

LONDON PACIFIC

SUBJECT SITE

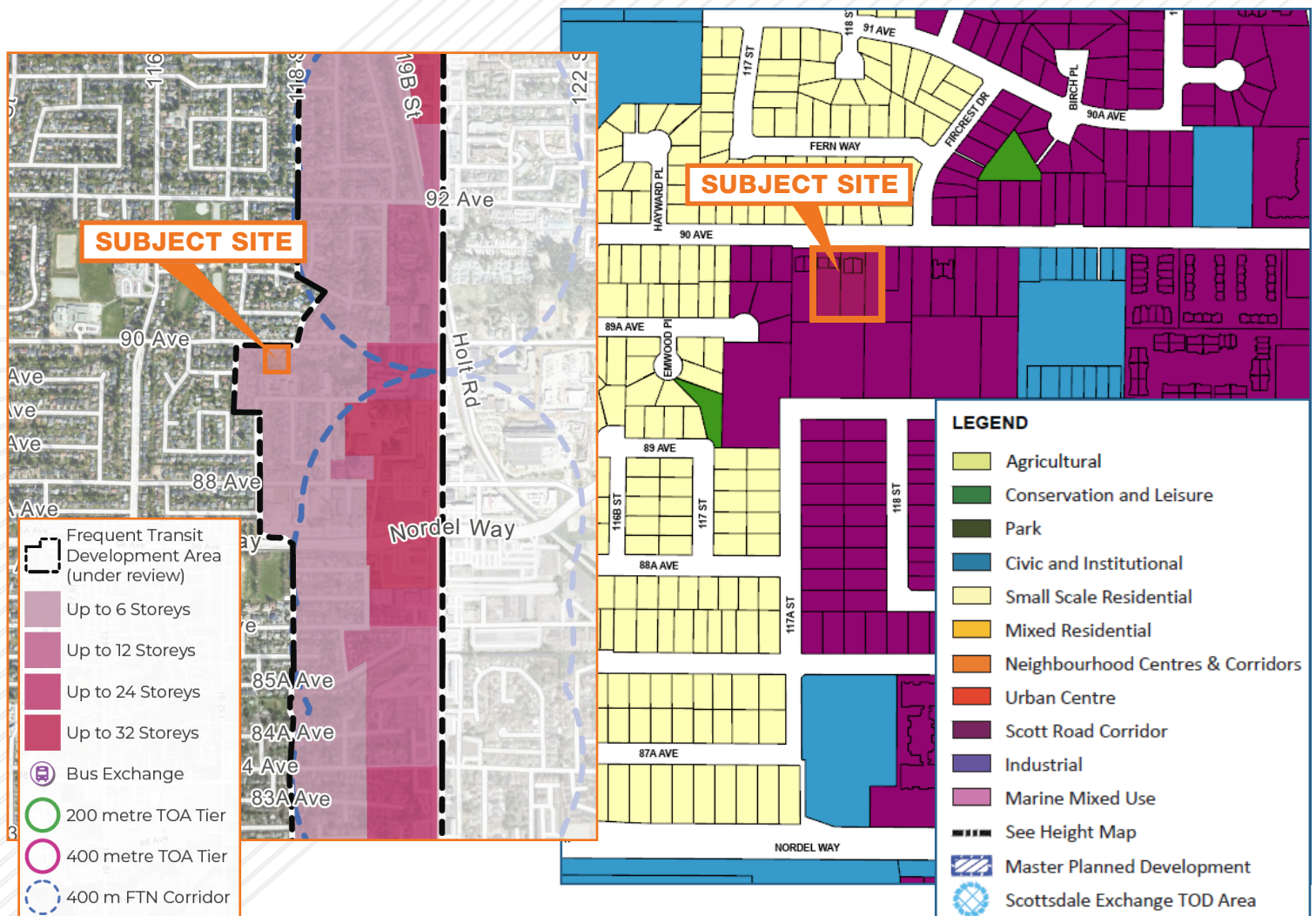
SCOTT ROAD

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.



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.






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

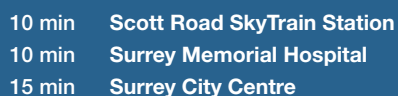
MARKET ANALYSIS

The Scott Road Corridor, designated as a Major Transit Growth Corridor in Metro 2050 and a key component of the Regional Transportation Strategy, presents a unique development opportunity in North Delta’s rapidly expanding community. North Delta is projected to grow by 24,000 residents, requiring 10,000 new homes by 2051. A significant portion of this growth, approximately 14,000 residents and 6,100 households, is concentrated within the Scott Road Corridor. With limited new developments in the area and rising housing demand, recent presale activity underscores the corridor’s strong market potential.

Market trends indicate that new mid-rise developments in the corridor have demonstrated healthy market interest. Phase 1 of The Scott + 77 project sold out in Q2 2024 at an average price of \$930 per SQFT. Phase 2, launched in Q3 2024, has sold 62 of 142 units, with prices averaging \$964 per SQFT, reflecting continued demand in the area. 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	62	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

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.



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