



FOR SALE

TOWNHOUSE DEVELOPMENT SITE

4540-4560 Thompson Road & 4551-4571 Boundary Road, Richmond

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OPPORTUNITY SUMMARY

London Pacific is pleased to present this exclusive townhouse development opportunity located in Richmond's Hamilton neighbourhood, at the corner of Thompson Road and Boundary Road. Situated just south of the Queensborough Interchange and minutes from the Alex Fraser Bridge, the site offers excellent connectivity to Metro Vancouver in a community seeing strong demand for ground-oriented family housing.

The Vendor is open to considering all offers submitted through London Pacific including LOI's and PSA forms. Upon submission of a CA, prospective purchasers will have access to a Data Room with architectural drawings, survey, Geotech study and City of Richmond Correspondence.



Centrally located, near Alex Fraser Bridge



Townhouse building form



77-Units



Located in Hamilton neighbourhood

OPPORTUNITY OVERVIEW

Designated Neighbourhood Residential RS1/F, the 3.052-acre site is proposed for 77 units, predominantly 3-bedroom, with a FAR of 0.75 and a gross buildable area of approximately 97,038 SF. The site benefits from potential density upside to FAR 0.80 under Richmond's upcoming OCP update, offering a compelling value-add proposition for the incoming developer.

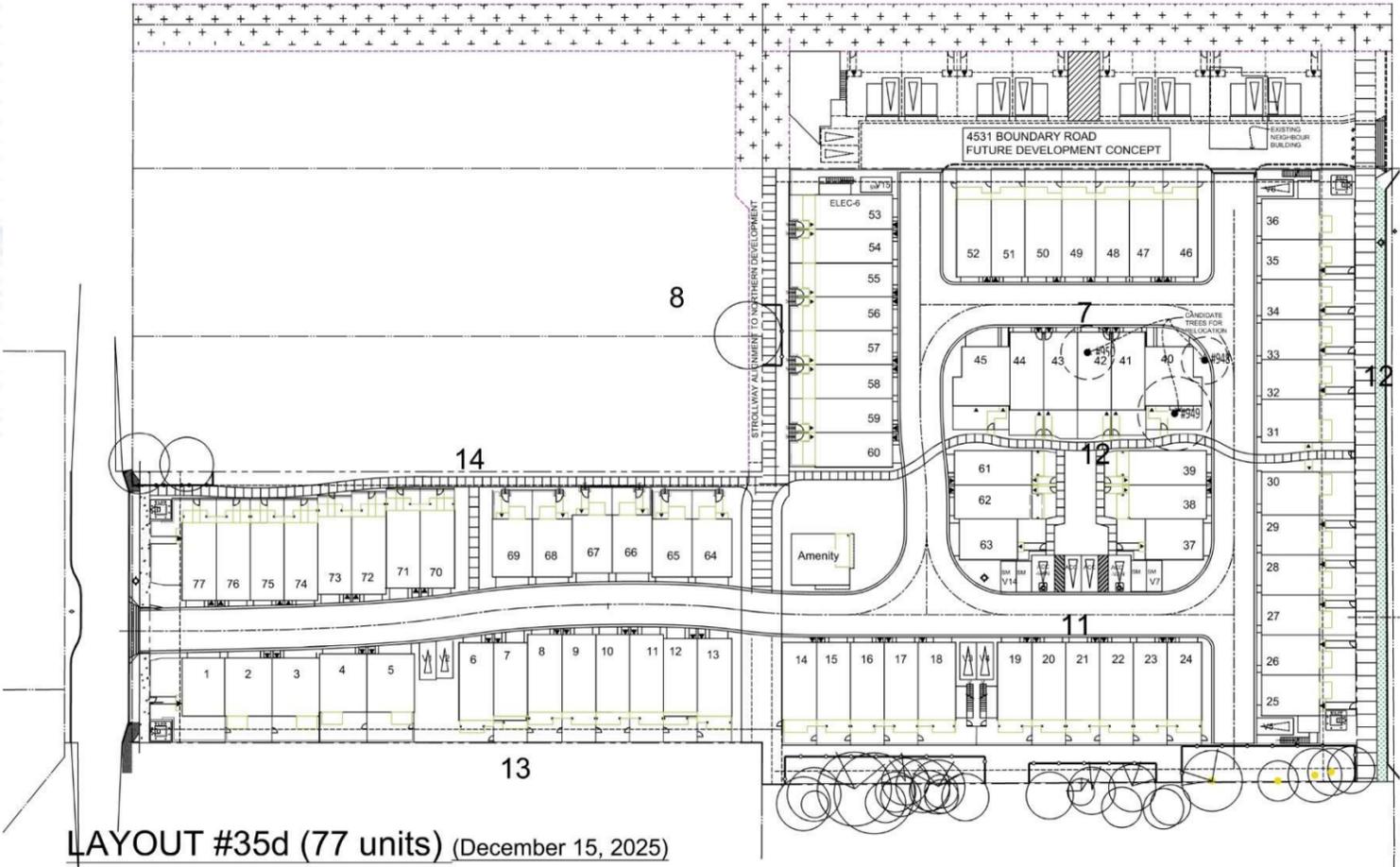
The Hamilton neighbourhood is one of Richmond's most established residential communities, situated just south of the Queensborough Interchange and in close proximity to the Alex Fraser Bridge, providing excellent connectivity to Metro Vancouver. The surrounding area continues to see strong demand for ground-oriented family housing, making townhouse product particularly well-suited to this location.

The Environmentally Sensitive Area (ESA) on site requires minimal dedication and development considerations. There are currently 4 tenanted single-family home structures rented on a month-to-month basis, providing holding income during the rezoning process.



SALIENT FACTS

Address:	4540, 4560 Thompson Road & 4551, 4571 Boundary Road, Richmond
PID:	004-007-701, 009-758-224, 001-856-600, 023-596-538
Neighbourhood:	Hamilton, Richmond
Improvement:	4 Single Family Residential Homes
Current Zoning:	Neighbourhood Residential RS1/F
Gross Site Area:	± 132,846 SQFT
Gross Buildable Area:	± 97,038 SQFT
Unit Count:	77 Units

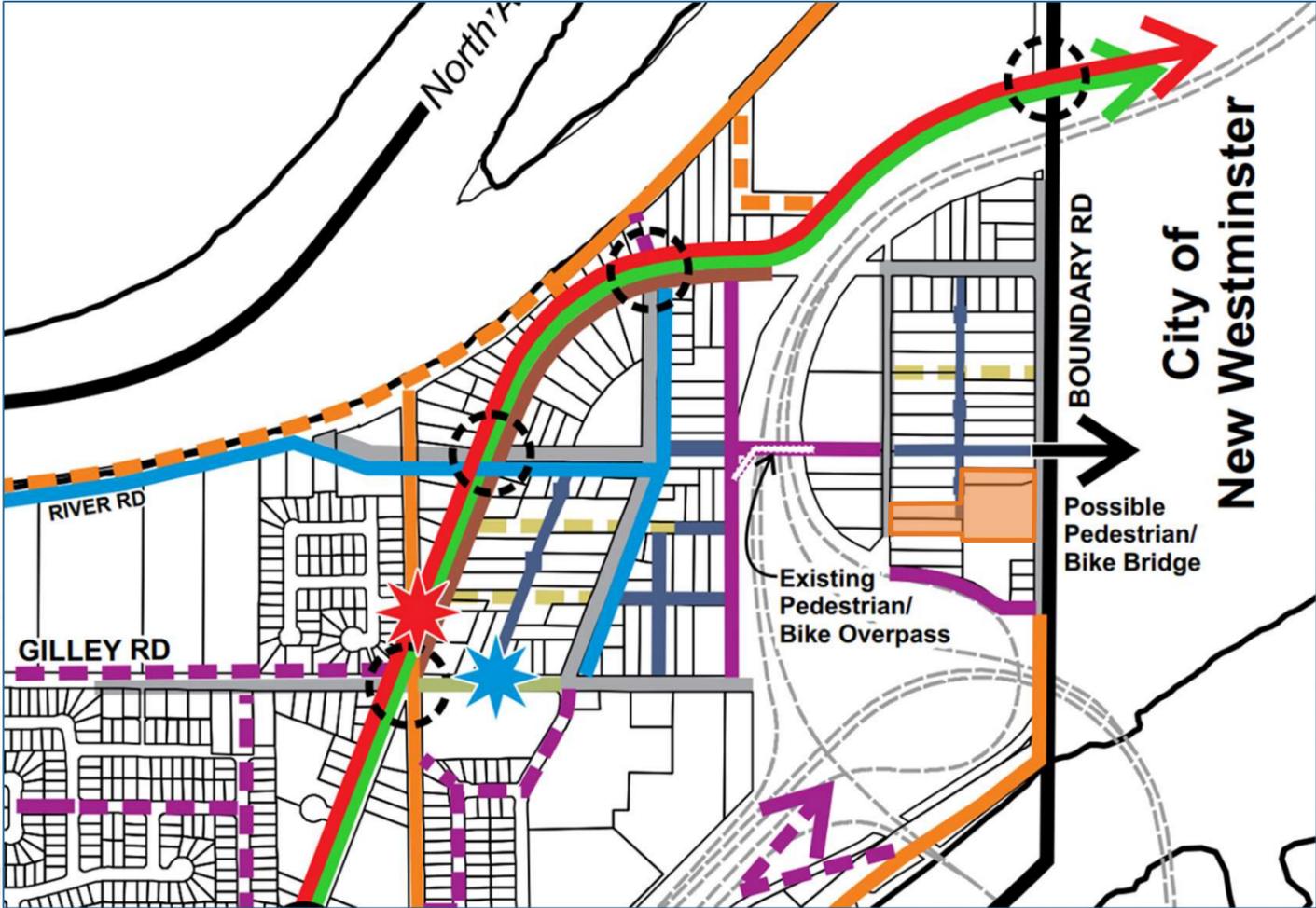


LAYOUT #35d (77 units) (December 15, 2025)

SITE LOCATION

This future townhouse site faces Hamilton Highway Park and is only a few blocks from the riverfront, making it an ideal location for a family-oriented townhouse development. The Hamilton neighbourhood offers a range of nearby amenities and borders the Queensborough community of New Westminster, providing a strong sense of established community.

The site is only a 17-minute bus ride from 22nd Street SkyTrain Station in New Westminster, connecting residents to downtown Vancouver in approximately 45 minutes, or Surrey City Centre in approximately 40 minutes via transit.



Area Plan Boundary	Westminster Hwy - Boulevard Treatment
Existing Major Street Bike Route	Gilley High Street
Existing Greenway/Trail	Major Arterial
Future Greenway/Trail	Collector
Existing Neighbourhood Link - enhanced	Crossing Plaza
Future Neighbourhood Link - unenhanced	High Street Plaza
New/Reconstructed Public Streets with Neighbourhood Links	Existing Full Signal
Future Neighbourhood Links - Strollways	Proposed Full Signal
Future Shared Streets	



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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation.

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