



LAND FOR SALE

Mixed-Use Development Project

Brockmont



Along the Cantons-de-l'Est Autoroute (A-10)

± 16 700 000 SF

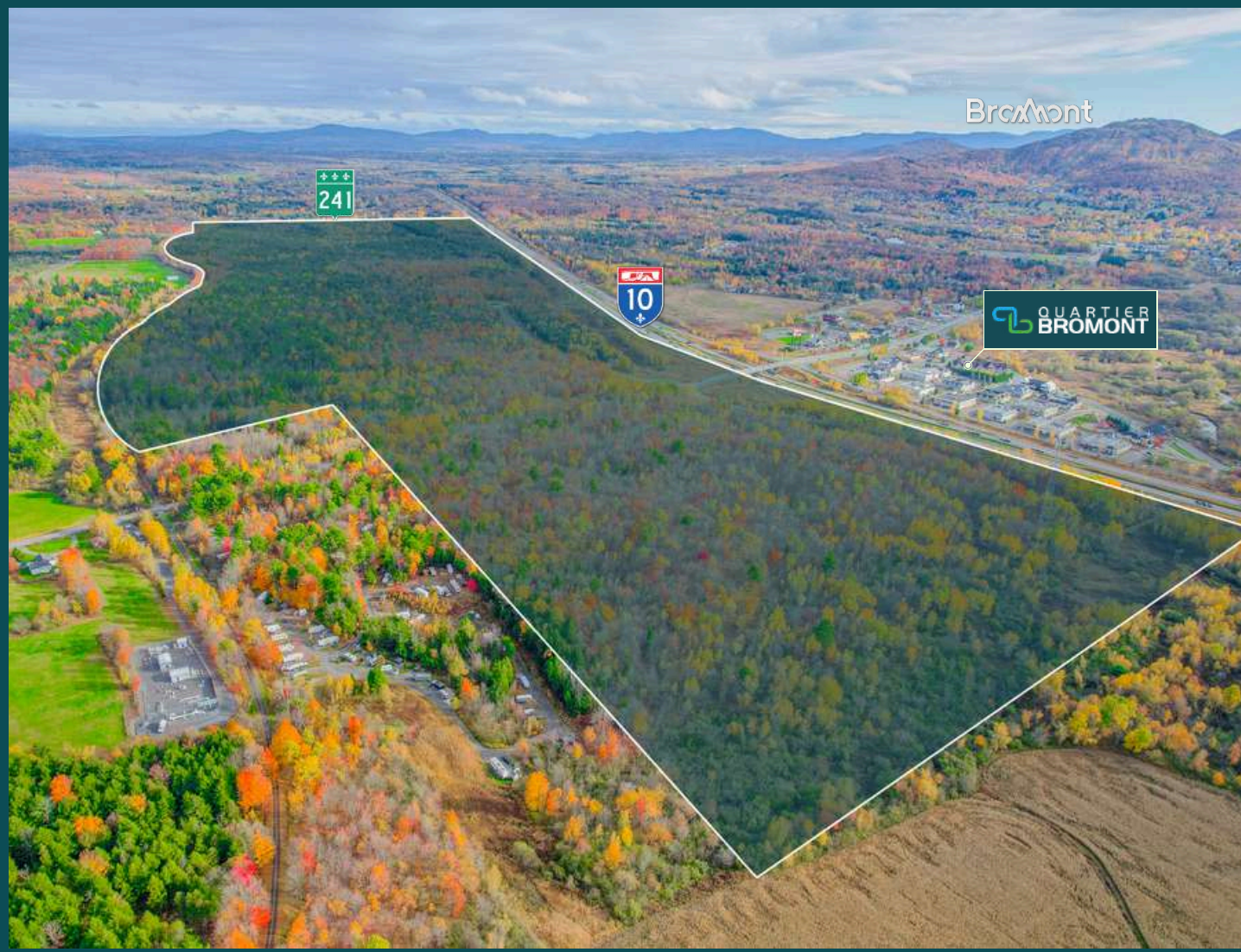


Total Land Size	± 16.7M SF
Developable	± 10.5M SF
Commercial	± 3.7M SF
Residential	± 6.8M SF
Biodiversity	± 6.2M SF

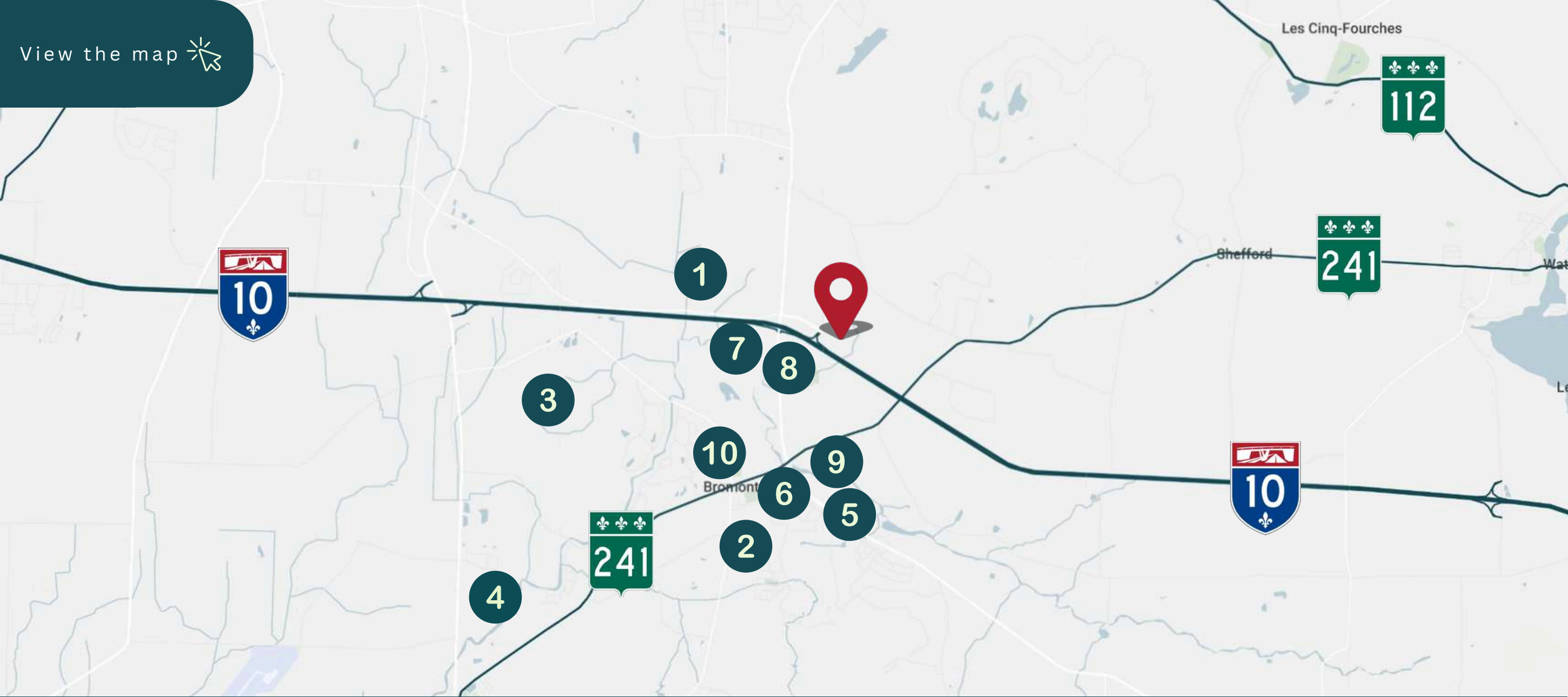
Positioned at the gateway to Bromont along Autoroute 10, this remarkable ±16.7 million sq. ft. landholding presents a rare opportunity to create a landmark mixed-use development in one of Québec’s most desirable and fast-growing destinations.

Of the total area, approximately ±10.5 million sq. ft. is developable, offering exceptional flexibility for a thoughtfully designed master-planned community that could seamlessly blend residential, commercial, hospitality, and recreational uses.

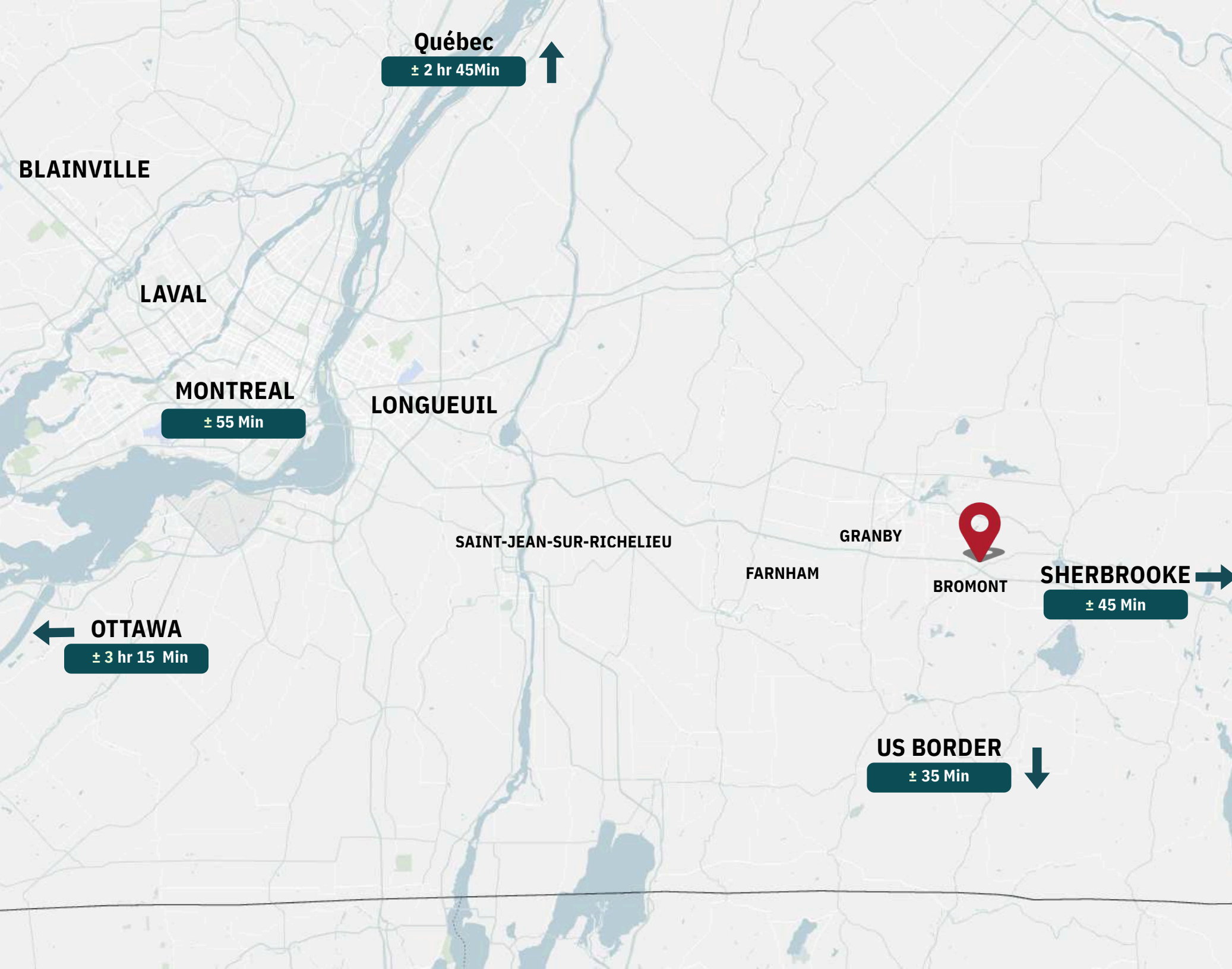
With outstanding highway visibility, direct access, and proximity to Bromont’s renowned resort, golf courses, and thriving commercial hub, the property is perfectly positioned to capitalize on the region’s continued growth and appeal. The site’s natural landscape, mountain views, and generous scale provide the foundation for a signature development that reflects Bromont’s distinctive lifestyle and character.



View the map 



- | | | | | | | | | | |
|---|---------------------|---|-----------------|---|-----------------------|---|---------------------|----|---------------|
| 1 | Granby Zoo | 2 | Ski Bromont | 3 | Golf du Vieux Village | 4 | Bromont Airport | 5 | Hotel Bromont |
| 6 | Les Sommets Bromont | 7 | Bromont Outlets | 8 | Starbucks | 9 | Place West Shefford | 10 | Vieux Bromont |



Driving Times

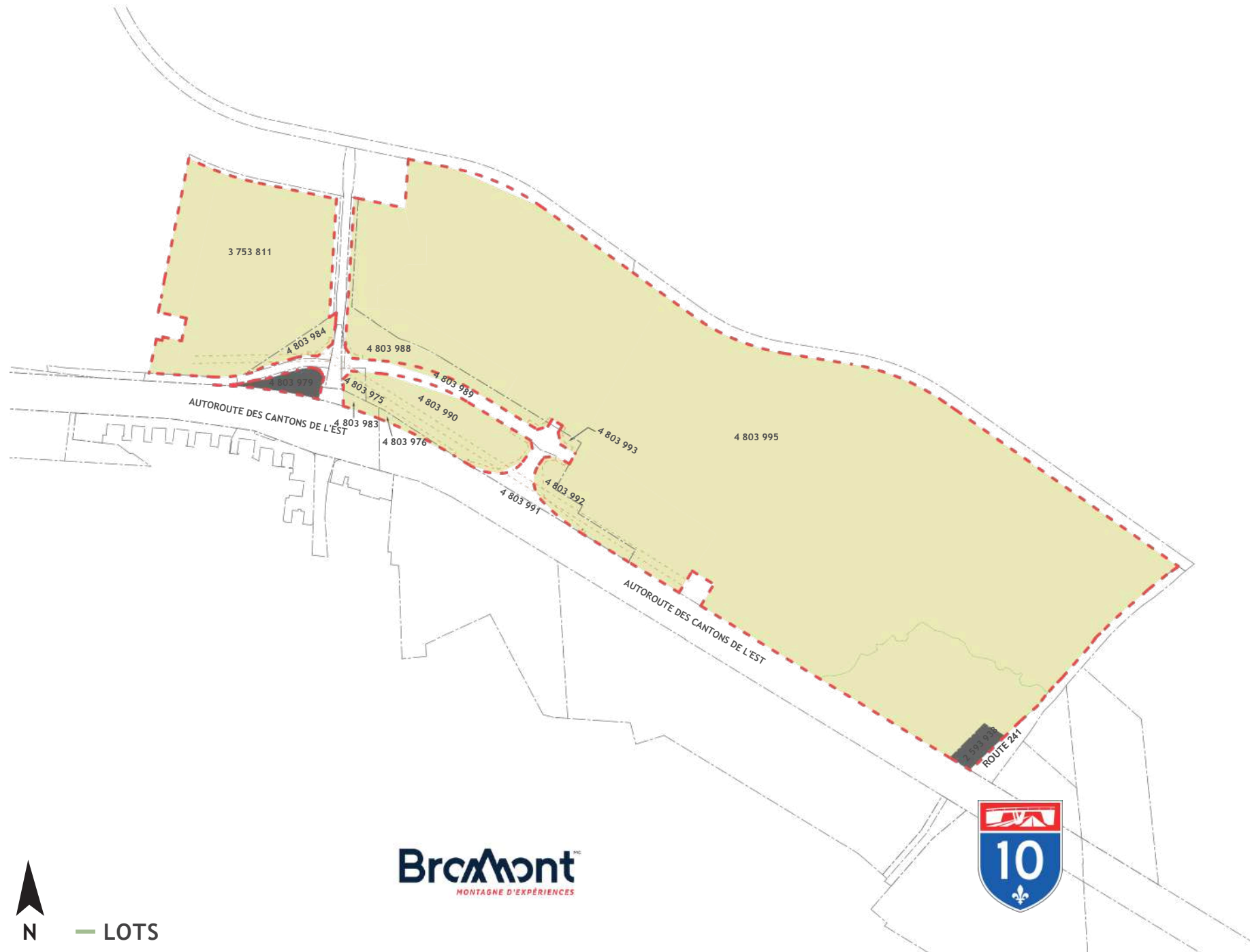
Bromont Outlets	± 2 Min
Bromont Ski	± 6 Min
Bromont Airport	± 8 Min
Sherbrooke	± 45 Min
Gare Centrale de Montréal	± 55 Min



Bus Times

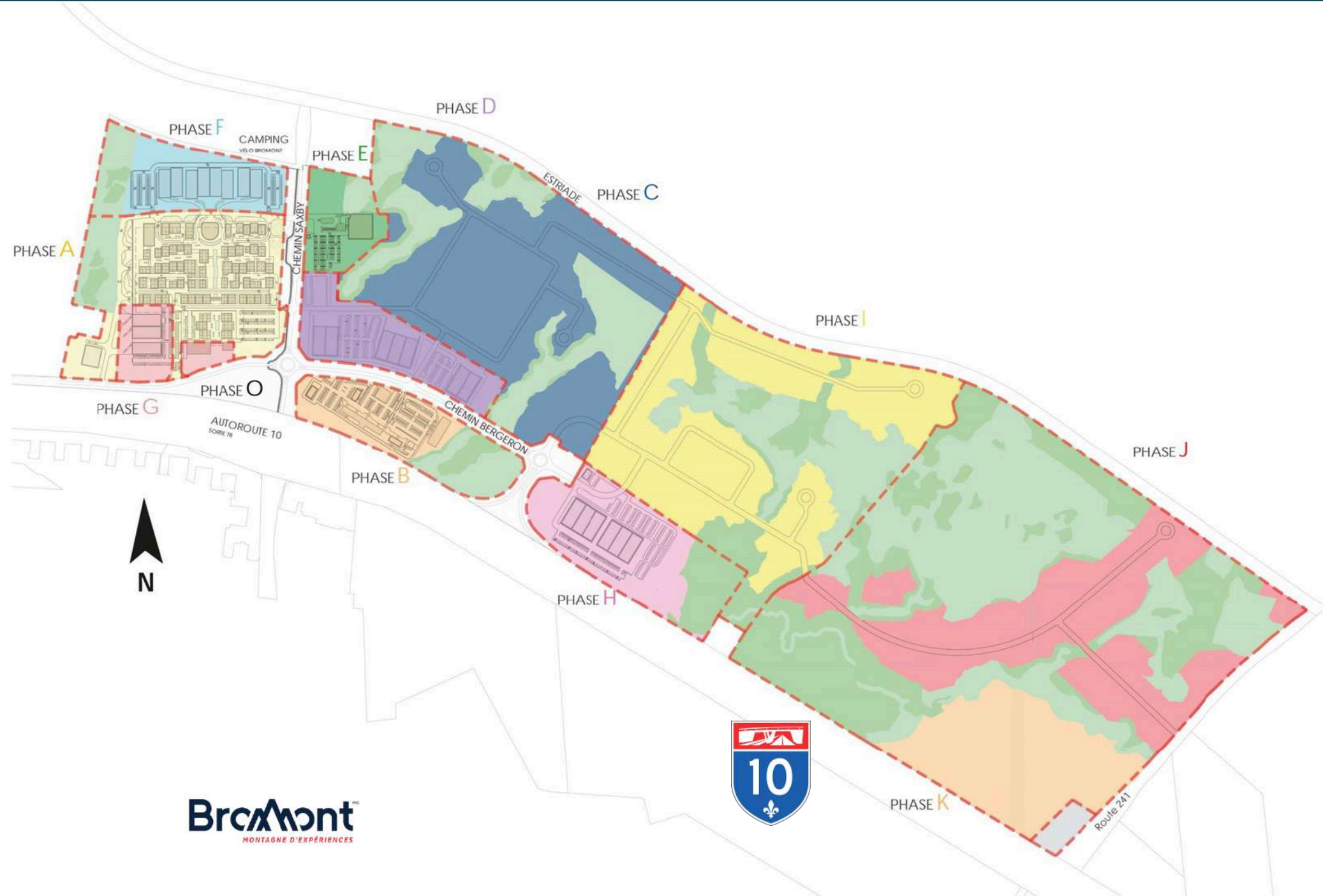
Ligne A	Every ± 60 Min
Ligne B	Every ± 60 Min

CERTIFICATE OF LOCATION



Lot #	Area (m2)	Area (SF)
2 593 938	7,231.60	77,840
3 753 811	182,797.90	1,967,618
4 803 975	3,201.80	34,464
4 803 976	2,155.30	23,199
4 803 983	2,979	32,066
4 803 984	9,192.60	98,948
4 803 988	29,891.20	321,746
4 803 990	50,326	541,704
4 803 992	16,928.70	182,219
4 803 993	17,144	18,454
4 803 995	1,241,597.30	13,364,429
Total	1 548 015,80	16,662,687.00

SITE PLAN



ZONING DESCRIPTION

PDA3-03 – (PDA – De la sortie 78 (PDA3) / Master Development Plan (PDA))

- Retail trade
- Conference and event facility
- Offices
- Drive-thru restaurant
- Restaurant (no drive-thru)
- Reception hall
- Public exhibition space
- Outdoor sports facility
- Indoor sports facility
- Hospital and care center
- Municipal public service
- Protected area

P3P-06 (Undeveloped Plain Perivillage Area (P3P))

- Detached single-family dwelling, 1 or 2 storeys

PDA12-01 – (PDA – De la sortie 78 (PDA3) / Master Development Plan (PDA))

- Detached single-family dwelling, 1 or 2 storeys
- Protected area



Zoning	%	Area (pi2)	Area (m2)	Area (Hect.)
PDA12-0	47.3%	7,881,221	732,190.1	73.22
P3P-06	17.5%	2,917,847	271,077.1	27.11
PDA3-03	35.2%	5,863,619	544,748.6	54.47
Total	100%	16,662,687	1,548,015.80	154.80

Lot #	Zoning	Area (pi2)	Area (m2)	Hectares
2 593 938	PDA3-03	77,840	7,231.60	0.72
3 753 811	PDA3-03	1,967,618	182,797.90	18.28
4 803 975	PDA3-03	34,464	3,201.80	0.32
4 803 976	PDA3-03	23,199	2,155.30	0.22
4 803 983	PDA3-03	32,066	2,979.00	0.30
4 803 984	PDA3-03	98,948	9,192.60	0.92
4 803 988 - part 1	PDA3-03	281,615	26,162.90	2.62
4 803 988 - part 2	P3P-06	40,131	3,728.30	0.37
4 803 990	PDA3-03	541,704	50,326.00	5.03
4 803 992	PDA3-03	182,219	16,928.70	1.69
4 803 993	P3P-06	18,454	1,714.40	0.17
4 803 995 - part 1	PDA3-03	2,623,946	243,772.80	24.38
4 803 995 - part 2	P3P-06	2,859,262	265,634.40	26.56
4 803 995 - part 3	PDA12-01	7,881,221	732,190.10	73.22
Total		16,662,687.00	1,548,015.80	154.80

DEMOGRAPHICS – POPULATION

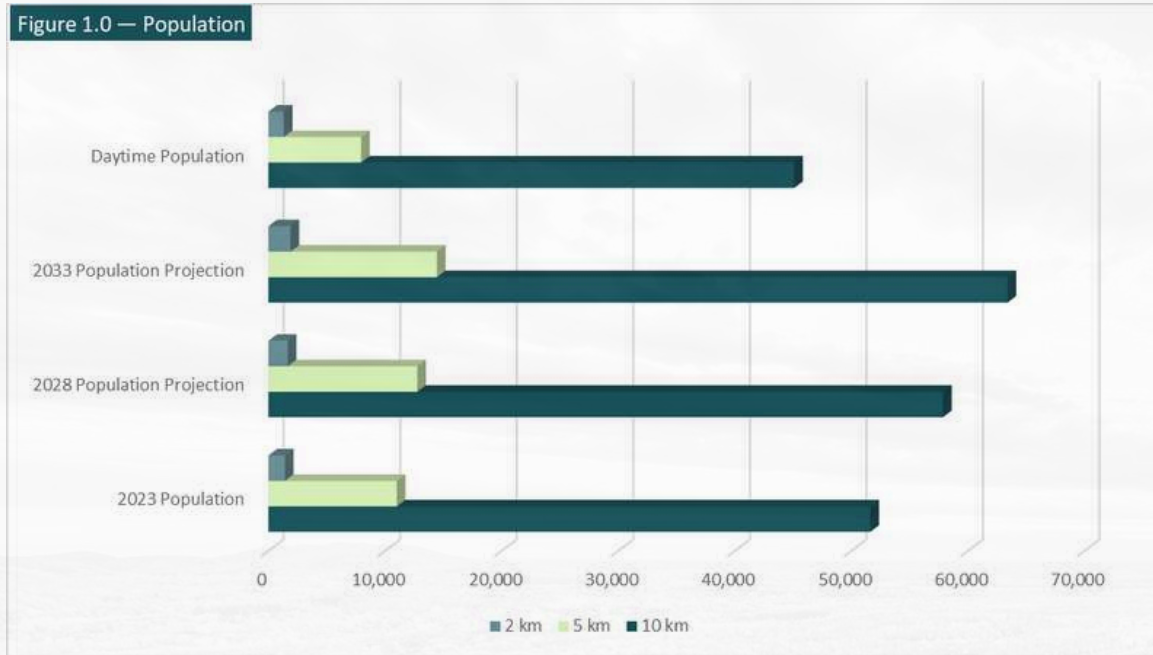
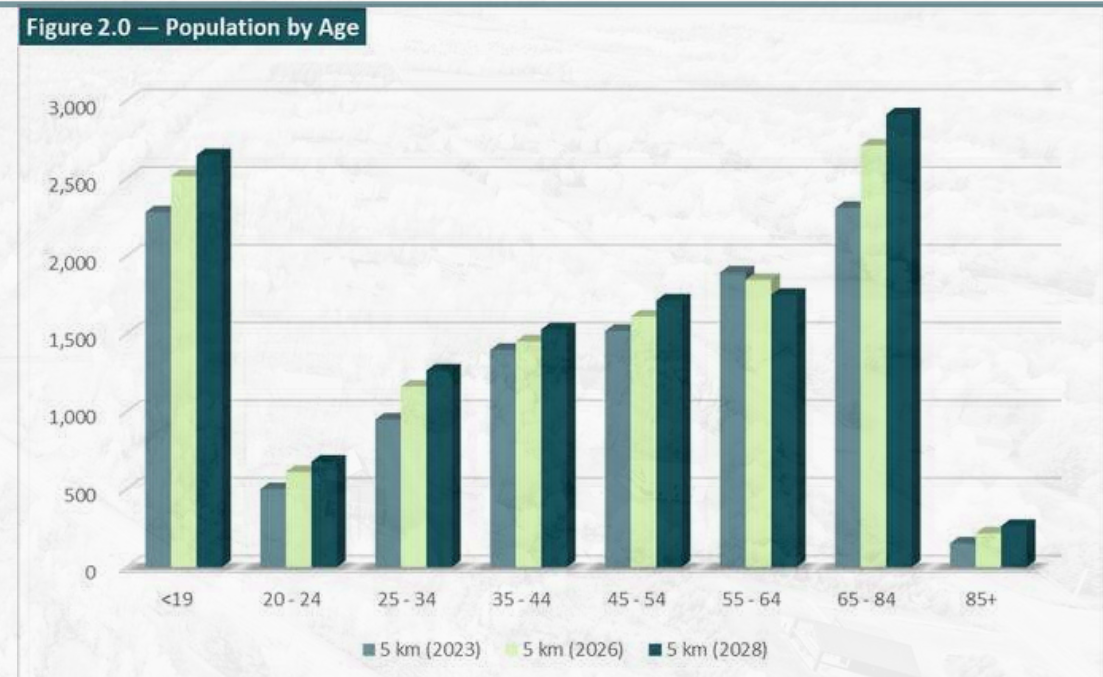


Figure 1.0 - Population

The surrounding market is expanding and energized. With a population already above 50,000 within 10 km and continued growth forecast through 2033, this location offers long-term stability for new commercial or mixed-use development. Strong daytime population adds momentum, ensuring a steady flow of customers, workers, and visitors ready to fuel retail and service success.

Figure 2.0 - Population by Age

A balanced and growing demographic mix supports a wide range of development possibilities. Youth and family presence encourages community-focused uses like schools, recreation, and retail, while the rising 65-plus group drives demand for medical, wellness, and lifestyle amenities. This site sits at the heart of evolving consumer needs, ideal for development tailored to multi-generational living and spending.



DEMOGRAPHICS – HOUSEHOLD INCOME

Figure 3.0

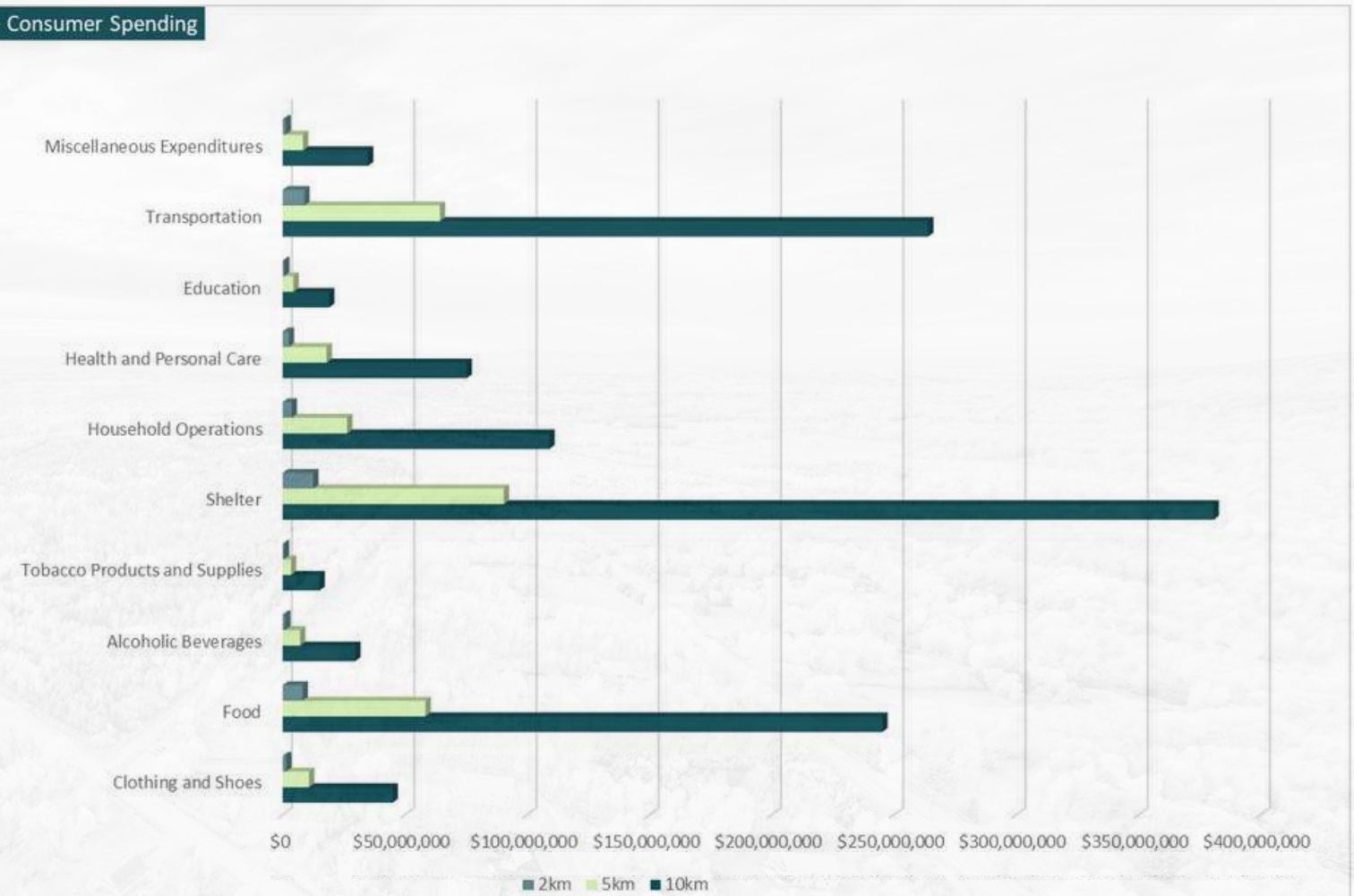
	Income (2023)		
	2 km	5 km	10 km
Avg Household Income	\$124,183	\$117,446	\$89,965
Median Household Income	\$86,794	\$84,324	\$63,185
Per Capita Income	\$52,859	\$48,460	\$39,474
< \$40,000	107	822	6,517
\$40,000 - 60,000	79	666	4,260
\$60,000 - 80,000	90	667	3,353
\$80,000 - 100,000	77	578	2,648
\$100,000 - 150,000	125	961	3,482
\$150,000 - 200,000	63	472	1,372
\$200,000+	64	381	1,028
Total Households	605	4,547	22,660

Located within a thriving and affluent trade area, this property offers exceptional potential for residential or mixed-use development. Within a 5 km radius, the average household income exceeds \$117,000, with over 4,500 households and a strong proportion earning above \$100,000 annually. The surrounding 10 km area captures more than 22,000 households, reflecting a growing, prosperous community ready to support new retail, residential, or commercial growth. This is a rare opportunity to invest in a high-demand market with strong economic fundamentals and long-term upside.

DEMOGRAPHICS – CONSUMER SPENDING

The local economy demonstrates exceptional vitality, driven by robust household spending across essential categories. Annual consumer expenditures within the 10 km trade area reach into the hundreds of millions, underscoring the area's strong purchasing power and economic stability. Core spending is concentrated in key necessity sectors—shelter, food, transportation, and personal care—signaling consistent demand that supports residential, grocery-anchored retail, and service-based developments. Secondary spending on household operations, education, and discretionary goods further reflects a balanced and resilient consumer base. With high engagement across multiple spending categories, this is a high-traffic, high-demand market where well-positioned projects can capture enduring local and regional spending momentum.

Figure 4.0 — Consumer Spending





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