



LAND FOR SALE

LOW-RISE RESIDENTIAL DEVELOPMENT SITE

883 MAPLEVIEW DRIVE EAST, BARRIE, ON L4N 0H7

JACOB VANDERBREGGEN
Commercial Sales Representative
905.876.5656

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VIDEO

PROPERTY HIGHLIGHTS

- Zoned for Residential Development with Draft Plan Approval
- Hewitt's Secondary Plan
- 658 Residential Lots
- Large Scale Low-Rise Parcel

PROPERTY DESCRIPTION

883 Maplevue Drive East, Barrie, ON. Draft Plan Approved for 658 residential lots, this large-scale low-rise development site is strategically positioned around the new Maple Ridge Secondary School. Zoned for residential use, within the Hewitt's Secondary Plan, it offers a prime opportunity for developers to execute a high-impact project in a rapidly growing area.

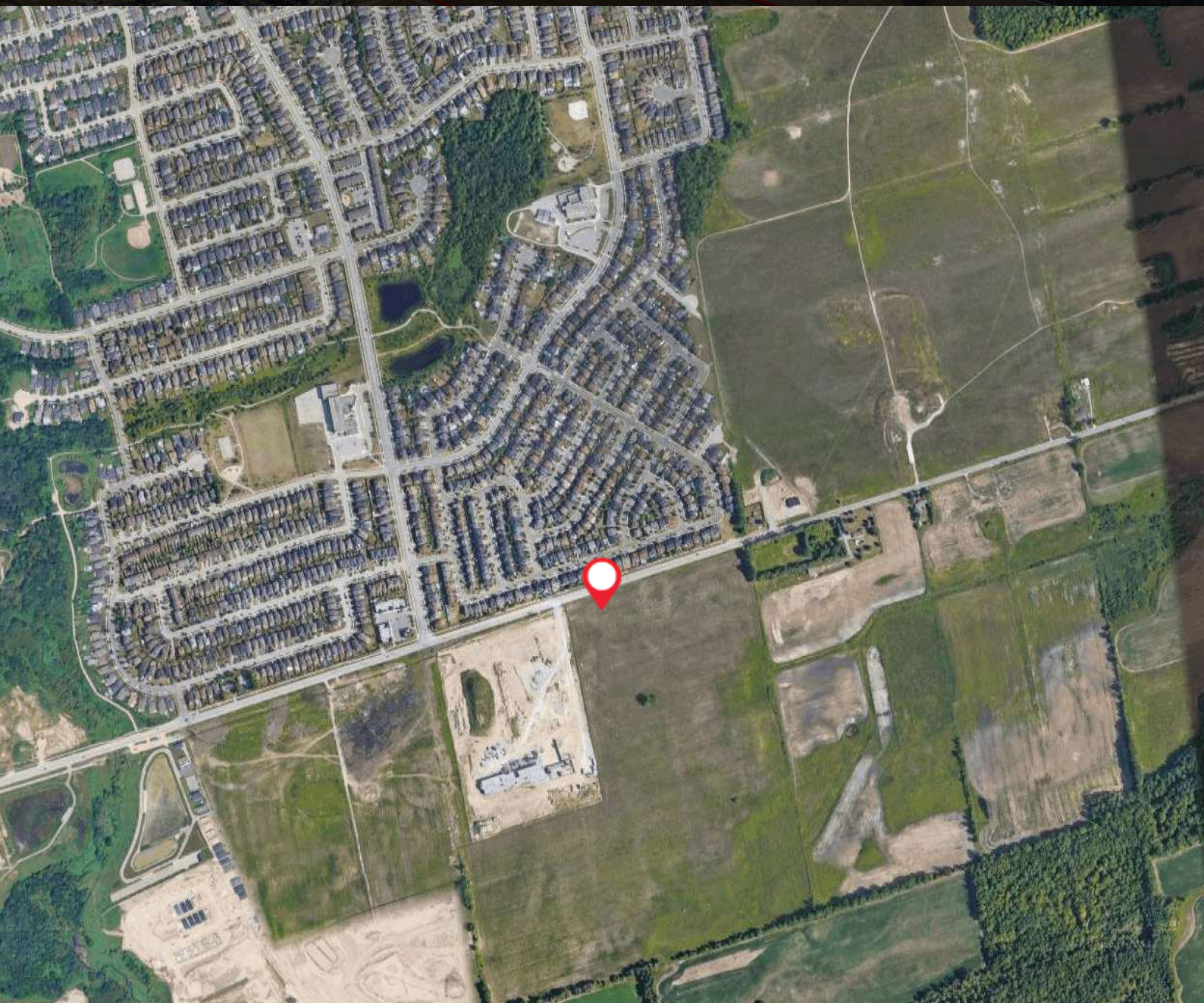
OFFERING SUMMARY

Offer Date:	Friday May 23rd 2025
Lot Size:	74.759 Acres
Draft Plan Approved:	658 Total Lots
	20' Towns 251 Lots
	36' Singles 256 Lots
	40' Singles 151 Lots

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LOCATION OVERVIEW

Prime Low-Rise Residential Development Opportunity in South Barrie. Located within the Hewitt's Secondary Planning Area, this site offers convenient access to HWY 400, Barrie South GO Station, and public transit. Positioned in a high-growth corridor with strong demand for residential housing, it supports a range of development strategies, including freehold and rental options.

Google

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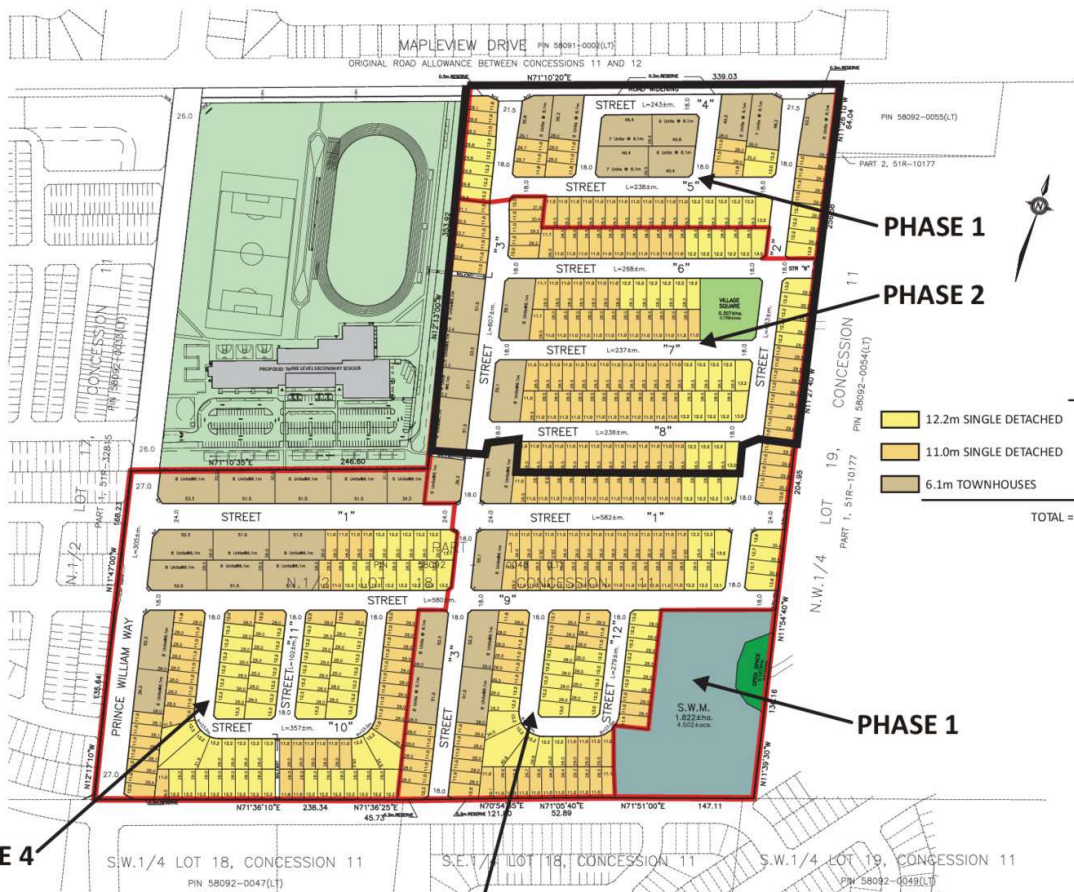
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BULUT PHASING PLAN

DES33



	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL	
12.2m SINGLE DETACHED	17 UNITS	31 UNITS	37 UNITS	66 UNITS	151 UNITS	23%
11.0m SINGLE DETACHED	28 UNITS	92 UNITS	91 UNITS	45 UNITS	256 UNITS	39%
6.1m TOWNHOUSES	58 UNITS	41 UNITS	53 UNITS	99 UNITS	251 UNITS	38%
TOTAL = 103 UNITS	164 UNITS	181 UNITS	210 UNITS	658 UNITS	1000 UNITS	100%



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1:2000
NOV 12, 2019

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