

A STRATEGIC HIGHWAY COMMERCIAL LAND OPPORTUNITY

3187 Stouffville Rd. STOUFFVILLE, ON

GREATER TORONTO AREA

PRESENTED BY LAURA MCBRIDE*

3187 STOUFFVILLE ROAD

Stouffville, Ontario, Canada



Concept Only. Property is Vacant Land



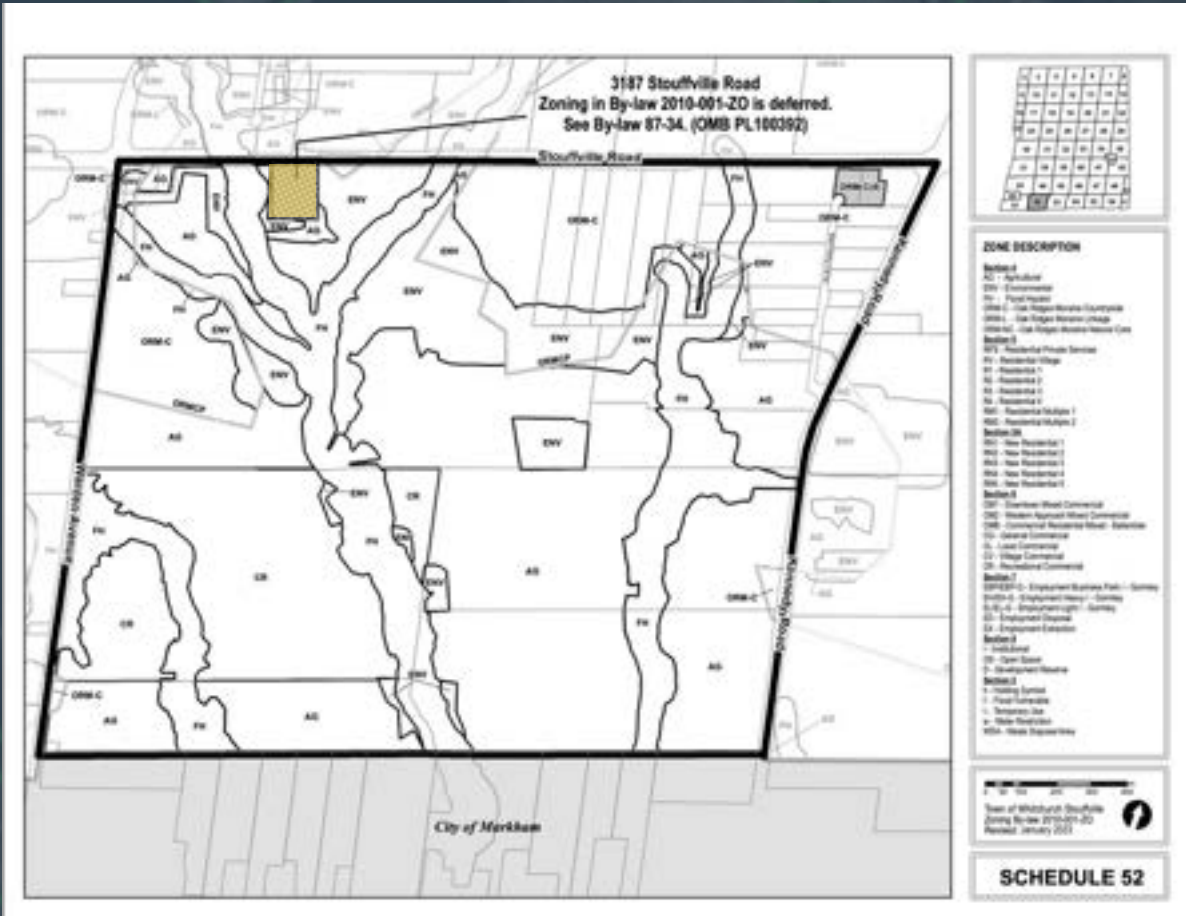
SITE

Versatile Commercial Development Opportunity in Stouffville

This prime Stouffville property represents an exceptional opportunity for a variety of commercial uses, including automotive sales and service, gas stations, EV charging hubs, commercial entertainment venues such as golf driving ranges or miniature golf facilities, restaurants, hotels/motels, clinics, and private clubs. Bordered on three sides by protected conservation lands, the site ensures lasting privacy and a serene natural setting that enhances the experience for customers and guests alike. Despite its serene surroundings, the property is strategically located on a major traffic corridor, ensuring high visibility and convenient access.

Situated within Ontario's Greenbelt, the property's long-term protection against overdevelopment guarantees the integrity and value of the investment for years to come. Benefiting from a reliable aquifer, the site offers ample water supply to meet various commercial demands, aligning with sustainable operational practices. With direct access via Stouffville Road to Highway 404, the location provides convenient connectivity and accessibility, offering businesses visibility and ease of access to a significant customer base in Toronto and surrounding areas.

The site encourages thoughtful, sustainable development, allowing for the creation of facilities that integrate harmoniously with the surrounding environment. Its strategic position and versatile zoning make it an ideal choice for businesses aiming to provide high-quality services and memorable experiences while maintaining responsible land stewardship.



PROPERTY INFORMATION

PT LT 35, CON 5, MARKHAM AS IN MA47148, SAVE & EXCEPT PT 11, 65R30635 TOWN OF WHITCHURCH-STOUFFVILLE

PIN

037250357

FRONTAGE

430.63 Feet

DEPTH

479.86 Feet

CURRENT ZONING

HC (Highway Commercial)

UNIQUE FEATURE

Not Yet Conformed to 2024 Official Plan. Commercial Zoning within Greenbelt.

EXISTING USE

Property is currently vacant land, with a TRCA (Toronto Region Conservation Authority) approved conservation buffer (2016)

SERVICING

Hydro is available at the lot line; Water is well approx 135 LPM (2016 study)

ACCESS

Stouffville Rd.

REPORTS & STUDIES COMPLETED

The Vendor Has Completed Hydroecological Assessment For Permit To Take Water; Phase 1 Environmental by SPL Consultants; Designated Substances and Hazerdous Materials Survey by SPL Consultants; Traffic Impact Study by AECOM; Storm Water Management Report by Golder Associates; Stage 3 Archeological Assessment by Earthworks Archeological Services; Review of entry into public Register of Archeological reports by Gov ON; Material Testing and Inspection Services for Flex MSE Wall by Alston Associates; On Site Sewage treatment System Design by Rural Development Consultants; Geotechnical Investigation by Forward Engineering

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VISIBILITY & EXPOSURE

Location Narrative: Stouffville Road

Stouffville Road is one of York Region's most vital east–west connectors, a high-exposure commuter corridor linking Whitchurch–Stouffville to Highway 404 and the fast-growing hubs of Richmond Hill, Aurora, and Markham. Every day, this route moves a steady stream of traffic: residents, professionals, explorers, and weekend travellers, all passing directly by this highly visible site.

What sets this stretch apart isn't just the flow of movement, but the rare sense of balance it offers. Running through the Oak Ridges Moraine and Ontario's protected Greenbelt, this section of Stouffville Road remains visually clean and naturally striking. There are no big-box plazas or signage-heavy strips, just a stretch of road where thoughtful development has room to breathe.

That contrast, between connection and calm, traffic and trees, creates an ideal backdrop for brands that prioritize impact and intention. Whether focused on innovation, experience, or lifestyle, businesses here have the opportunity to stand out without the noise. In a region where open space is shrinking, this site offers both strategic exposure and lasting meaning.



Durham Region

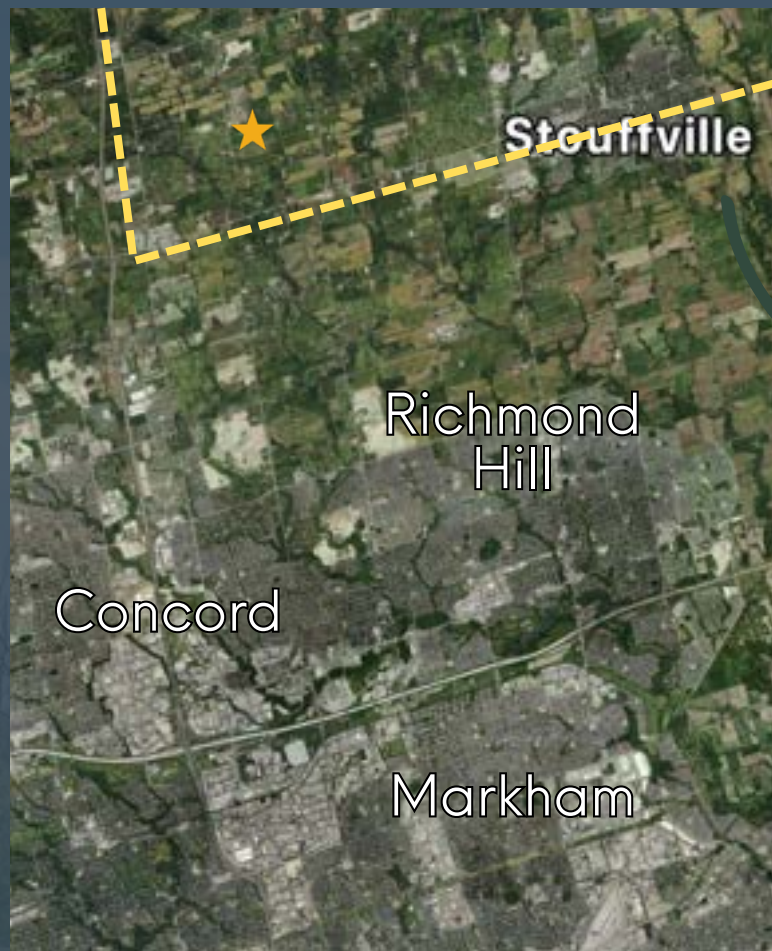
York Region

Simcoe

Toronto

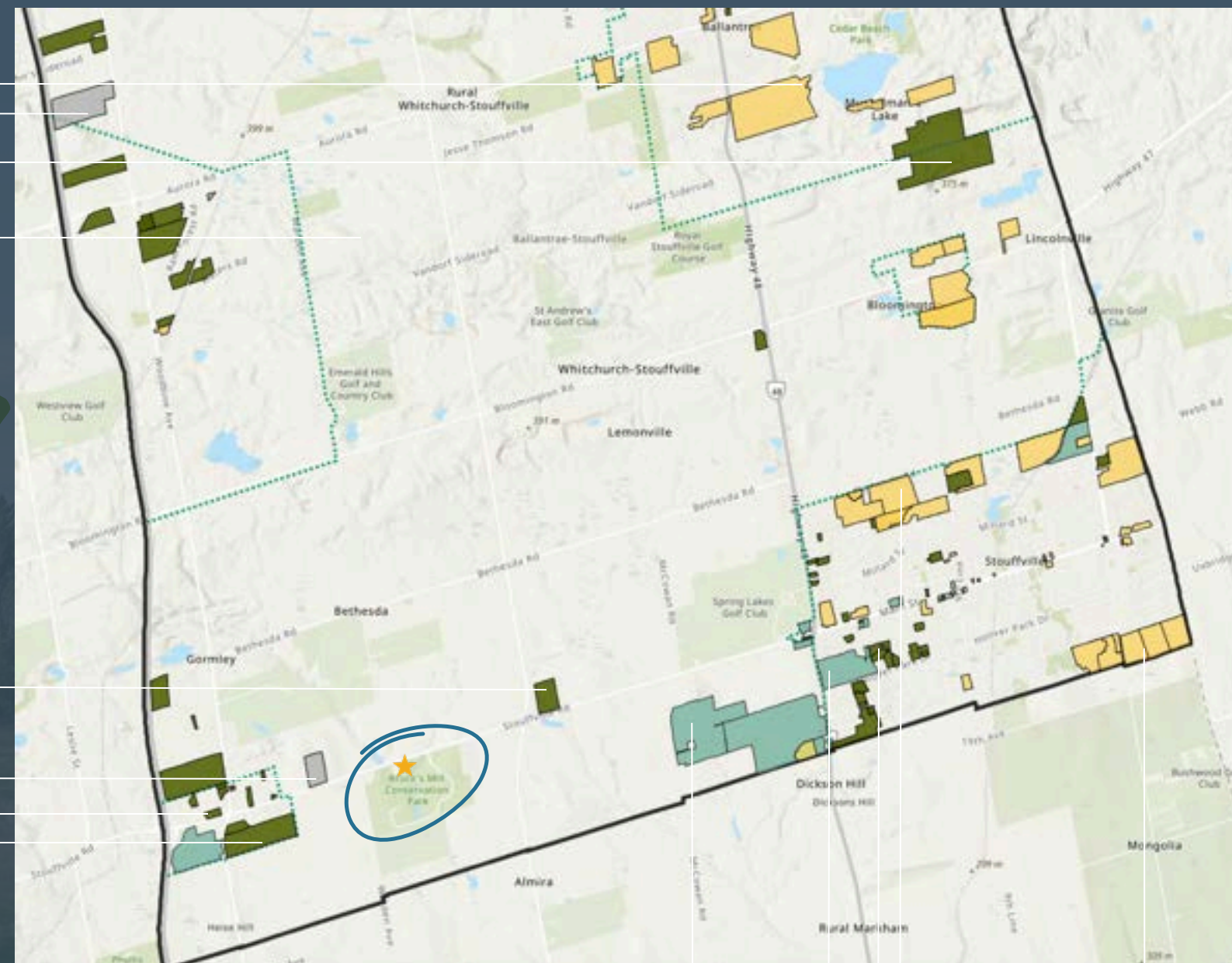
Peel Region





Residential development
Telecommunications Tower
Mixed-Use development
Industrial development

Montessori School
Telecommunications Tower
Industrial development
Transit Terminal development



Residential development
Mixed-Use development
Senior/ Long Term Care
Residential Condo development
Residential development



DEVELOPMENT ACTIVITY

Near 3187 Stouffville Road

< To Durham Region



HWY 7

Markham

WARDEN AVE



TREETOP TREKKING



BRUCE'S MILL
CONSERVATION AREA

SOUTH



STOUFFVILLE ROAD

SOUTH BIRDSEYE
Proximity to Amenities is Approximate

LOCATION ADVANTAGE - NATURE IN THE GTA



Possible Collaborations

With direct proximity to Bruce's Mill Conservation Area and the businesses within it, this site may offer an opportunity to collaborate, serving visitors of the neighbouring forest attractions.



STRATEGY

3187 Stouffville Road presents a rare convergence of high-impact visibility, flexible commercial zoning, and direct access to protected natural surroundings. Spanning 4.79 acres of shovel-ready Highway Commercial land, the site is uniquely positioned within one of Ontario's most environmentally safeguarded regions, offering a fast-track path to development without compromise.

Bordered on three sides by conservation lands, and located just 35 minutes from downtown Toronto, the property delivers a distinctive balance: serene setting, strategic exposure. With direct frontage on one of York Region's busiest east-west corridors, this location offers daily visibility to thousands of drivers with virtually no visual competition.

Whether envisioned as a flagship destination or an extension of an established brand, the site empowers forward-thinking operators to generate revenue, cultivate brand loyalty, and establish long-term presence in one of Ontario's fastest-growing municipalities. This is more than just land, it's a launchpad for meaningful growth.



LET'S TALK POSSIBILITY.

Thank you for taking the time to explore this listing. This is more than a development opportunity, it's an invitation to create something meaningful, memorable, and deeply aligned with forward thinking brands.

If this location in Stouffville feels like an interesting fit for you or your client, please reach out.

The Sutton logo is displayed in white text on a dark rectangular background. The word "Sutton" is written in a bold, sans-serif font.

Laura McBride

Site. Story. Strategy.

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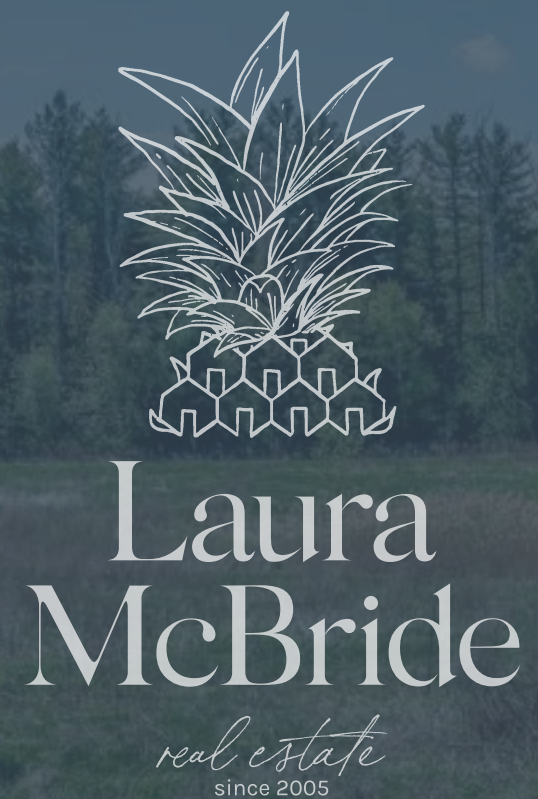
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