



**FOR SALE**

# Rare Highway 401 parcel for sale

## Get more information

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Platinum  
member

# Rare land opportunity in Cambridge

Located at the intersection of Highway 401 and Townline Road, on the east side of Cambridge. This land parcel is centrally located between Waterloo Region and Wellington County. With easy access to main transportation arteries, the site offers an excellent investment opportunity.

This property represents an opportunity to land bank a parcel centrally located on one of the main transportation arteries across Southwestern Ontario, located in one of the fastest growing communities in Canada.

Bordered on two sides by regional roads, and to the south by Highway 401, this site is incredibly rare.



80 acres approximately



Secondary Agricultural zoning, land banking opportunity



1,400' frontage on Highway 401 and Exit 286



Flat limited terrain issues

\$23,000,000

Asking price



Lot dimensions    1 1,264 feet    2 2,334 feet    3 1,400 feet    4 2,847 feet



**LG LOVELL BUSINESS PARK**  
50% of regional industrial supply

**HIGHWAY 401 INTERCHANGE**

**AMENITIES ON TOWNLINE  
ROAD & JAMIESON PARKWAY**

**SCHOOLS WITHIN 30 MINUTES**  
30+ elementary schools  
20+ secondary schools  
15+ college campuses  
10+ university campuses

**AVERAGE ANNUAL DAILY TRAFFIC**  
28,502 vehicles (2015)

# Ideal location with immediate access to Highway 401

Waterloo Region is one of the fastest growing community in Canada. Population has increased from 772,318 to 836,507 and is projected to continue with forecasts of 895,866 in 2025 and 1,125,000 in 2051 according to the Places to Grow Act.

Waterloo features a strong, young, educated and diverse economy and workforce with over 100,000 current post-secondary students and unemployment rate below the provincial and national average.



## CITIES

40 minutes to Hamilton  
1 hour + 10 minutes to Toronto  
1 hour + 20 minutes to London  
1 hour + 40 minutes to Buffalo  
3 hours to Detroit



## AIRPORTS + BORDERS

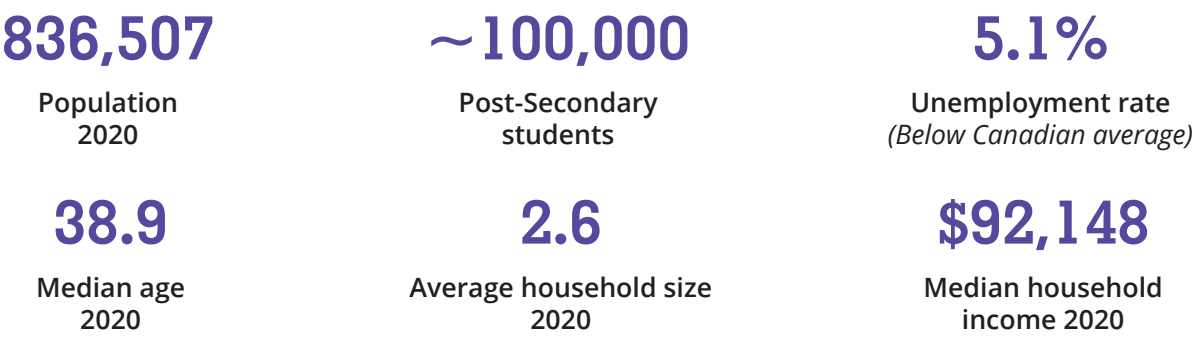
10 minutes to Waterloo Region Airport  
45 minutes to Hamilton Airport  
55 minutes to Pearson Airport  
16 minutes to Puslinch GO station  
19 minutes to Kitchener GO station

# Waterloo Region at a glance

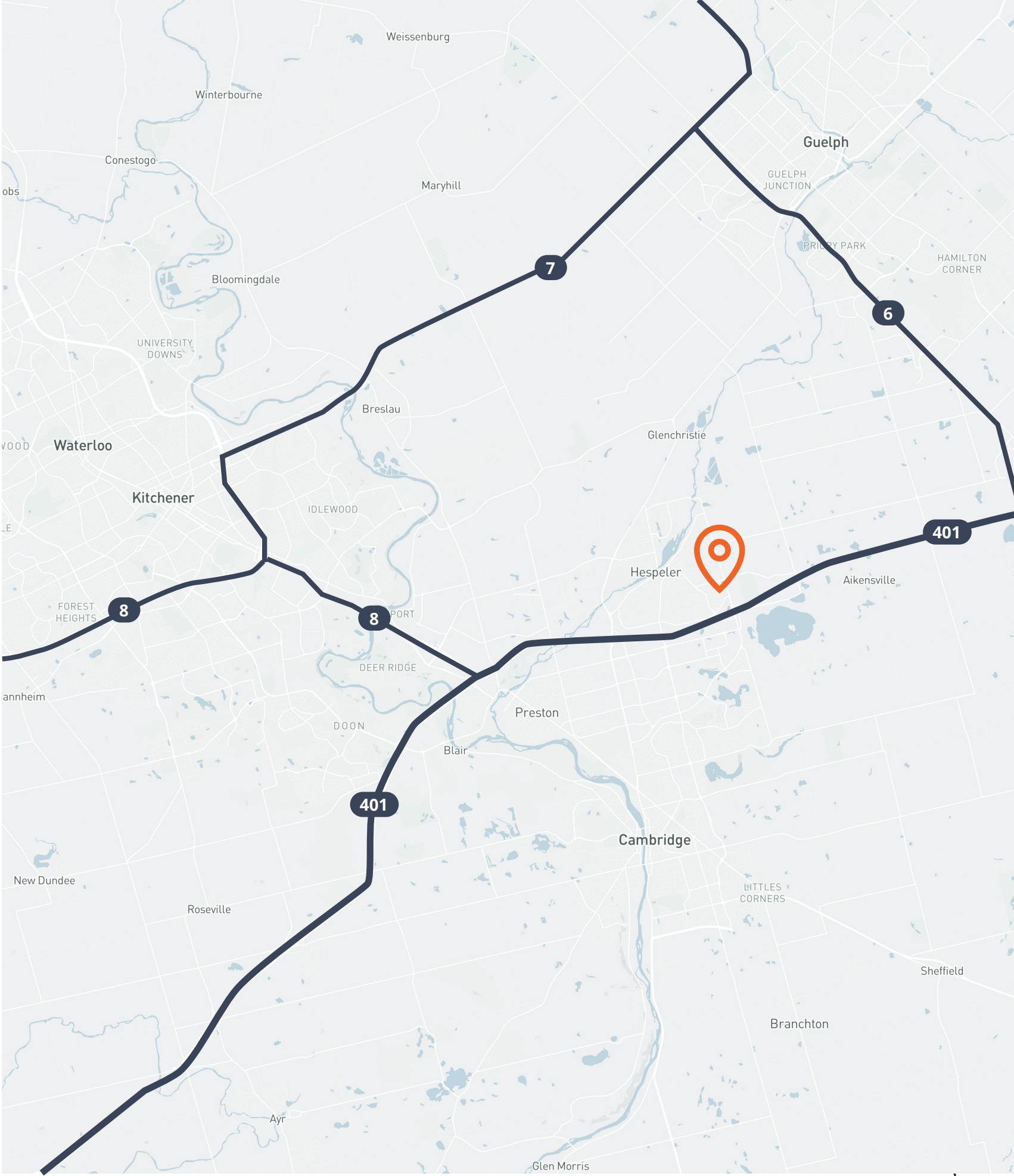
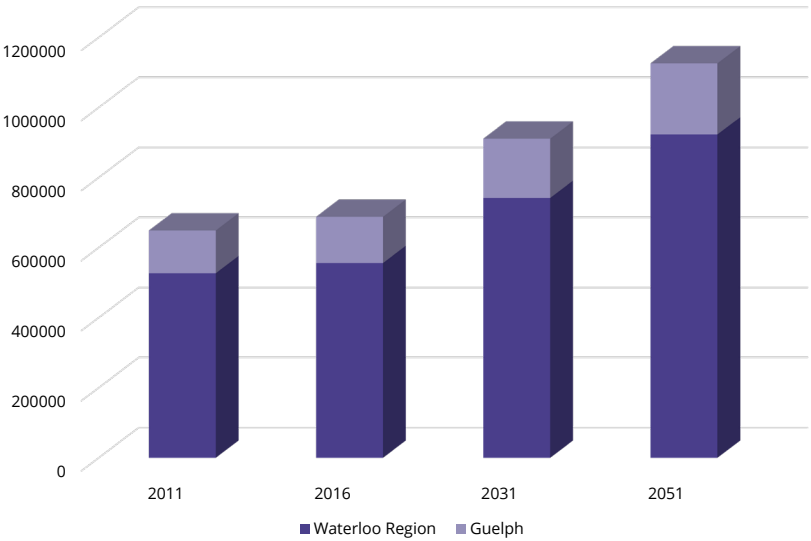
## Notable employers



## Demographics within 30 minute drive time



## Population & projected population of Waterloo Region and Guelph





## One of the fastest-growing communities in North America

Waterloo is Canada's fastest-growing community and North America's fastest-growing emerging talent market. The Toronto-Waterloo Corridor - in which Waterloo is a key player - is a global tech hub. It's the second largest tech cluster, second fastest growing tech talent market and second largest financial centre in North America.

**A strategic location for growth, trade and connections.** Located along Canada's 401 superhighway, Waterloo's strategic location provides easy access to domestic and international markets. We have access to 150+ million consumers within a

one day drive (1,200km radius) as well as access to five international airports.

**Toronto-Waterloo Corridor has 17 post-secondary institutions and 425,000 students.** Within Waterloo you have access to three world-renowned post-secondary institutions: University of Waterloo, Wilfrid Laurier University, and Conestoga College. These schools provide a pipeline of 77,000+ students, which includes 27,000 students that graduate with two years of practical work experience. The Toronto-Waterloo Corridor is home to a total of 17 post-secondary institutions and 425,000+ students.

Source: <https://www.waterlooeconomic.ca/en/advantages-of-waterloo/location-and-proximity-to-markets.aspx>

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