERVIEW

- » Located in North Delta's Scott Road Corridor, a rapidly growing area with strong connectivity to Surrey, New Westminster, 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.



*9530 potential expansion



SALIENT FACTS:	
Address:	9550, 9540, 9530*, 9520, 9510, 9500, 9492, 9480 119A Street, Delta
Neighbourhood:	North Delta
Gross Site Area:	± 70,948 SQFT
Dimensions:	± 485 ft x 152 ft
OCP Land Use Designation:	Scott Road Corridor
Height Limit:	6-Storeys
Price:	Contact Agents

MARKET ANALYSIS

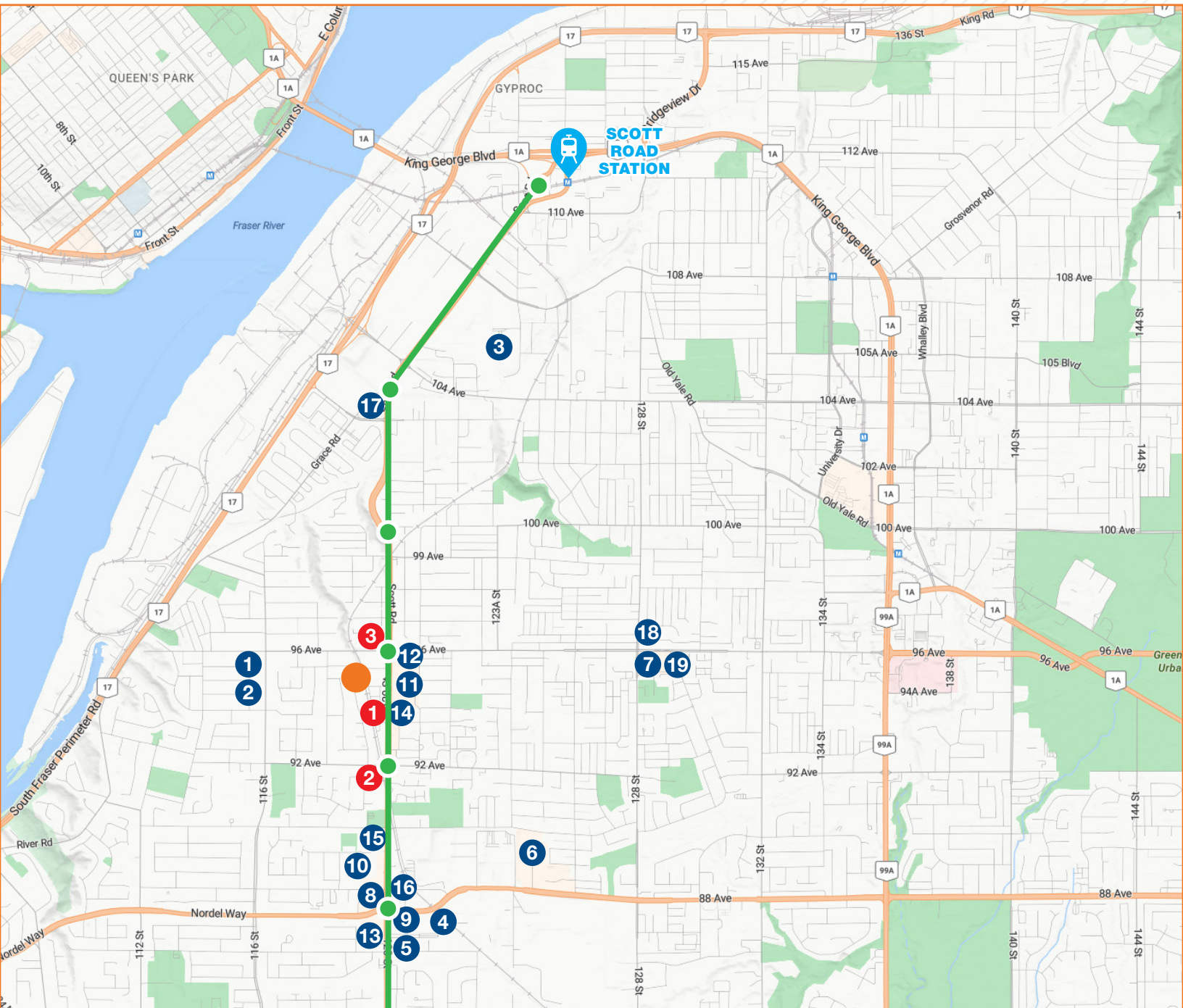
The Scott Road Corridor, designated as a Major Transit Growth Corridor in Metro 2050 and part of the Regional Transportation Strategy, presents a unique opportunity for development in North Delta’s rapidly expanding community. With limited new developments in the area and rising demand for housing, recent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



AMENITIES

- | | |
|----------------------------|--------------------|
| 1 Delview Secondary School | 11 Dollarama |
| 2 Gibson Elementary School | 12 Pharmasave |
| 3 Khalsa School | 13 Anytime Fitness |
| 4 Save-On Foods | 14 RBC Royal Bank |
| 5 Shoppers Drug Mart | 15 Cave Athletics |
| 6 Walmart | 16 Chaiwala |
| 7 NOFRILLS | 17 Starbucks |
| 8 Tandoori Flame | 18 Fruiticana |
| 9 Boston Pizza | 19 McDonalds |
| 10 Immaculate Conception | |

 **SUBJECT SITE**

 **R6 Rapid Bus**

DEVELOPMENT APPLICATIONS

- | | |
|---|-----------------------|
| 1 | BMG Real Estate |
| 2 | Sandhill Developments |
| 3 | Maple Leaf Homes |



DRIVING

- | | |
|--------|---------------------------------|
| 8 min | Scott Road SkyTrain Station |
| 10 min | Surrey Memorial Hospital |
| 10 min | Surrey City Centre |
| 10 min | Simon Fraser University |
| 10 min | Future UBC's Surrey Campus |
| 15 min | Strawberry Hill Shopping Centre |

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