

HURONTARIO ST

BRISTOL RD W

FOR
SALE

BRITANNIA FARM
DEVELOPMENT PARCEL

5490-5576

HURONTARIO STREET
MISSISSAUGA, ON

KEY HIGHLIGHTS

SUBJECT PROPERTY
BRITANNIA FARM
5490-5576 HURONTARIO STREET



PROPERTY DETAILS

TOTAL SITE AREA	32.49 ACRES (USI MODEL - 31.94 Acres)
FRONTAGES (APPROX.)	1,271 FT (Hurontario Street) 1,509 FT (Bristol Road)
ZONING	II - INSTITUTIONAL
OFFICIAL PLAN (OPA 79)	Mixed Use Area (Sch. 10 - Land Use) Neighbourhood Area (Sch. 1 - Urban System) Intensification Corridor (Sch. 1 - Urban System)
APPROVED DENSITY	Up to 3.0 FSI
PIN	To Be Confirmed
LEGAL DESCRIPTION	To Be Confirmed

SUPERIOR, TRANSIT-ORIENTED COMMUNITY

- ▶ Located along the Hurontario Corridor, within Mississauga's Britannia neighborhood.
- ▶ Upcoming Hurontario LRT: Dedicated transit right-of-way will span 18 kilometers and provide a strategic linkage between GO train service at Brampton Gateway Centre and Port Credit, Mississauga.
- ▶ Integral to the development of the Britannia Farm parcel will be Bristol station which shall be located at the Britannia Farm Development, allowing residents and visitors higher-order transit options to connect like never before. Completion is expected in Fall 2024.
- ▶ Community amenities include; 1.8 Kilometers to Highway 401, 2.5 kilometers to Highway 403, 2.8 kilometers to Heartland Town Centre, 4.3 kilometers to Mississauga City Centre & Square One shopping district and 5 kilometers to the Cooksville GO Train Station.

LANDMARK DEVELOPMENT OPPORTUNITY

- ▶ The Britannia Farm Master Plan contemplates significant density across a range of uses which will intensify around the future Bristol Station LRT Stop.
- ▶ Preliminary estimates by Urban Strategies Inc. include approximately 2.3 million square feet of residential (2,092 units), retail and office gross floor area.

STRONG MARKET FUNDAMENTALS

- ▶ The Britannia Farm parcel is the last opportunity to develop & create a large scale, master-planned community.
- ▶ Single Family Homes and Townhouse projects are limited in the area, which provides strong benefits for the timing of marketing and sales at the subject Property.
- ▶ There are select multi-phase developments located to the south, including the remaining phases of Pinnacle's Uptown development (2,668 units) as well as a new six tower complex at Hurontario and Eglinton (2,095 units) which will continue to strengthen the Hurontario corridor as a strategic high-density neighborhood for residential and employment uses.



**BRITANNIA FARM
PARCEL**

OFFERING GUIDELINES

Cushman & Wakefield ULC, Brokerage (the “Advisor”) has been retained by the Vendor as exclusive Advisor to seek proposals for the disposition of 5490-5576 Hurontario Street, Mississauga (the “Property”). The Property is offered for sale on an unpriced basis and will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing.

Based on information contained herein, and other information that may be made available by the Advisor or Vendor, interested parties are invited to submit an Offer to Purchase (“OTP”) on the Vendor’s form that addresses the requirements outlined under the heading “Offering Guidelines”. Offers will be received on a specific date which will be communicated by the Advisor at least 7 days in advance. Initial Offers, regardless of form and content, will not create any binding legal obligations upon the Vendor or the Advisor. The Vendor is under no obligation to select any of the Offers and reserves the right to amend the offering procedure at any time and without notice.

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**Broker *Sales Representative