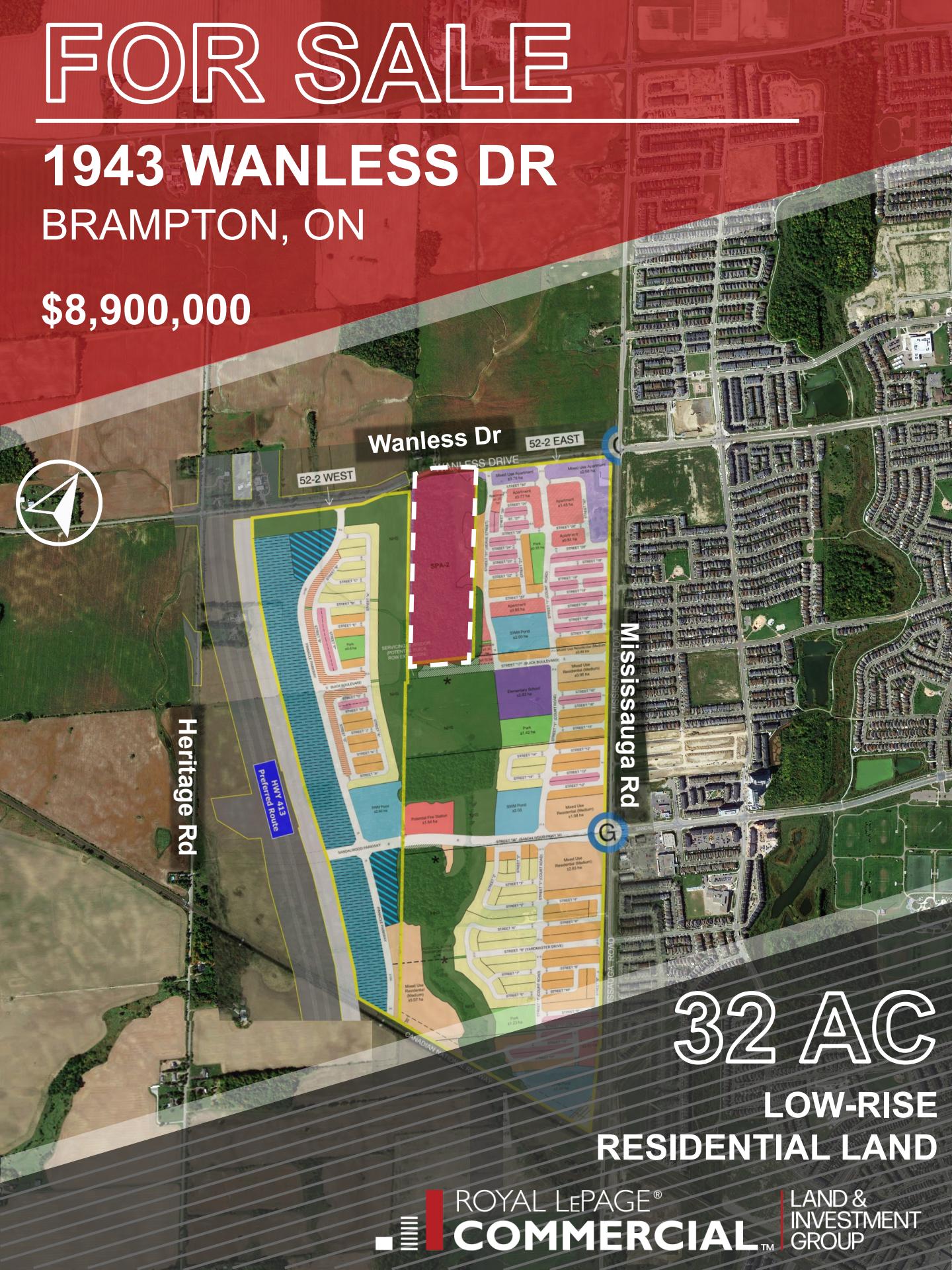


FOR SALE

**1943 WANLESS DR
BRAMPTON, ON**

\$8,900,000



**32 AC
LOW-RISE
RESIDENTIAL LAND**



ROYAL LEPAGE®

COMMERCIAL

LAND &
INVESTMENT
GROUP

THE OPPORTUNITY

Approximately 7 Acres (usable) of “Mixed Use Transitional Neighborhood” vacant land in Brampton. Site is within development Block 53, also known as the Heritage Heights planning area.

Potential for further usable land per the site designation as a “Special Policy Area” subject to Environmental Impact Study. Permitted uses include Townhouse, Stacked Towns and Mid-Rise developments. The Secondary Plan is approved as of July 2024.

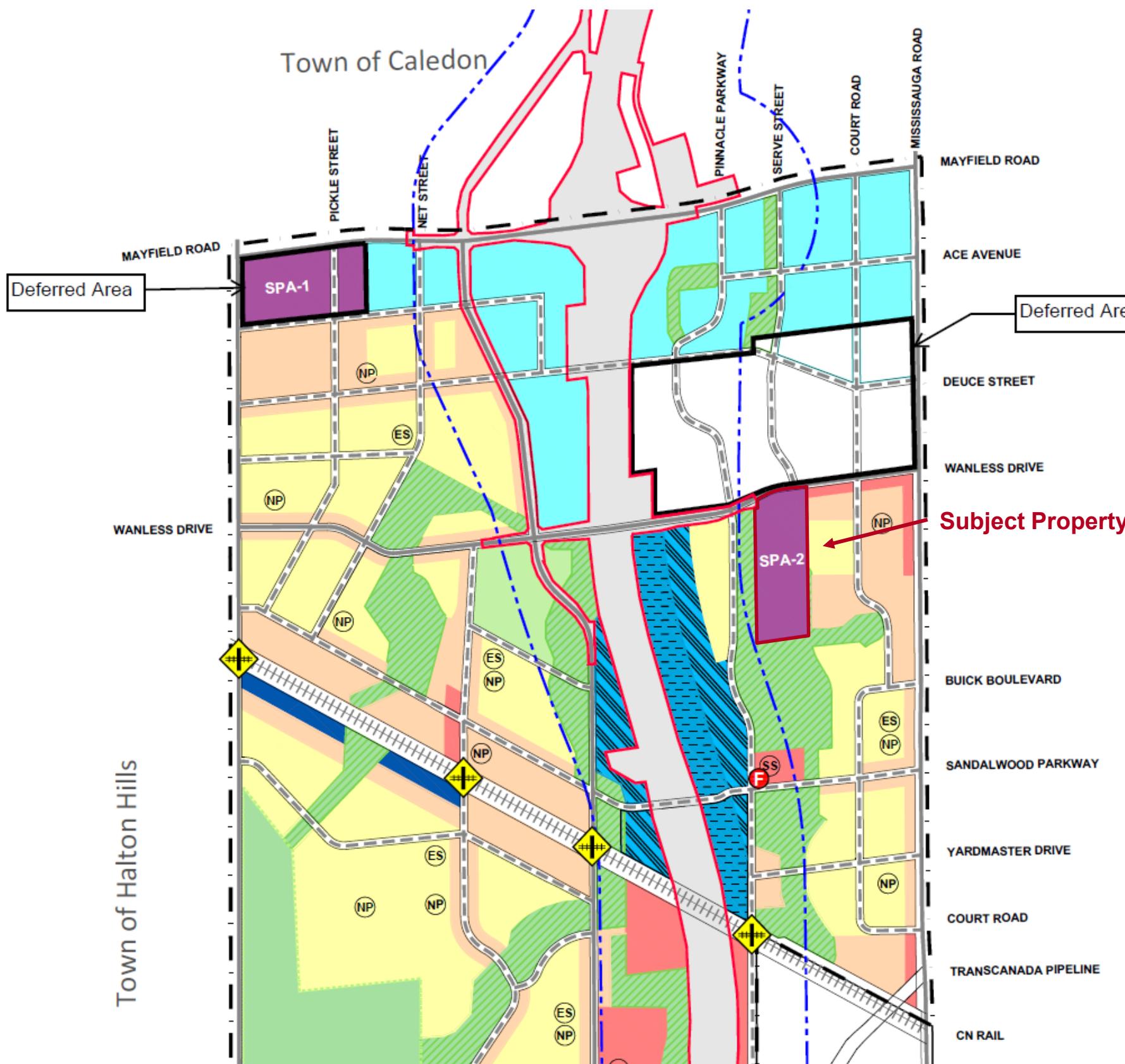
- The local Land Owners Group is formed and proceeding with preparations for development.
- Part of Highway 413 Expansion, and near to planned future GO Station.
- Sanitary Servicing is available but will occur at the demand of the LOG, subject to market conditions. Services will be provided on Wanless Rd, via a sanitary trunk sewer that is being designed in 2025 for delivery in 2028.

Location	Mississauga Rd & Wanless Dr
Area	32.11 AC
OP	Mixed-Use Residential Special Policy Area
Zoning	A – Agricultural
Sanitary Services	On Mississauga Rd, T060 – 2030 On Heritage Rd, T059 – 2032



SECONDARY PLAN

HERITAGE HEIGHTS



1943 Wanless Dr is designated as **Special Policy Area 2** and includes portions of potential Mixed Use Residential Medium- and High-Density.

LEGEND

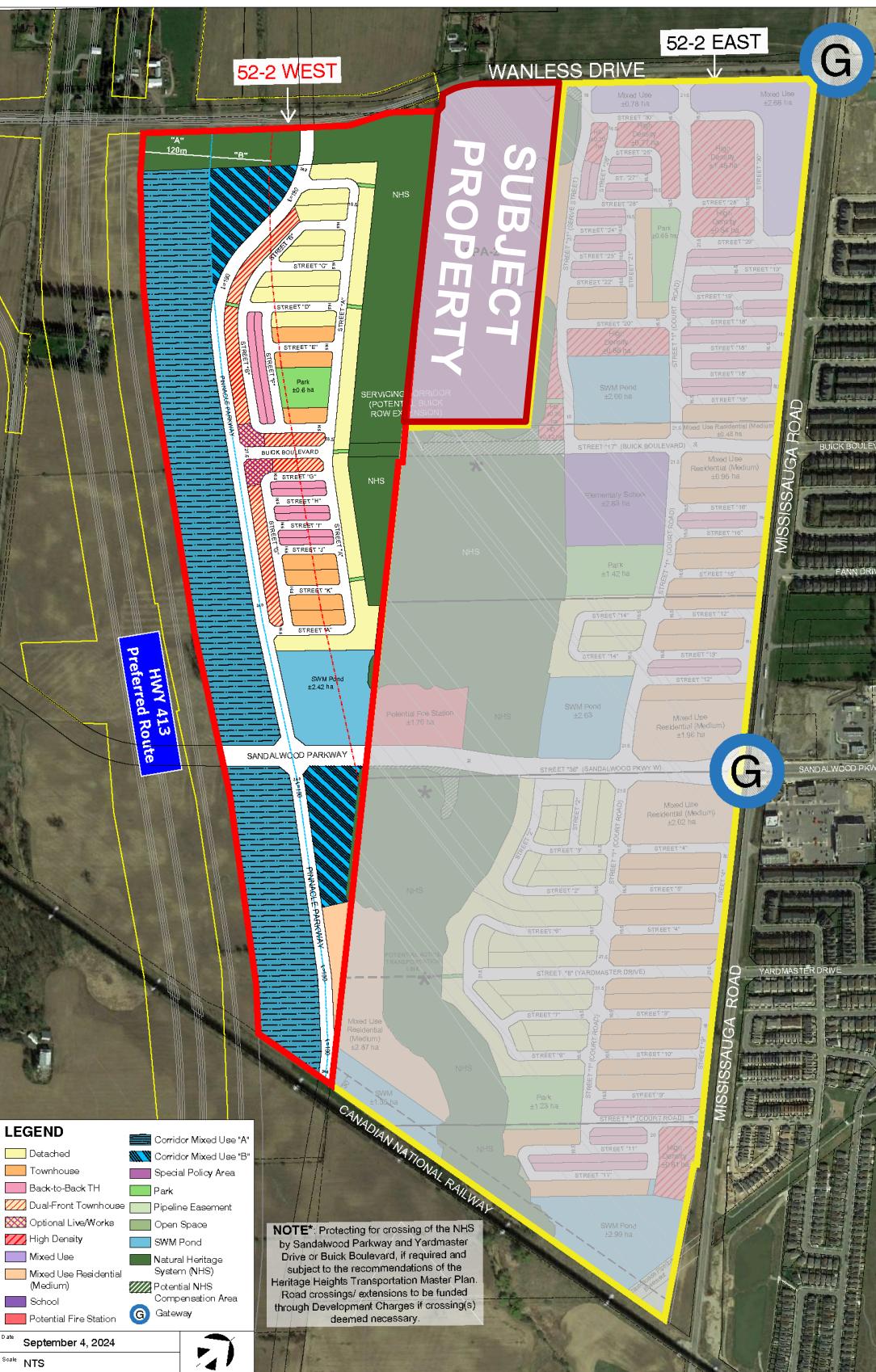
- Secondary Plan Area
- Existing Street Network
- Proposed Street Network
- Existing Rail Line
- Preliminary Highway & Transitway Right-Of-Way Design
 - *Data from Highway 413 Interactive Mapping
- Focused Analysis Area/ Narrowed Area of Interest
 - *Data from Ontario Data Catalogue
- Conceptual Railway Crossing
 - *Subject to further study to determine need and location at Precinct Planning Stage
- Elementary School (ES)
- Secondary School (SS)
- Future Neighbourhood Parks (NP)
- Hospital (H)
- Fire Station (F)
- Greenbelt Area-Protected Countryside
 - Note: Any lands within the Provincial Greenbelt Area area not part of the Urban Area and are subject to the policies of the Greenbelt Plan
- Natural Heritage System
- Community Parks
- Neighbourhoods
- Mixed Use Residential (Med)
- Mixed Use Residential (High)
- Corridor Mixed Use A
- Corridor Mixed Use B
- Major Institutional
- Employment
- Pumping Station
- Transportation - CN Railway Layby and Maintenance Facility
- East-West Connection Focus Area
- Special Policy Area

AREA DEVELOPERS



ADJACENT DEVELOPMENTS

Mississauga Rd N Precinct Plan 52-2 West



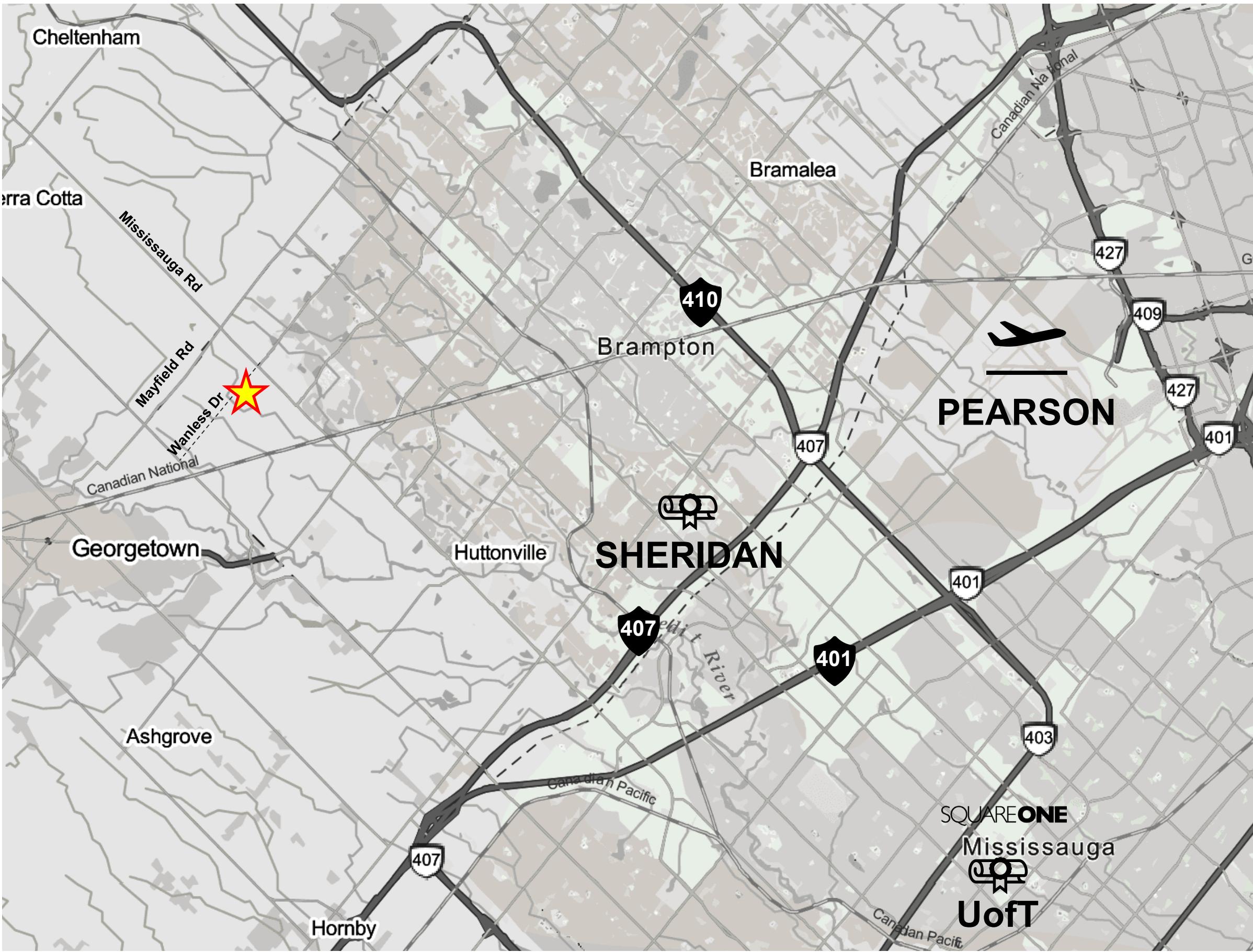
Precinct Plan 52-2 East – Unit Summary



TRAVEL TIMES

ROYAL LEPAGE®
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INVESTMENT
GROUP



SQUARE ONE

29 mins | 29.5 KM

**Sheridan College
Davis Campus**

21 mins | 13.7 KM

U of T Mississauga

30 mins | 33 KM

PEARSON AIRPORT

26 mins | 32.2 KM

HIGHWAY 410

15 mins | 15.7 KM

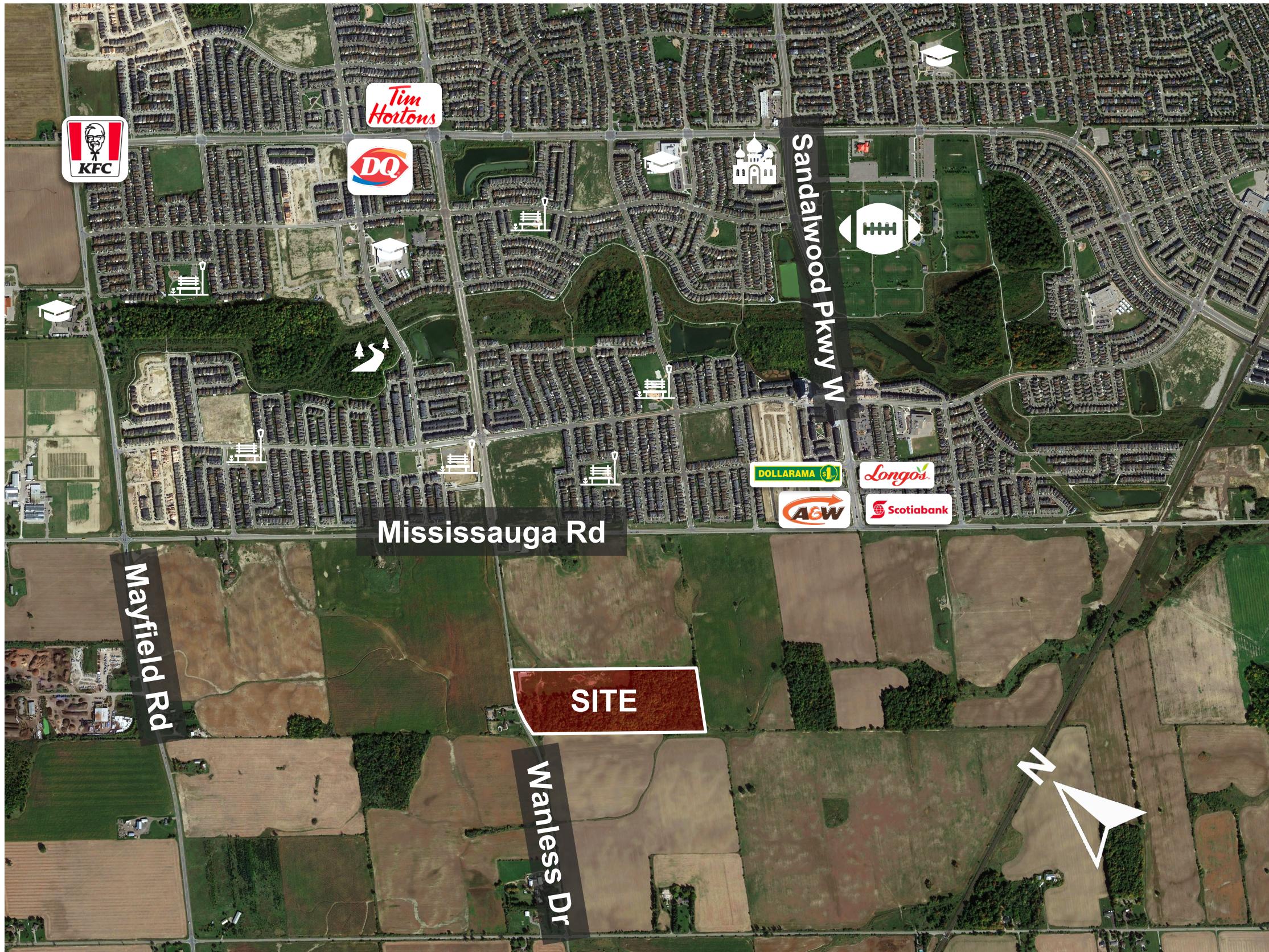
HIGHWAY 407

14 mins | 11.4 KM

**ONTARIO 401
EXPRESS**

18 mins | 13.3 KM

AREA AMENITIES



- Public School
- Sandalwood Sportsfield
- Park
- Place of Worship
- Mt. Pleasant Trail



THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the Vendor as the exclusive advisor to seek offers for the disposition of 1943 Wanless Dr (the “Property”) in Brampton.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price with reasonable terms based on the development potential.

For additional information please contact one of the listing advisers below:

All offers are requested to be submitted to Renato Viele or Arash Fatemi.



LEAD ADVISORS

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**Com. Broker*