

Approved Residential Development Opportunity



FOR SALE

295 MOUNTAIN ROAD, COLLINGWOOD, ON

OFFERING AT A GLANCE

Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale the residential development parcel located at 295 Mountain Road, Collingwood (the “Property” or “Site”). The Property includes 49.72 acres of land and is located on the north side of Mountain Road, just west of Highway 26. The general area is amenity-rich, including being approximately 1.5 kilometers from downtown Collingwood and less than five kilometers from Blue Mountain Village.

The Town of Collingwood is one of the fastest growing municipalities in Simcoe County, attracting residents with its amenities and high quality of life. There are numerous developments proposed and under construction in the immediate area, including several master-planned communities. The Vendor has received zoning approval to build 600 residential units on the site including single detached, townhouse, stacked townhouse and apartment units.

The Property is offered for sale at a price of \$29,995,000. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving the information on the Offering. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst or Mike Murray at the address provided within.

PROPERTY DETAILS

Address	295 Mountain Road, Collingwood
PIN:	582550841
Legal Description:	PART LOT 45 CONCESSION 11 NOTTAWASAGA PART 1 51R15871, EXCEPT PART 1 EXPROPRIATION PLAN SC1931366 TOWN OF COLLINGWOOD
Gross Land Area:	49.72 acres
Stormwater Management Area:	1.98 acres
Hydro Substation Area:	0.20 acres
Park / Trail Area:	2.74 acres
Net Developable Land Area:	44.80 acres
Zoning:	R3-67, R2-68, R3-69, R3-70, CS-10
Official Plan:	Residential
Development Concept:	600 Units





INVESTMENT HIGHLIGHTS



Amenity Rich Area

The subject Property is located on the north side of Mountain Road, west of Tenth Line in the heart of Collingwood. Located 1.5 kilometers from Collingwood's vibrant downtown area which features a wide variety of retailers as well as restaurants, breweries and cultural attractions. Walmart Supercentre, Home Depot, FreshCo and many other daily needs retailers are located within a 5-minute drive of the Site, as well as Highway 26 which connects Collingwood to the surrounding communities. The area is well-positioned with respect to outdoor recreation amenities, including being less than 5 kilometers from Blue Mountain Village and its various ski and golf clubs. The Property also benefits from easy access to numerous trails, including the 34-kilometer Georgian Trail less than 750 meters away, as well as numerous area green spaces and beaches.



Rapidly Growing Location

The population of the Town of Collingwood increased 21.9% over the 2016-2021 census period, making it one of the fastest growing and has become the major commercial centre in northwest Simcoe. The population is expected to increase a further 11% by 2028 and Simcoe County is projected to grow by more than 194,000 residents by 2051.



Strong Residential Market Fundamentals

The Town of Collingwood is an increasingly desirable residential market with strong pricing and absorption. According to the Simcoe & District Real Estate Board, sales in March 2024 increased 40% month-over-month and were at their highest level since summer 2023. Benchmark housing prices in the region have been trending upward, increasing 3.6% year over year.



Approved Development Concept

The Vendor has successfully rezoned the Property and obtained conditional draft plan of subdivision approval from the Town of Collingwood for a 600-unit residential development that includes a range of housing types as well as parkland and a public school. The concept includes 126 singled detached, 182 townhouses, 192 stacked townhouses and 50 apartment units.

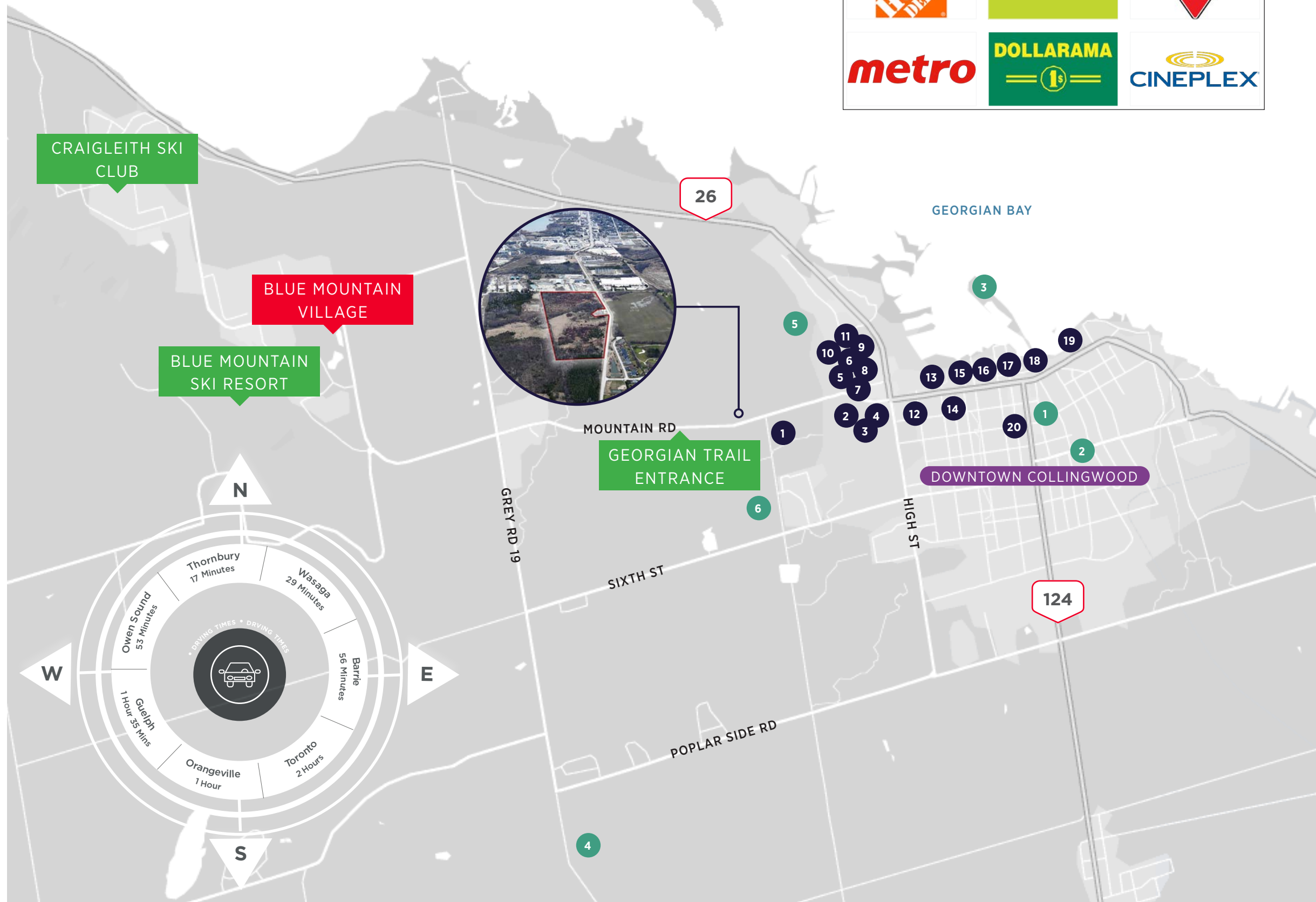
Substantial Property due diligence has been completed to date and is available for review in C&W's online data room.

AREA AMENITIES

- 1 Side Launch Brewing Company
- 2 Walmart Supercentre
- 3 Metro
- 4 The Home Depot
- 5 Home Depot
- 6 FreshCo
- 7 Galaxy Cinemas
- 8 Dollarama
- 9 Winners & HomeSense
- 10 Sports Chek
- 11 Canadian Tire
- 12 M&M Food Market
- 13 Northwinds Brewhouse & Kitchen
- 14 Swiss Chalet
- 15 McDonald's
- 16 Shoppers Drug Mart
- 17 LCBO
- 18 Rexall
- 19 The Iron Skillet
- 20 Loblaws

PARKS & LEISURE

- 1 Collingwood Eddie Bush Memorial Arena
- 2 Central Park Arena
- 3 Millennium Overlook Park
- 4 Osler Golf & Ski Club
- 5 Cranberry Gold Course
- 6 Blue Mountain Golf & Country Club



5-MINUTE DRIVE

///// Offering Process

SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

PRICE

The Property is offered for sale at a price of \$29,995,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray

Cushman & Wakefield ULC

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