

Landbank Opportunity

120 FOSS RD. PELHAM, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

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Our Land *Expert*



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Site Overview

An exceptional opportunity to invest in a prime 25-acre parcel nestled between two rapidly growing urban centers—Fonthill and Welland. This unique property offers immediate utility with income potential and long-term development upside.

Key Highlights:

- Located just minutes from shopping, schools, new residential developments, gas stations, and restaurants
- Only 200 meters from municipal utility and sewage lines
- Strategically positioned 15 minutes to Niagara Falls and 20 minutes to St. Catharines
- Exceptional landbank potential in a high-growth corridor

Whether you're looking to hold for future development, expand an equestrian or kennel business, or simply secure a large estate in a booming region, 120 Foss Rd offers the location, scale, and versatility to make it happen.

****Buyer is responsible to confirm all the details.**



Total Size:
25 Acres



Zoning
A1H



Asking Price
Contact Us for Pricing Info

Property *Features*

Property Features:

- 53 Horse Stalls but some are doubles.
- On-Site Horse Track – ideal for training or recreational use
- Dog Kennel Facility – suited for boarding or business conversion
- Renovated Bungalow – 3 bedrooms, 2.5 bathrooms, fully finished basement with a custom theatre room
- Taxes: \$2,825.60



Potential *Uses*

Landbank Strategy:

Hold and wait for the urban boundary expansion. The subject property is located directly adjacent to existing subdivisions, making it a strong candidate for future inclusion within the boundary. In 2023, land within the urban boundary was selling at approximately \$800,000 per acre. With continued regional growth and infrastructure investment, land values are expected to appreciate significantly once included within the boundary.

Future Development Opportunity:

Propose a 1-acre estate lot subdivision. The property can be severed into multiple lots and sold individually for \$500,000 per lot based on current market comparables. Alternatively, develop and build custom homes on each lot, with resale values significantly higher, depending on design and finish—ideal for luxury or mid-market residential product.

Low-Rise Residential Development

Once brought into the urban boundary, the site offers strong potential for low-rise residential development, consistent with planning trends across Ontario. This could include:

- Single-family detached homes
- Townhomes or semi-detached units
- Cluster housing or private laneway developments

Low-rise communities in Ontario remain in high demand due to family-friendly layouts, increased living space, and proximity to nature. With zoning adjustments and servicing, this site could support a well-designed residential neighborhood, capitalizing on Pelham's small-town charm while meeting regional housing targets.

Rental Income *Potential*

Generate income while awaiting development approvals. The property offers multiple revenue streams:

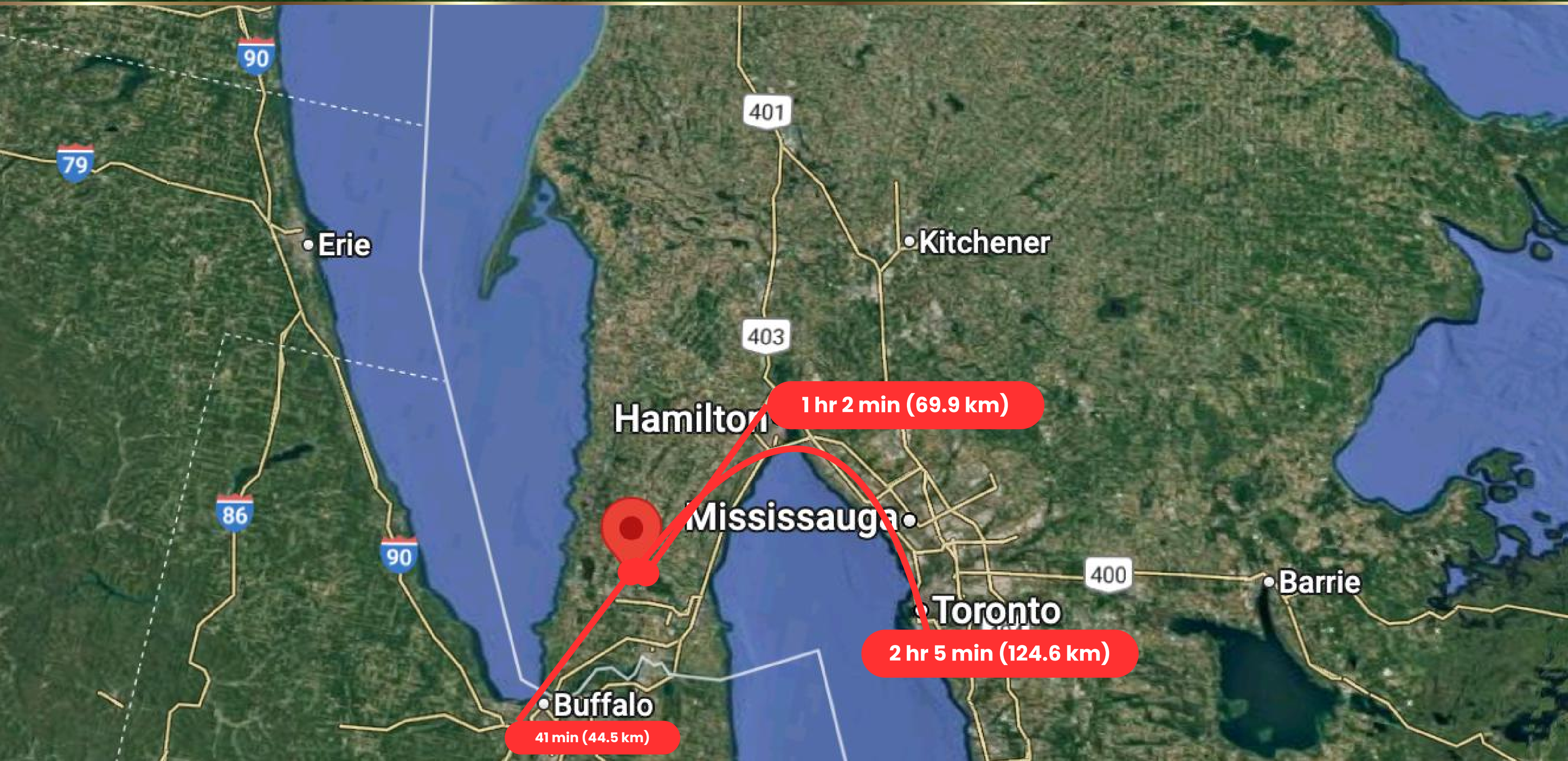
- **Horse Stalls:** 53 stalls × \$250 minimum each = **\$13,250/month**
- **Main Residence:** Lease separately at approximately **\$3,000/month**
- **Dog Breeding Kennel:** Rent as an independent operation at approximately **\$4,000/month**
- **Alternative Option:** Instead of renting stalls individually, the entire facilities can be leased to a horse training school under a comprehensive agreement (rate to be determined).

Estimated Monthly Revenue (if rented individually):

\$13,250 + \$3,000 + \$4,000 = \$20,250/month



Location Map



Area Amenities



120 FOSS RD. PELHAM, ON

1

Pelham Evangelical Friends Church

2

Pelham Corners

3

Alexander Kuska Catholic Elementary School

4

Niagara College – Welland Campus

5

Seaway Mall

6

Walmart Supercentre

7

Maple Park

8

Merritt Island Park

9

Girard's NoFrills Welland

10

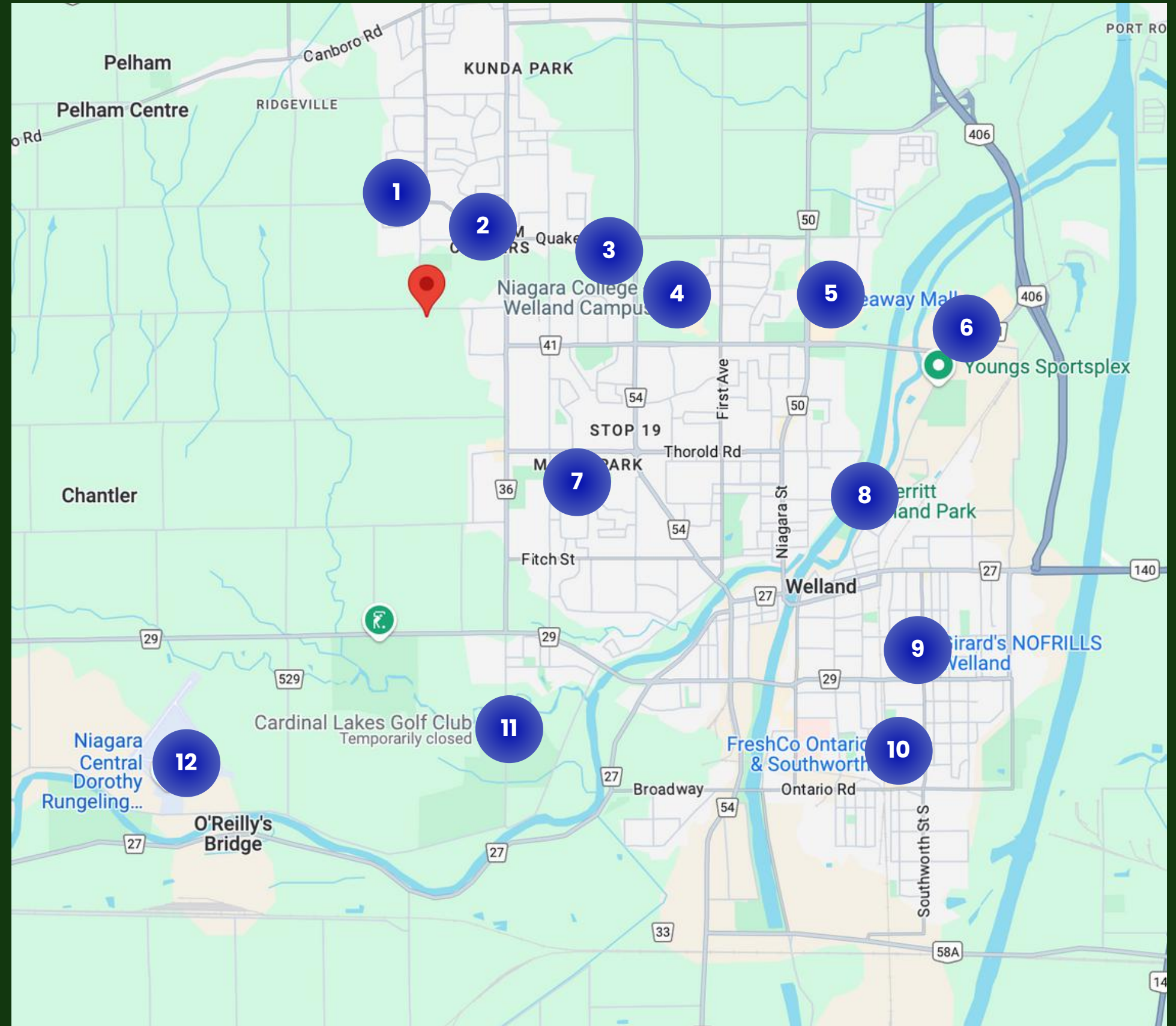
FreshCo Ontario & Southworth

11

Cardinal Lakes Golf Club

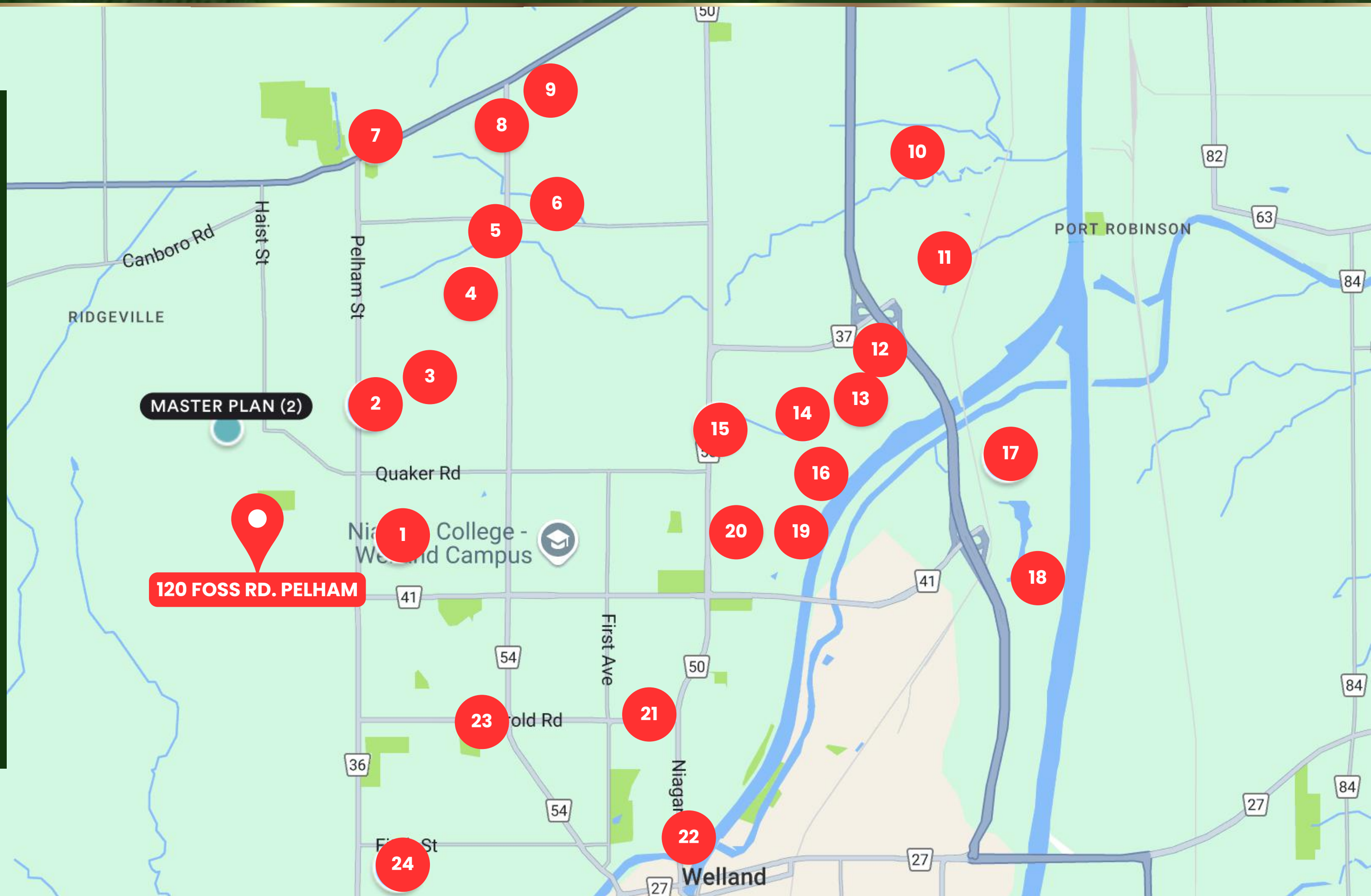
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Niagara Central Dorothy Rungeling Airport



Nearby *Developments*

1. Harvest Oak - Single-Family Homes
2. 105 Welland Road Fonthill
3. Fonthill Development
4. Forest Park
5. Willow Ridge at Saffron Meadows
6. Fonthill Abbey
7. One Five Central
8. Fonthill Townhomes
9. The Fonthill Boutique Residences
10. 1511 Kottmeier Road Condos
11. Empire Legacy
12. Towpath Estates
13. The Homes at Fieldstone
14. Alicia Crescent
15. 1030 Niagara Street Townhomes
16. Lock & Quay
17. The Residences at Hunters Pointe
18. Waterview Estates
19. Warbler Place Urban Village
20. 858-862 Niagara Street Townhomes
21. iQ Homes
22. 130 Niagara Street Condos
23. Stop 19 Stacked Towns
24. Vanier Estates



Potential *Development Project*

The subject site at 120 Foss Rd., along with neighbouring properties, has been identified for potential inclusion within the Town of Pelham's urban boundary as part of the municipality's ongoing Official Plan update.

An upcoming application is expected to initiate a technical review meeting with municipal staff. This review will explore the site's development potential and evaluate the feasibility of future land use changes, including possible residential or mixed-use designations.

This planning initiative is being coordinated by a well-regarded land use planning and development consultancy. For more details, including a conceptual overview, please refer to the Proposed Plan thru the button below:

[Potential Development Project - Town of Pelham](#)

[Planner's Opinion Letter and Steps](#)

Aerial Drone Shots



Aerial Drone *Shots*



Aerial Drone Shots



Aerial Drone *Shots*



Aerial Drone *Shots*



Aerial Drone *Shots*



Aerial Drone *Shots*



On Site *Photography*



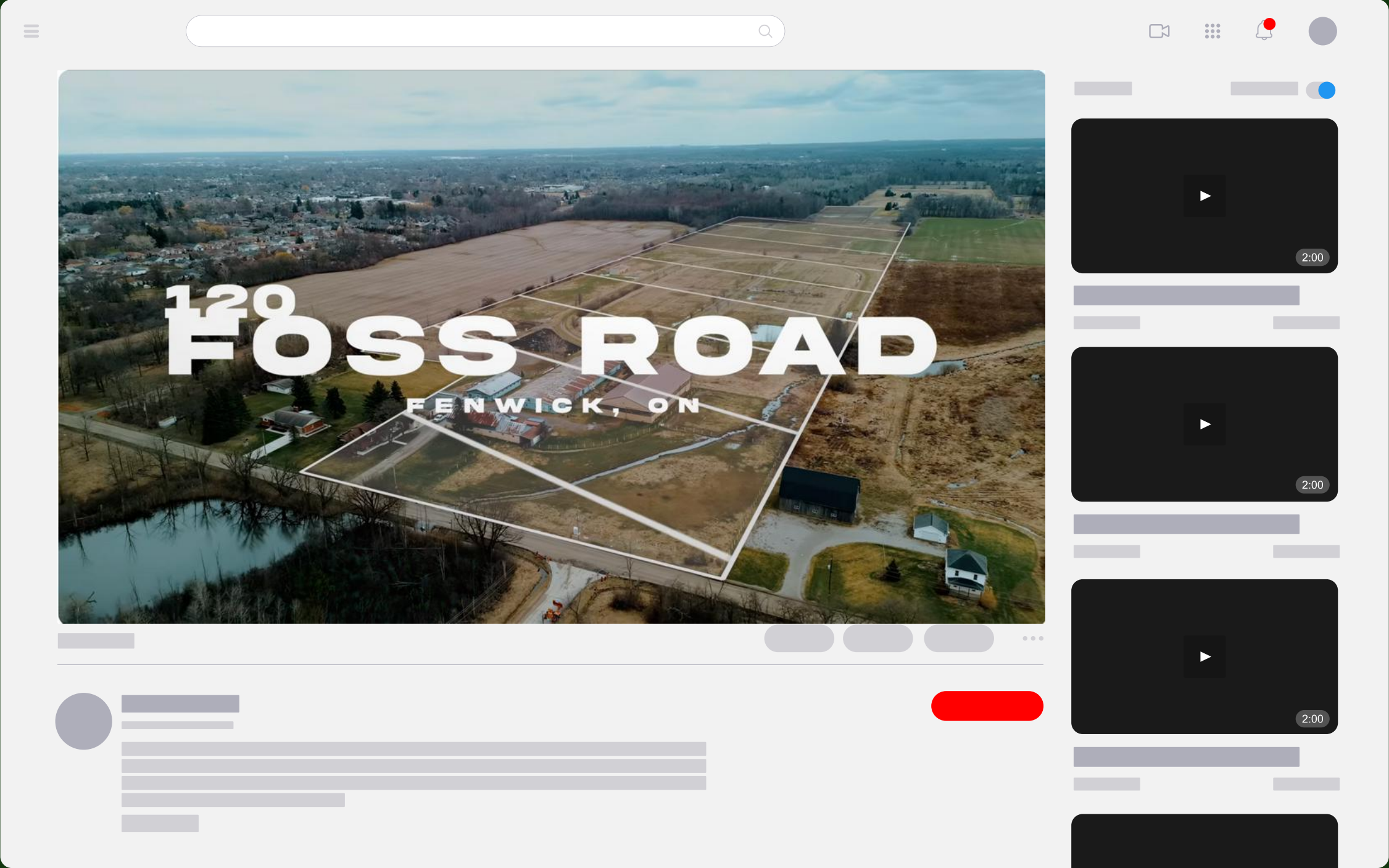
On Site *Photography*



Interior *Facilities*



Aerial Drone *Video Tour*



[CLICK HERE TO WATCH](#)

Area Overview - *Pelham, ON*



Pelham, Ontario, is a picturesque town situated in the heart of the Niagara Region, known for its blend of rural charm and proximity to urban amenities.

Location & Geography

- Pelham is centrally located in the Niagara Region, bordered by the Welland River to the south and neighboring municipalities such as Welland, West Lincoln, and St. Catharines.
- The town encompasses several communities, including Fonthill, Fenwick, Ridgeville, Effingham, and North Pelham.
- Notably, Pelham boasts the highest elevation point in the Niagara Region, offering unique views of both Lake Ontario and Lake Erie.

Lifestyle & Community

- Pelham is renowned for its agricultural heritage, featuring numerous orchards, vineyards, and conservation areas.
- The town offers a tranquil lifestyle with access to natural attractions like the Comfort Maple Conservation Area and the Short Hills.
- Residents enjoy a close-knit community atmosphere, with local events and markets fostering community engagement.

Real Estate & Development

- Pelham's real estate market includes a mix of rural properties, estate lots, and residential developments.
- The town's strategic location between the Greater Toronto Area and the U.S. border makes it an attractive area for future development and investment opportunities.

Population & Demographics

- As of 2025, Pelham has an estimated population of approximately 19,107 residents. [*World Population Review*](#)
- The town covers an area of about 126.35 square kilometers, resulting in a population density of around 144 people per square kilometer.
- The median age in Pelham is 50.5 years, indicating a mature population.





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