



LAND
SPECIALISTS

CBRE

Lake Ontario

Weller's Bay



CONSECON

LAND INVESTMENT OPPORTUNITY

545 AC. ON STINSON BLOCK ROAD

CONSECON, PRINCE EDWARD COUNTY



STINSON BLOCK ROAD OFFERING

CBRE Limited is pleased to offer 100% freehold interest in the sale of this large land offering in Conseccon, Prince Edward County (the "Site" and/or "Property"). Spanning over \pm 545 acres, the Property is a professionally managed contiguous land assembly. The Property boasts largely unencumbered, generally flat topography with multiple access points and a large direct road frontage on Stinson Block Road.

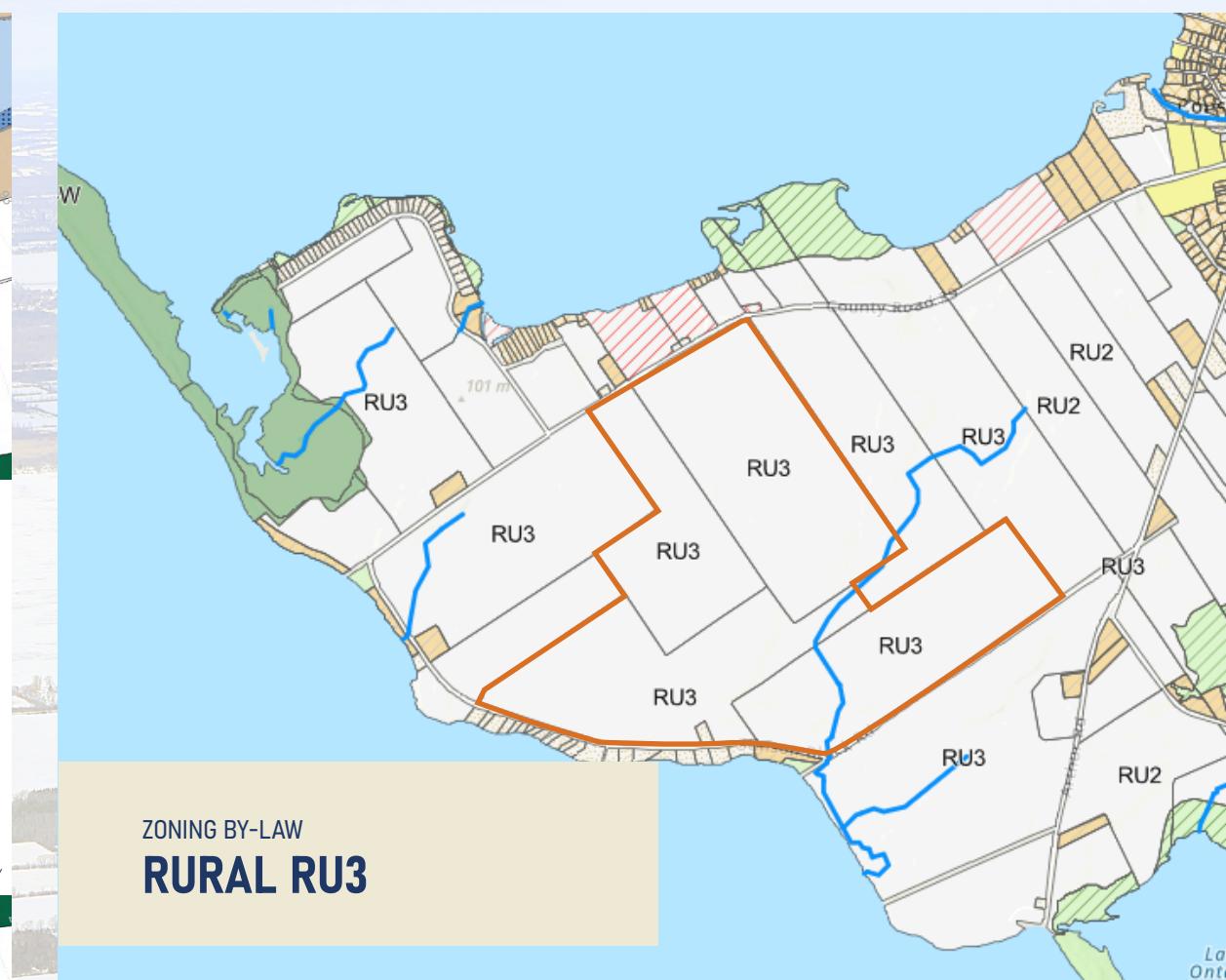
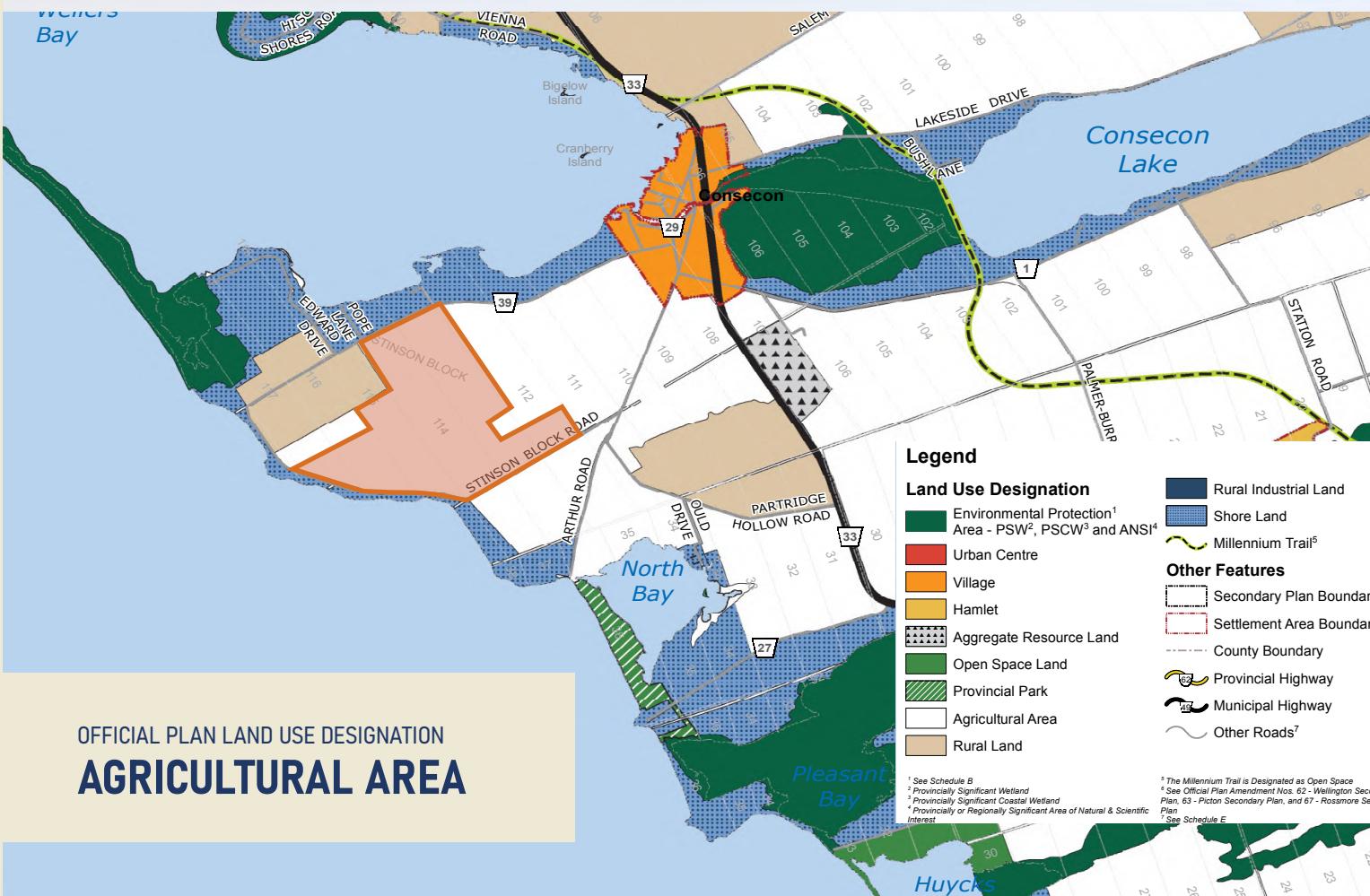
The Site is located across the street from, and offers scenic views of, Lake Ontario and Weller's Bay, and is a short walk to Conseccon Lake. The Property has excellent connectivity along Stinson Block Road to Loyalist Parkway and Highway 401.

The Site is located within the Prince Edward County area of Ontario, a region highly regarded for its tourist amenities, such as boutique hotels, shopping stores, and culinary experiences. The area is known for its scenic natural and recreation areas, including walking & cycling trails, highlighted by the Millennium Trail which offers over 46km of all-season trails.

PROPERTY DETAILS

Address	Stinson Block Road
Main Intersection	Loyalist Parkway (\pm 2km)
Municipality	Conseccon, Prince Edward County
Land Area	\pm 545 acres
Official Plan Land Use	Agricultural Area
Zoning By-Law	Rural - RU3
PINs Included in Sale	550230073; 550230068; 550230089; 550230090;





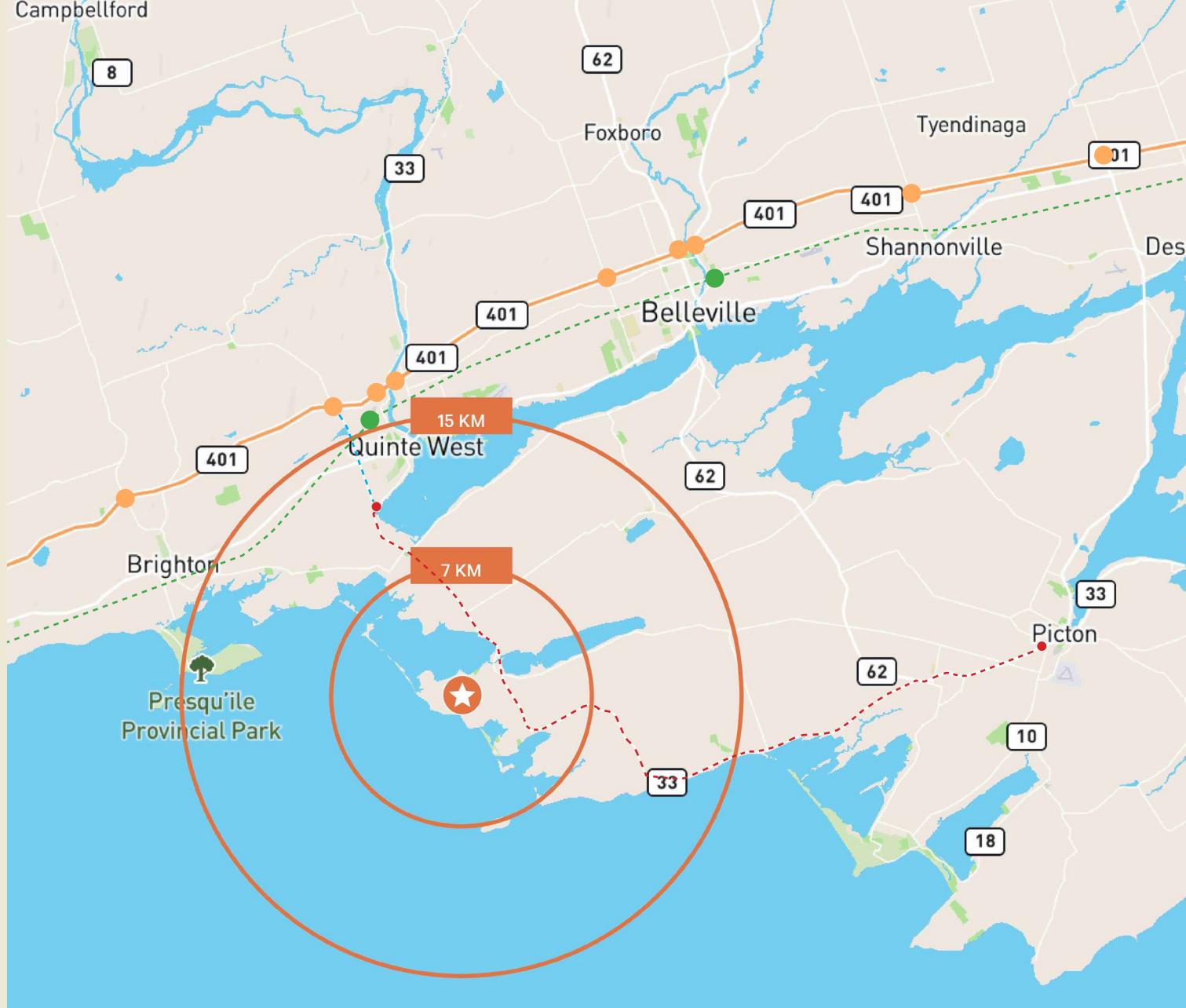
Land Information

Planning & Development

Watercourse (EP Zone applies 15 m on either side)

Zoning (By-law No. 1816-2006)

- RU1 - RURAL 1
- RU3 - RURAL 3
- RU2 - RURAL 2
- R1 - URBAN RESIDENTIAL TYPE 1
- R2 - URBAN RESIDENTIAL TYPE 2
- R3 - URBAN RESIDENTIAL TYPE 3
- HR - HAMLET RESIDENTIAL
- LSR - LIMITED SERVICE RESIDENTIAL
- MHR - MOBILE HOME RESIDENTIAL
- RR1 - RURAL RESIDENTIAL 1
- RR2 - RURAL RESIDENTIAL 2
- CC - CORE COMMERCIAL
- CG - GENERAL COMMERCIAL
- CL - LOCAL COMMERCIAL
- CH - HIGHWAY COMMERCIAL
- TC - TOURIST COMMERCIAL
- TPC - TRAILER PARK COMMERCIAL
- MG - GENERAL INDUSTRIAL
- MH - HEAVY INDUSTRIAL
- MR - RURAL INDUSTRIAL
- MX - EXTRACTIVE INDUSTRIAL
- MD - WASTE DISPOSAL INDUSTRIAL
- I - INSTITUTIONAL
- OS - OPEN SPACE
- EP - ENVIRONMENTAL PROTECTION
- EP-W - ENVIRONMENTAL PROTECTION PSW (NOTE 1)
- FD - FUTURE DEVELOPMENT



REGIONAL CONTEXT LOCATION OVERVIEW

- Highway 401
- Highway 401 Interchange
- CN Railway
- VIA Rail / CN Railway
- Loyalist Parkway
- Loyalist Parkway Beginning/End

DEMOGRAPHICS FOR PRICE EDWARD COUNTY

TOTAL POPULATION

2024 Estimated	27,807	-
2027 Projected	28,451	+2.3%
2029 Projected	28,888	+1.5%
2034 Projected	29,849	+3.3%

TOTAL HOUSEHOLDS

2024 Estimated	12,310	-
2027 Projected	12,556	2.0%
2029 Projected	12,722	1.3%
2034 Projected	13,082	2.8%

AVERAGE HOUSEHOLD INCOME

2024 Estimated	\$123,489
2027 Projected	\$135,361
2029 Projected	\$143,603
2034 Projected	\$166,344

Source: Sitewise, CBRE Research, 2025

DISTANCE FROM THE SITE & DRIVE TIMES

TRANSIT NETWORKS

Loyalist Parkway	3-min drive	2.1 km
Highway 401	18-min drive	19.7 km
Trenton VIA Rail	20-Min drive	20.4 km

NEARBY CITIES & COMMUNITIES

Consecon	3-min drive	2.1 km
Quinte West	16-min drive	16.9 km
Brighton	22-min drive	24.5 km
Picton	27-min drive	32.5 km
Belleville	27-min drive	30.5 km

PRINCE EDWARD COUNTY & CONSECON OVERVIEW

Situated along 800km of Lake Ontario shoreline, Prince Edward County, affectionately referred to as 'The County', is a culturally rich area with a popular music, arts, theatre, wineries and culinary scene.

Throughout the picturesque county there are countless shops, wineries, cultural events, theaters, heritage sites, parks and beaches that have become a popular tourist destination year-round. Most notably Prince Edward County is known for their 40+ award-winning wineries and chef-driven restaurants.

Prince Edward County is also well known for its outstanding outdoor recreation and natural features including beaches, trails, provincial parks and conservation areas, such as Sandbanks Provincial Park, Sandbanks Dunes Beach and Wellington Beach. Notably Millennium Trail is an all-season 46-km trail that winds through the region and is excellent for hiking, recreational cycling with specific trail heads in Consecon, Wellington, Bloomfield and Picton.

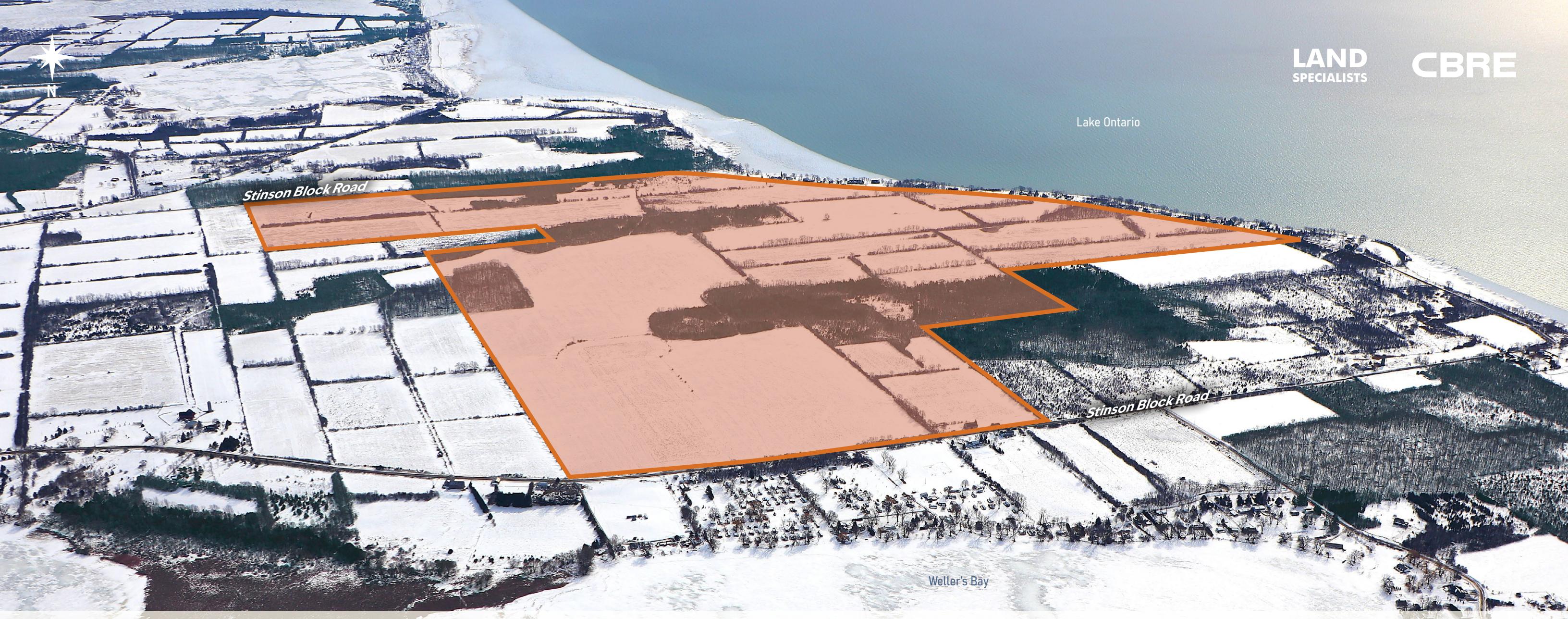
Loyalist Parkway is a major thoroughfare throughout the County connecting the various towns to surrounding communities along Highway 401 such as Belleville and Quite West. The Site is situated in the heart of Prince Edward County, offering over 113 acres of land with scenic views of Lake Ontario and excellent access to many amenities and tourist attractions.

Source: <https://www.visitthecounty.com/about/>



CLICK TO VIEW:
PRINCE EDWARD COUNTY'S OFFICIAL TOURISM WEBSITE





CA & DUE
DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button to the right:



CLICK TO SUBMIT THIS OFFERINGS:
CONFIDENTIALITY AGREEMENT

OFFERING
PROCESS

CBRE Limited has been exclusively retained to represent the Seller in the sale of this Property. All inquiries into the property should be directed to CBRE. All offers are requested to be submitted electronically to:

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ASKING PRICE: \$6,400,000

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