

12189 & 0 DIXIE ROAD EAST

CALEDON, ON, L7C 2M4



TEAM 5
RIVERS

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COUNTRY BUNGALOW ON SPACIOUS LOT



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- Amazing investment opportunity, beautiful country bungalow with spacious interior and walkout basement located minutes to Hwy 410.
- New hwy 413 coming to the area
- E- Commerce warehouses such as Amazon and industrial condos coming to Old School & Dixie and Mayfield & Dixie
- The Subject property area will be under Employment Area (Secondary Plan).
- UPS, Dealerships, and Brampton Transit Station, industrial warehouses, gas station, Retail Plazas nearby, and Hwy 410 and Hwy 10 nearby.
- Amazing investment property and lot of potential. Ideal location for Future Development.

OVERVIEW:

- ✓ GENERATING GOOD RENTAL INCOME
- ✓ SOLD AS IS
- ✓ IDEAL FOR FUTURE DEVELOPEMENT
- ✓ IMMEDIATE RETURNS
- ✓ PRIME LOCATION.



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0 DIXIE RD E



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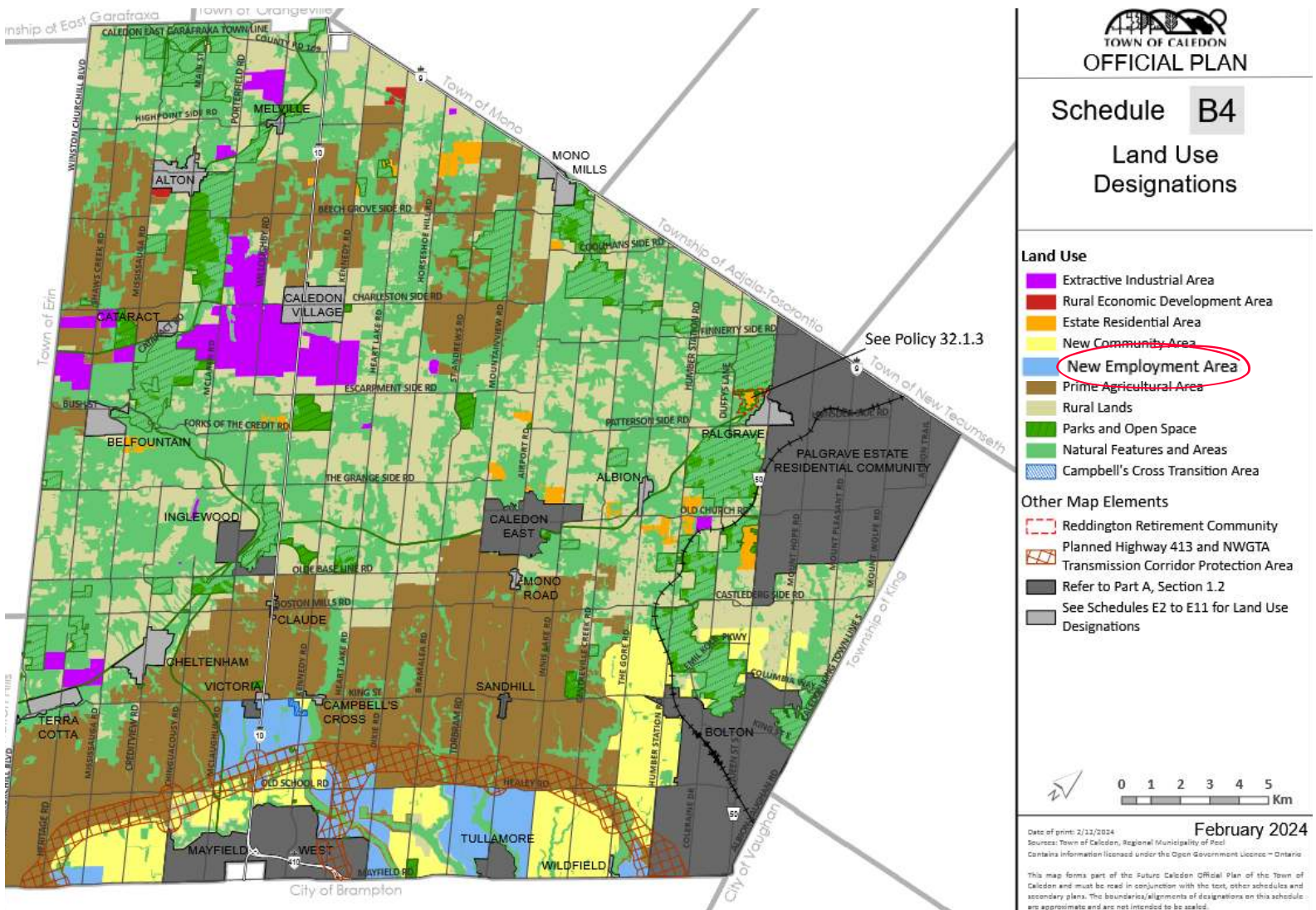
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PROPERTY IS DESIGNATED AS NEW EMPLOYMENT AREA



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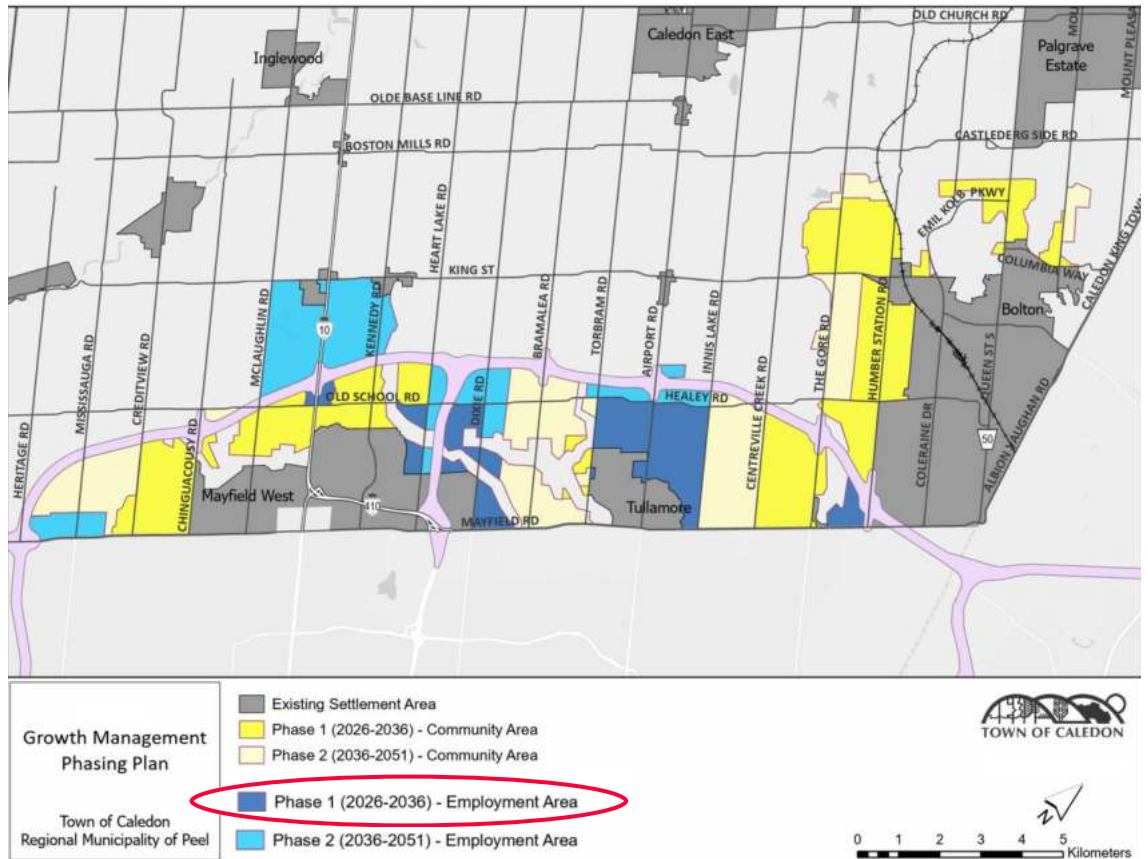
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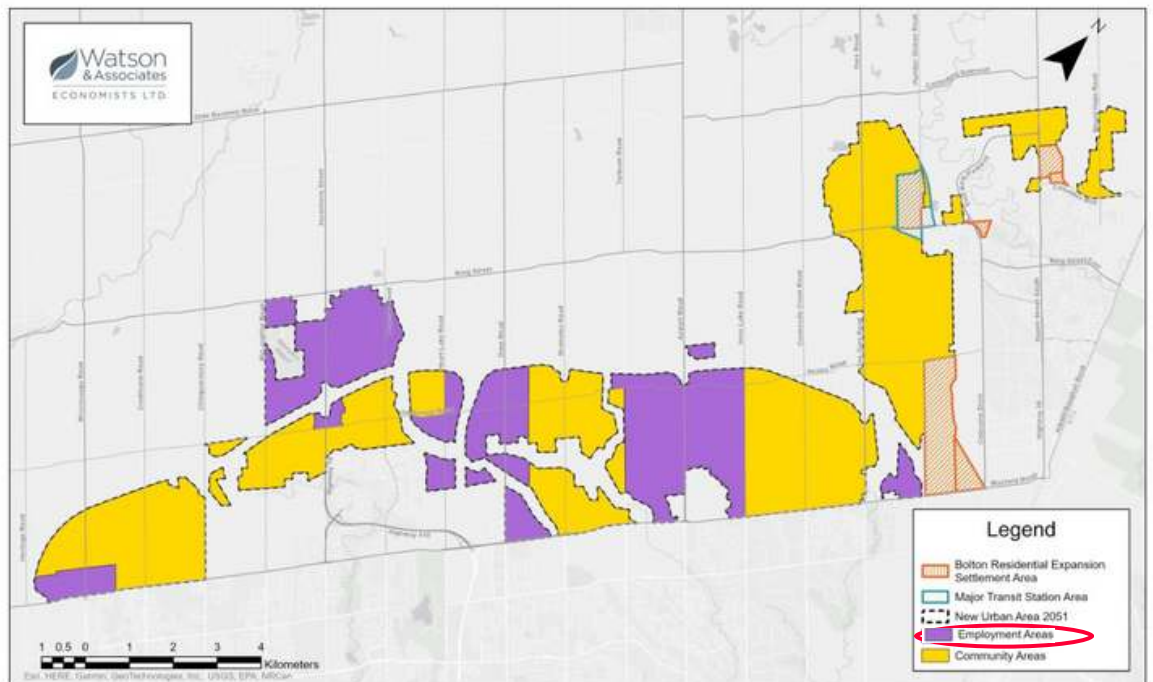


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PROPERTY IS A
PART OF
PHASE 1
GROWTH
MANAGEMENT
PHASING PLAN



PROPERTY IS A
PART OF **SABE**
EMPLOYMENT
AREA



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REALTY INC., BROKERAGE

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HWY 413 & BRAMPTON TRANSIT EXPANSION



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MARKET DATA

EMPLOYEMENT AREA - BRAMPTON & CALEDON AREA:

- Total Employment: 3.7M- Toronto Metro Area.
- Current: 1,021+ Expected Total: 5000+ jobs on Dixie Rd (Caledon Side)
- Total: 15,000 Employees working in 5KM radius of subject property (Brampton Side)
- **Total: 20,000 Employees.**

PROJECTED GROWTH:

- **The Province of Ontario has forecasted the Region of Peel to have a population of 2,280,000 individuals and 1,070,000 jobs by the year 2051. Of that growth, Caledon is planned to reach a population of 300,000, and 125,000 jobs.**

GDP REGION:

- **Peel: GDP was \$102.31 Billion in 2022.**
- Over the next 5 years Peel's Annual GDP Growth is expected to average approx. 2.1%

DEMOGRAPHICS:

- Caledon Pop: 85K, Median Household income: \$141.6K,
- Brampton Pop: 791K. Median Household Income: \$111K.
- **Brampton North-Caledon Pop: 107K**
- **Number of Households in 5KM radius: 39K (2023). Expected in 2033: 57K**



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ZONING USES: PRESTIGE EMPLOYMENT AREA & GENERAL EMPLOYMENT AREA

Zoning Uses: Prestige Employment Area & General Employment Area

The property is currently zoned as A1 and designated as a New Employment Area, which will be classified as either Prestige or General Employment Area as part of the secondary planning process.

Prestige Employment Area Uses

Permitted Uses

- a) The following uses may be permitted within the Prestige Employment Area designation:
- i) manufacturing, processing and warehousing with no accessory outside storage of goods or materials;
 - ii) business offices in stand-alone office buildings or as an accessory use to other permitted uses;
 - iii) hotels which may include restaurants and banquet halls;
 - iv) trade and convention centres which may include restaurants and banquet halls;
 - v) commercial trade schools;
 - vi) ancillary uses such as retail, service, restaurant, sports and fitness recreation uses, financial institutions and day cares within the ground floor of a multi-storey office building; and,
 - vii) ancillary uses such as retail, service, restaurant, sports and fitness recreation uses and financial institutions within a multi-unit industrial building provided the combined floor area of these uses does not exceed 25 percent of the gross floor area of the industrial building.

General Employment Area Uses

Permitted Uses

- a) The following uses may be permitted within the General Employment Area designation:
- i) manufacturing, processing and warehousing with accessory outdoor storage;
 - ii) equipment and motor vehicle repair garages;
 - iii) institutional uses such as industrial trade schools and training facilities if they are directly related to the function of the employment area and do not accommodate sensitive uses; and,
 - iv) business offices as an accessory use to other permitted uses.

Prestige Employment Area Discretionary Uses

- iii) manufacturing, processing and warehousing with accessory outdoor storage; and,
- iv) motor vehicle service stations.

General Employment Area Discretionary Uses

- i) container storage;
- ii) salvage and recycling operations;
- iii) stand-alone gas stations serving the public;
- iv) concrete batching plants and asphalt plants;
- v) open storage uses, contractors yards and truck parking uses where less than 10 percent of the lot area is the site of buildings or structures.



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MULTIPLE USES SUCH AS QSR, BANQUET HALL, HOTEL, & GAS STATION.



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NEARBY AMENITIES & FUTURE DEVELOPMENT PLANS



- A 350-acre development with four phases will include up to 11 planned buildings and up to 8.3 million square feet of space, including a 1.9 million-square-foot Amazon facility. The project is expected to create 4,000 jobs and will be built around the subject property.
- Coming in 2027



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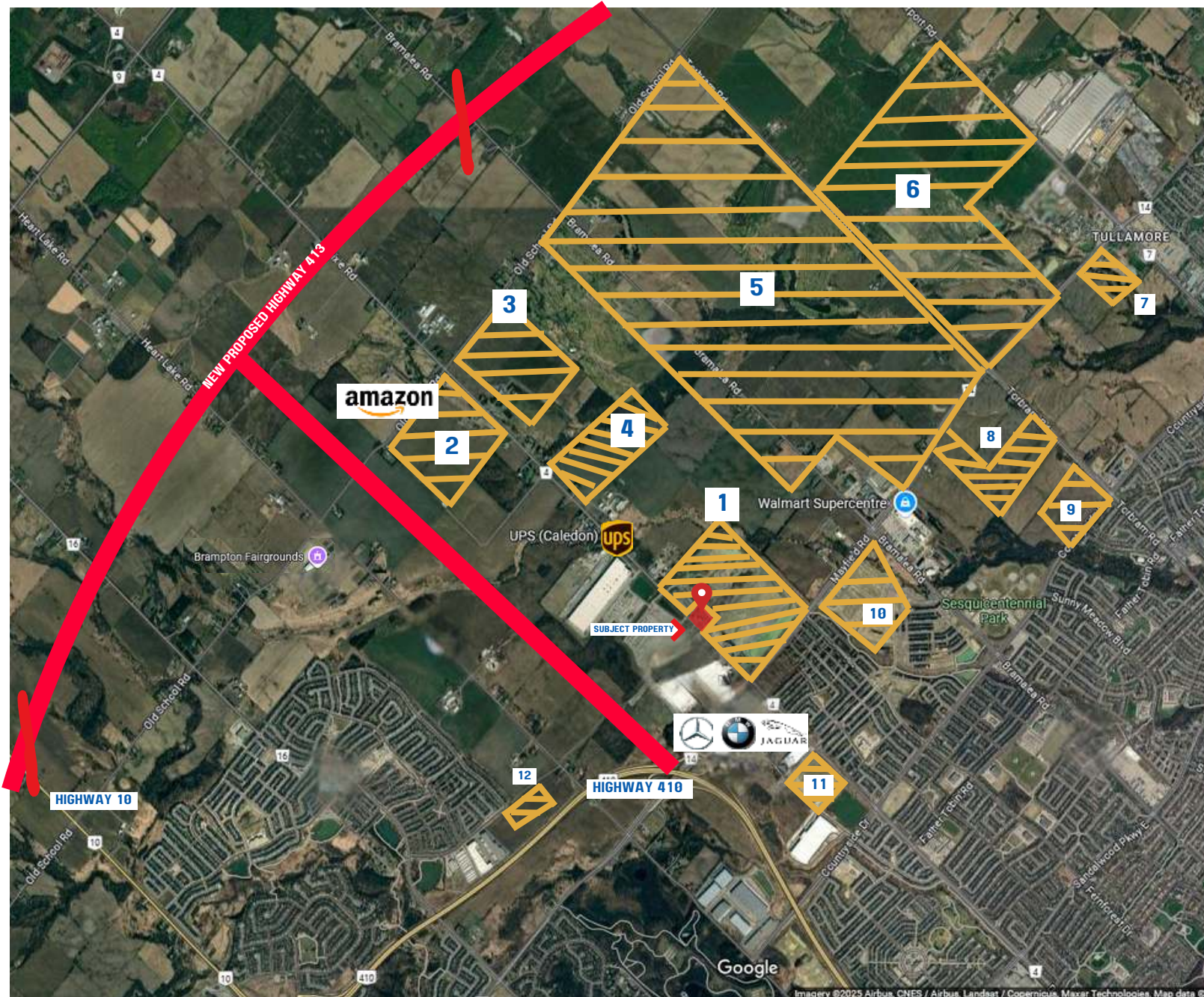
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AREA OVERVIEW:



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NEARBY AMENITIES & FUTURE DEVELOPMENT

- 1) Dixie North Development: 2 Buildings | 2,057,392 SF
- 2) Dixie South Development: 4 Buildings | 2,754,081 SF
- 3) Dixie Phase 3 Development: 2 Buildings | 1,470,095 SF
- 4) Dixie Phase 4 Development: 3 Buildings | 2,031,348 SF

The Total area spans 350 acres across four phases, featuring up to 11 planned buildings and approximately 8.3 Million SqFt of space, including a 1.9 Million SqFt Amazon facility.

- 5) Mayfield Tullamore Secondary Plan: 7,650 new homes on 969 acres. Residential & Mixed-Use.
- 6) Commercial corridor from Torbram to Airport Rd (Caledon): 9 industrial buildings totaling 6,053,419 sq. ft. of industrial space on 480 acres.
- 7) Near Mayfield & Airport: 250 Residential Units.
- 8) Near Mayfield & Torbram: 1,038 New Homes.
- 9) Countryside & Torbram: 87 New Homes
- 10) Near Mayfield & Bramlea: 44 New Homes

A Total of 9,069 new homes are being built near the subject property.

- 11) Brampton Industrial Condos: 6 industrial buildings with 92 units, consisting of 337,000 sq. ft. of space on 19 acres.
- 12) Industrial Warehouse: 523,729 SqFt.

Approximately 8.3 Million Sq. Ft. of Commercial Space is being developed near the subject property.

Nearby Companies: Lexus, Acura, BMW, Tesla, Audi, Honda, Ford, Mercedes-Benz, Jaguar, Land Rover, Volkswagen, Hyundai, Genesis, Kia, Petro- Canada, Tim Hortons, A&W, Magna. & UPS Caledon.



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AREA OVERVIEW:



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