

An aerial photograph of a coastal area. In the foreground, a large, irregularly shaped land parcel is outlined in white. This parcel is mostly covered in dense, green and brown trees, with a small pond visible on the right side. To the left of the parcel, there are several large, modern houses with brown roofs. To the right, there are more houses and a large, white, rectangular building. In the background, a body of water (likely a lake) stretches to the horizon under a blue sky with scattered white clouds. The overall scene suggests a prime location for development near a waterfront.

egan team

REAL ESTATE

**PRIME LAND
DEVELOPMENT**

COLLINGWOOD
ONTARIO

HWY26Land.com

Welcome to Green Trees

Currently operating as a greenhouse, retail store and nursery, 11555 Highway 26 spans 11.4 acres in Collingwood's thriving growth corridor. The property, while undergoing the application process, holds significant development potential, with existing and potential zoning that may include a blend of commercial and residential uses. Positioned along the high-visibility Highway 26, this site benefits from substantial traffic flow between Collingwood's lively downtown, The Town of the Blue Mountains, Craigeleith, Thornbury, and Georgian Bay, making it an ideal location for retail, hospitality, or residential development.

Address:

11555 HWY 26
COLLINGWOOD
L9Y5E7

PIN:

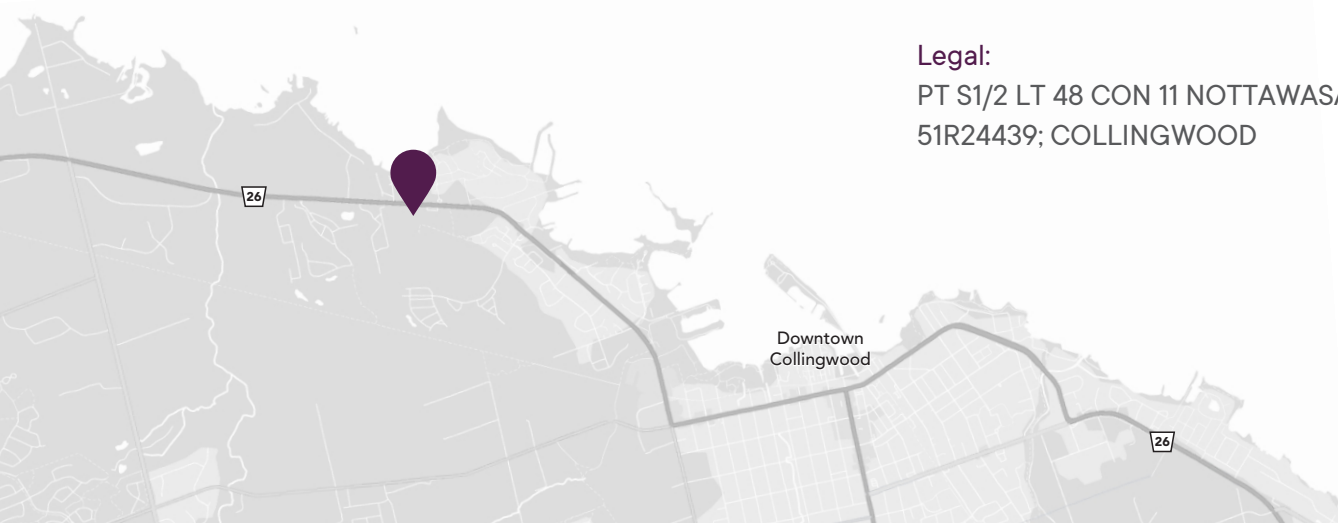
582550130

ARN:

433104000221000

Legal:

PT S1/2 LT 48 CON 11 NOTTAWASAGA PT 1,
51R24439; COLLINGWOOD

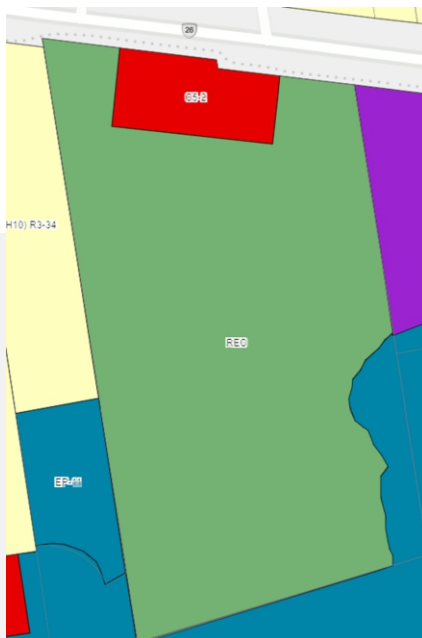


Development Potential

Zoning: C5-2 REC

While no representations or warranties are made as to the site's capability, the property has undergone extensive pre-consultation and environmental assessments, including evaluations of adjacent wetland zones. These preparations support a thoughtful approach to sustainable development, ensuring potential projects align with Collingwood's commitment to environmental stewardship.

With flexible zoning that supports a variety of uses and densities, the site is suitable for a dynamic, mixed-use layout. The property could accommodate commercial storefronts along Highway 26 with residential units set back, offering a balanced mix of convenience and tranquility. This adaptability allows developers to design a project that meets diverse community needs and supports the area's growing population.



11555 Highway 26 combines operational value with extensive development potential in one of Ontario's most attractive destinations. Its strategic location, development readiness, and proximity to key attractions make it an exceptional opportunity for investors and developers to create a landmark project in Collingwood's premier four-season market.



Supporting Documents / Studies & Reports

These documents are for informational purposes only. Potential buyers will need to secure peer reviews or letters of reliance from the suppliers or engineers of the documents.

Highway 26 Floodplain Area.	Site information for Greentree Gardens & Emporium.	Planning Justification Report for Greentree Collingwood development.
NVCA Permit Application for site grading and floodproofing at Greentree Gardens & Emporium.	Phase II Environmental Site Assessment for 11555 Highway 26, Collingwood.	Supplemental hydrogeological investigation for 11555 Highway 26, Collingwood.
NVCA preliminary review of proposed development at 11555 Highway 26, Collingwood.	Architectural design plans for residential units.	Record of Site Condition requirements for 11555 Highway 26, Collingwood.
Application form for NVCA permit for development activities.	Preliminary geotechnical investigation report for Greentree Gardens Nursery.	Property Condition Assessment and Phase I Environmental Site Assessment reports.
Plan for proposed borehole, monitoring well, and test pit locations.	Addendum memo addressing Natural Hazards Study for Rolling/Mundell Properties.	Survey
Archaeological assessment report for the Green Tree Property.	Natural Hazard Assessment Brief for Greentree Development in Collingwood.	Residential site plan for 11555 Highway 26, Collingwood.
Submission of revised Site Grading Plan and Environmental Impact Study for Greentree Gardens & Emporium.	Comments on Town of Collingwood Official Plan Update for 11555 Highway 26.	Truck turning plans for Greentree Property Development.
Phase I Environmental Site Assessment for Greentree Gardens Nursery.	Application form for various land use planning amendments in Collingwood.	Phase II Environmental Site Assessment for 11555 Highway 26, Collingwood.
Document discussing environmental requirements for 11555 Highway 26, Collingwood.	Planning Application	Site plan and documentation for Greentrees Nursery.
GeoWarehouse Property Report for 11555 HWY 26, Collingwood.	Flood study for Wyldeewood Creek in Collingwood.	Environmental Impact Study for Greentree Development in Collingwood.
Site information for GP-1#11555 Highway #26.	Noise Impact Study for Greentree Property at 11555 Highway 26, Collingwood.	
	Planning review for 11555 Highway 26 in Collingwood.	



PATRICK EGAN

BROKER

Patrick joined the Royal LePage Locations North Team 9 years ago after a decade of GTA commercial Real Estate experience with Colliers International Canada. Patrick has managed a diverse cross section of real estate assets including residential, commercial (industrial, office) and retail. His expertise in managing the transaction process, combined with a creative and innovative marketing skill set, facilitated success of his clients in the GTA, Collingwood area and across Canada. Patrick is known for his professionalism, enthusiasm, strong ethics and ability to think outside the box.

VIVIENNE BENT

SALESPERSON

She is an expert in brand strategy digital marketing and has extensive experience building integrated Real Estate Campaigns using digital, print & CRM. Today Vivienne works closely with Patrick Egan as a Realtor on both the commercial and residential side, while also providing support to the marketing & design team. Her extensive experience in marketing lends itself well to the Real Estate world and is an asset to the team.



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team
REAL ESTATE

LOCATIONS **NORTH**
BY ROYAL LEPAGE



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