

10 ACRE

Transit-Oriented, Low Density Residential Development Opportunity



 **CUSHMAN & WAKEFIELD**
Capital Markets

FOR SALE

PIN 580920090, BARRIE, ON



INVESTMENT HIGHLIGHTS



Rapidly Expanding Location

The Site is located south of Mapleview Drive, east of Yonge Street in Barrie's St. Paul's community. In addition to major commuter routes such as Highway 400 and Highway 26, the Barrie South GO Station is a three minute drive from the Property, providing convenient commuting access to Toronto's Union Station in 1.5 hours. There are abundant retail and recreational amenities within a five minute drive of the Site, and the 2,000-unit Hewitt's Gate community is under development immediately to the north and will materially change the character of the area.



Poised for Growth

The City of Barrie is one of Ontario's fastest growing communities and is forecast to grow to a population of 298,000 residents and 150,000 jobs by 2051, representing an increase of nearly 100% and underscoring the need for housing in the municipality.



Strong Residential Market Fundamentals

The City of Barrie is an increasingly desirable residential market in the Greater Toronto Area commuter shed, with strong pricing and absorption. According to the Barrie & District Association of Realtors, average housing prices in Barrie have been trending upward in 2024, notwithstanding the current interest rate environment. As of February 2024, the average resale price for a detached house in Barrie was \$858,655 with newer units trading well above this figure. Townhouse units averaged pricing of \$655,125.



Advanced Development Application Status

The proposed development, which has received Conditional Approval, includes 44 street townhouses and 23 single detached houses. The Vendor has since completed three further submissions, with the latest being for a more intensified site plan featuring 58 street townhouses, 23 single-family detached homes, one townhouse part lot & three single-family detached part lots on the Site.

Substantial Property due diligence has been completed to date and is available for review in C&W's online data room.

SITE DETAILS

PIN:	580920090
Gross Land Area:	10.70 acres
Stormwater Management Area:	0.57 acres
Environmental Protection Area:	1.90 acres
Net Developable Area:	8.23 acres - +/- 77% of the gross site area
City of Barrie Official Plan 2051:	Neighbourhood Area
Zoning:	Neighbourhood Residential - R5 Open Space - OS
Improvements:	Vacant Land

DEVELOPMENT OVERVIEW

The proposed development, which has received Conditional Approval of subdivision, includes 44 street townhouses and 23 single detached houses. The Vendor has since completed three further submissions, with the latest being for a more intensified site plan featuring 58 street townhouses, 23 single-family detached homes, one townhouse part lot & three single-family detached part lots on the Site. Blocks 31-34 are part lots and consideration of these units with the neighboring property owner to the north will be determined at the time of registration of the plan of subdivision, dependent on frontages.

Substantial Property due diligence has been completed to date and is available for review in C&W's online data room.

Unit Type	Count
Street Townhouse Lots	58
Single Family Detached Lots	23
Street Townhouse Part Lots	1
Single Family Detached Part Lots	3
Total	85



//// Location Overview

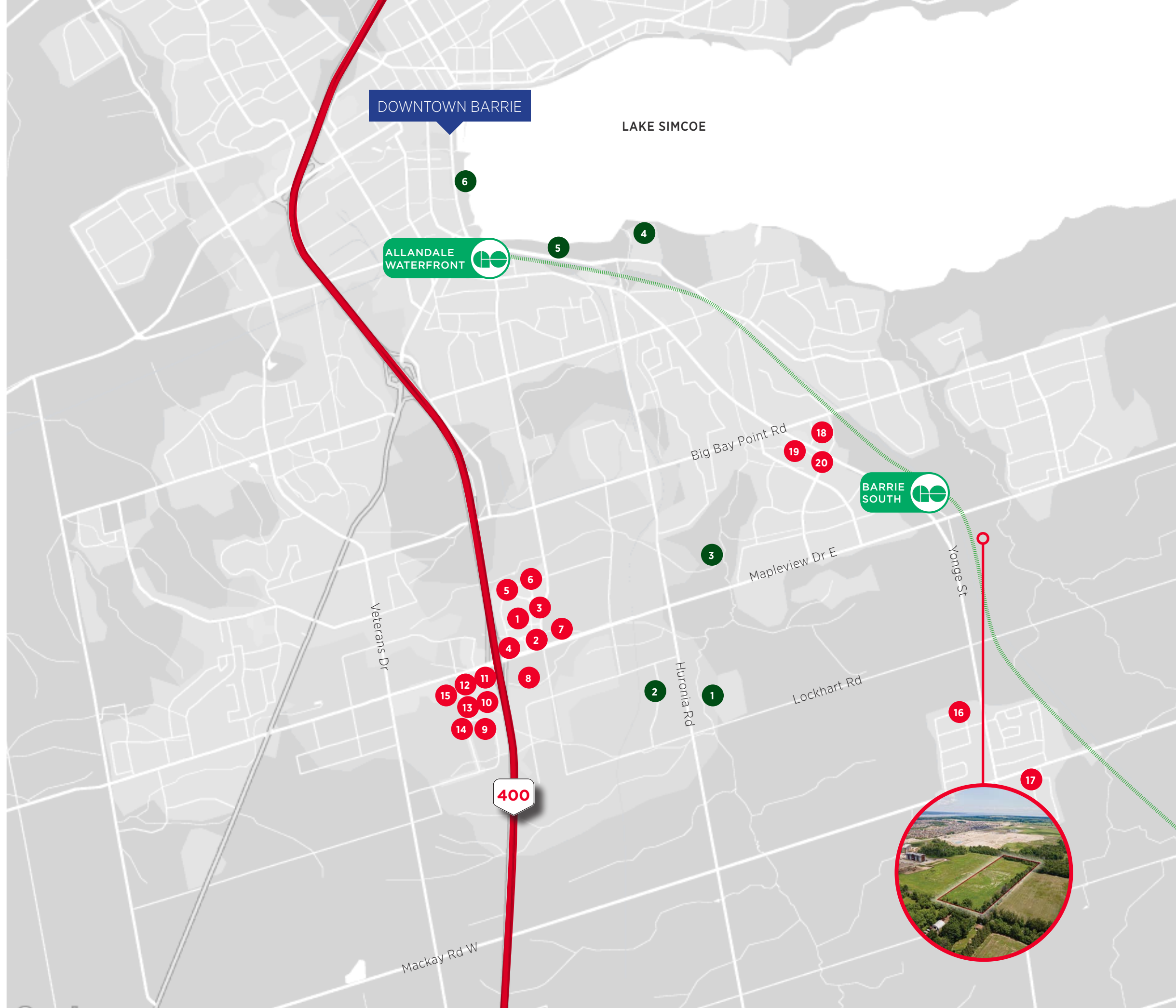
RETAIL AMENITIES

- 1 Park Place
- 2 Starbucks
- 3 The Keg Streakhouse + Bar
- 4 LA Fitness
- 5 Cabela's
- 6 The Rec Room
- 7 Sadlon Arena
- 8 Costco
- 9 Galaxy Cinemas Barrie
- 10 Sobeys Barrie
- 11 Walmart Supercentre
- 12 PetSmart
- 13 Dollar Tree
- 14 Indigo
- 15 Boston Pizza
- 16 Foodland Stroud
- 17 Stroud Innisfil Community Centre Arena
- 18 Zehrs
- 19 LCBO
- 20 Dollarama

PUBLIC GREENSPACE

- 1 National Pines Golf Club
- 2 Innisbrook Golf Course
- 3 Lovers Creek Ravine
- 4 Minet's Point
- 5 Southshore Community Centre
- 6 Centennial Park

6 Cushman & Wakefield National Capital Markets Group



National Capital Markets Group

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SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of the 10.70 acres site southeast of Yonge Street and Mapleview Drive East, Barrie, Ontario with the PIN 580920090. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room.

PRICE

The Property is offered for sale on an unpriced basis.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray

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