



FOR SALE

0 Porterfield Road

Caledon, ON

86.96 Acres of
Strategic Land Investment with
Long-Term Upside

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Dufferin Road 109

Porterfield Road

Property Profile

A standout, large-scale corner parcel offering rare acreage and long-term upside in one of the GTA's most sought-after land markets. The site benefits from strong accessibility, efficient functionality, and proximity to major transportation routes, supporting a range of future value-creation strategies. A premier opportunity for land investors and groups seeking meaningful scale and long-term exposure in a proven growth region.

Details

Property	0 Porterfield Road, Caledon, ON
Possession	Immediate
Total Area	86.96 acres
Asking Price	\$4,995,000

Features



Extremely rare and functional parcel supporting multiple long-term strategies



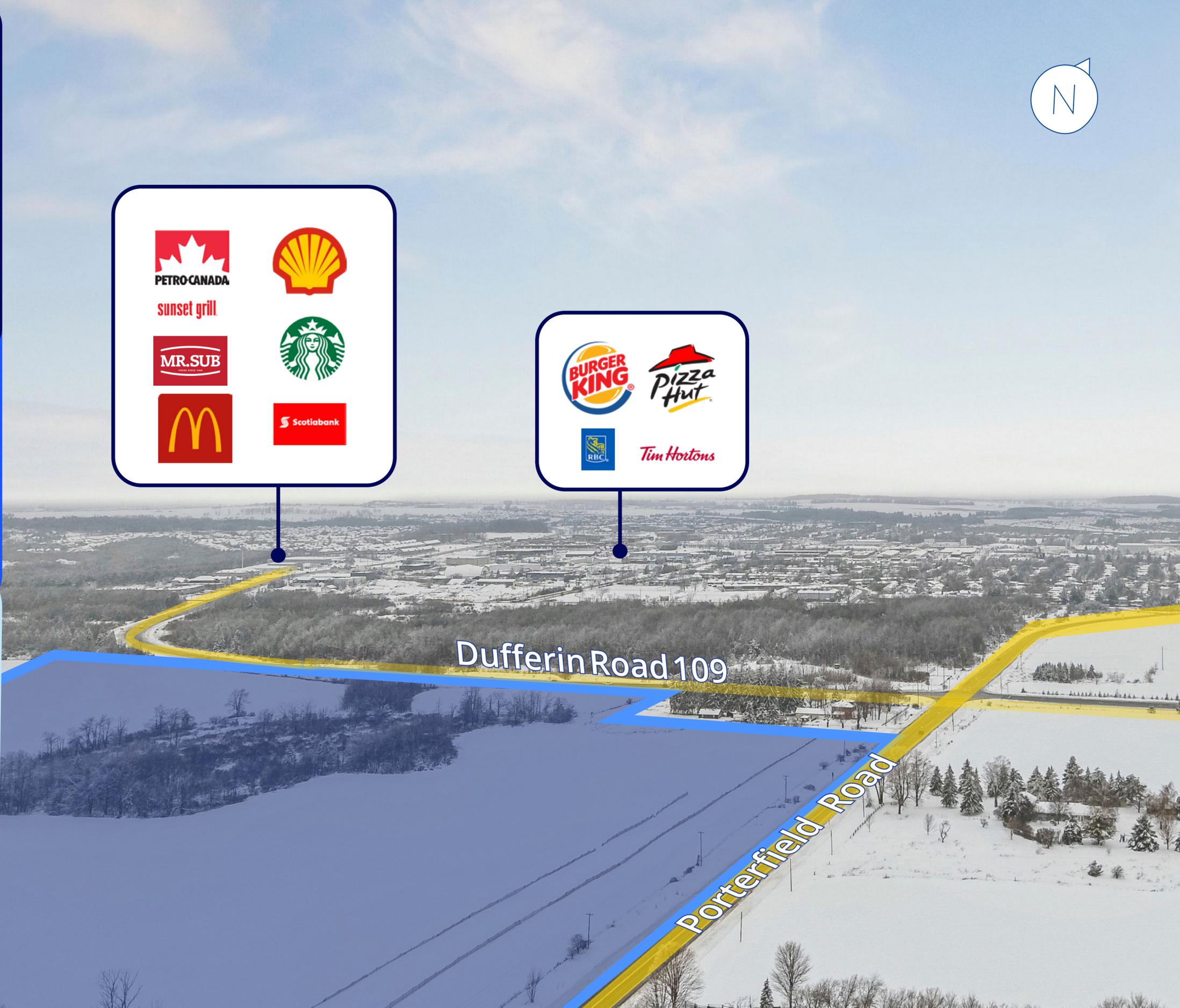
Convenient location minutes away from Hwy 10 and proposed Highway 413



Offers 1,477' of frontage on County Rd 109

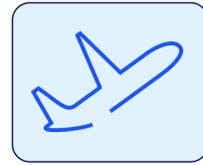


Corner lot offering high visibility and strategic parcel positioning

Location Overview

Drive Times



Distance to
Brampton
22 MIN.



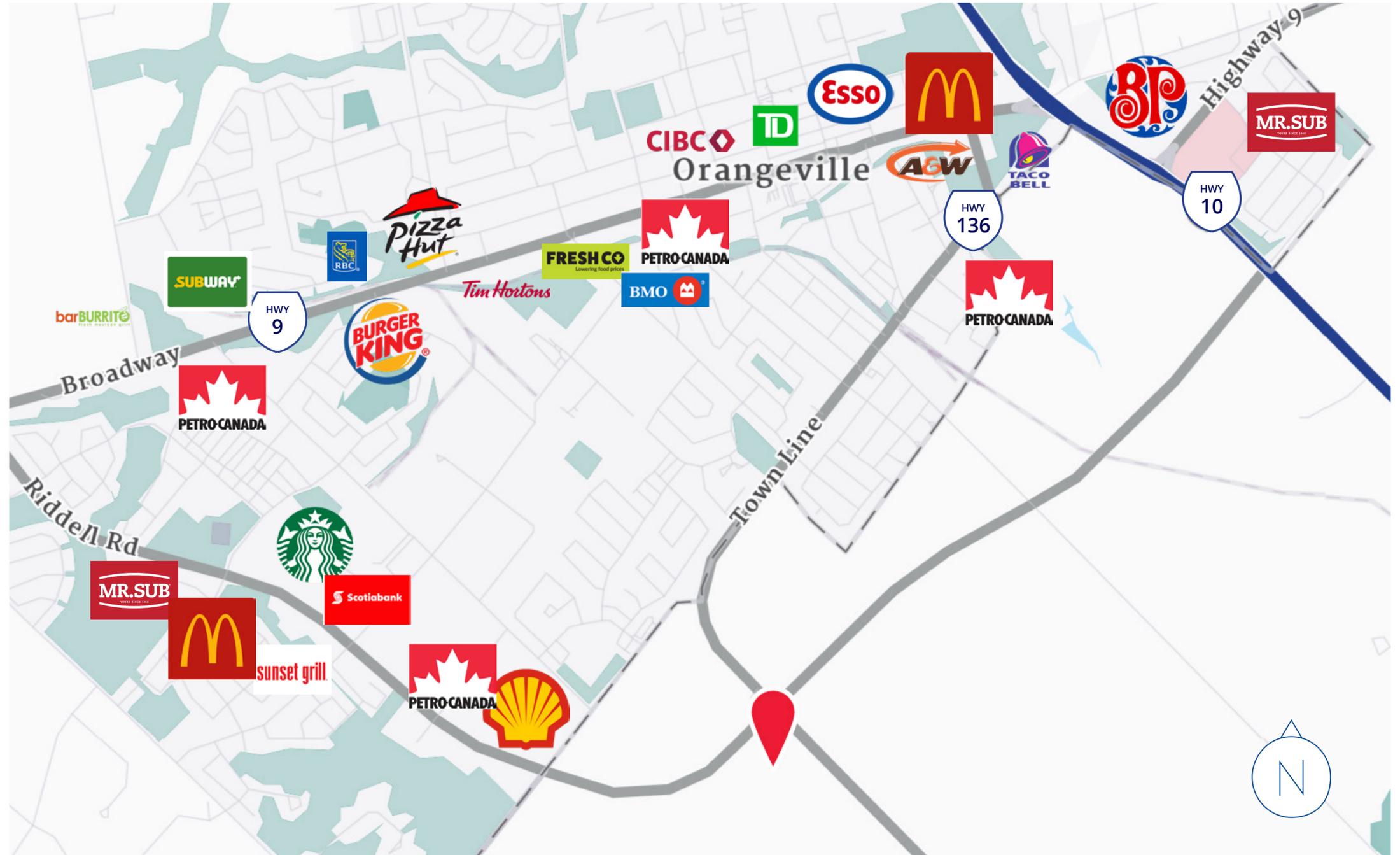
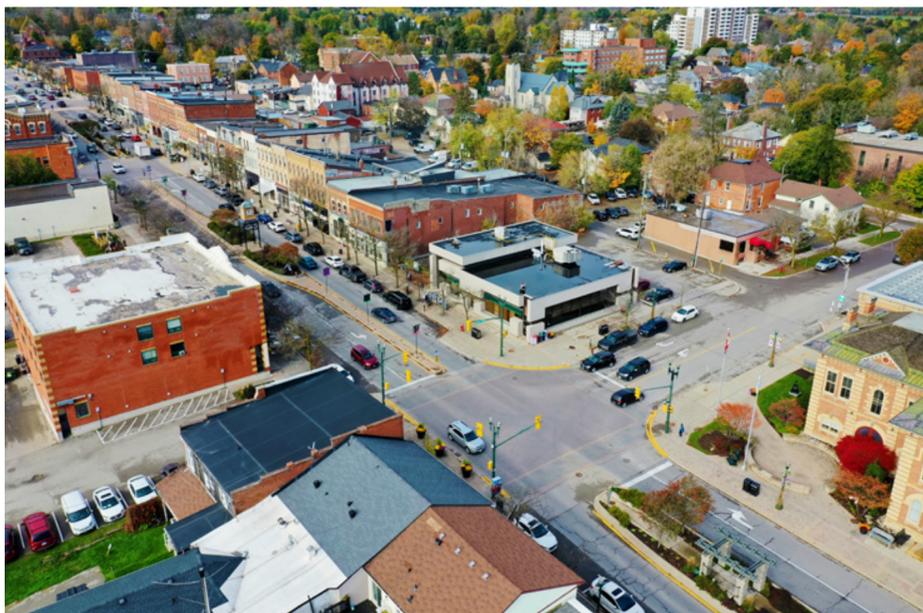
Distance to
Highway 10
3 MIN.



Distance to
Orangeville
2 MIN.



0 Porterfield Road, Caledon, ON

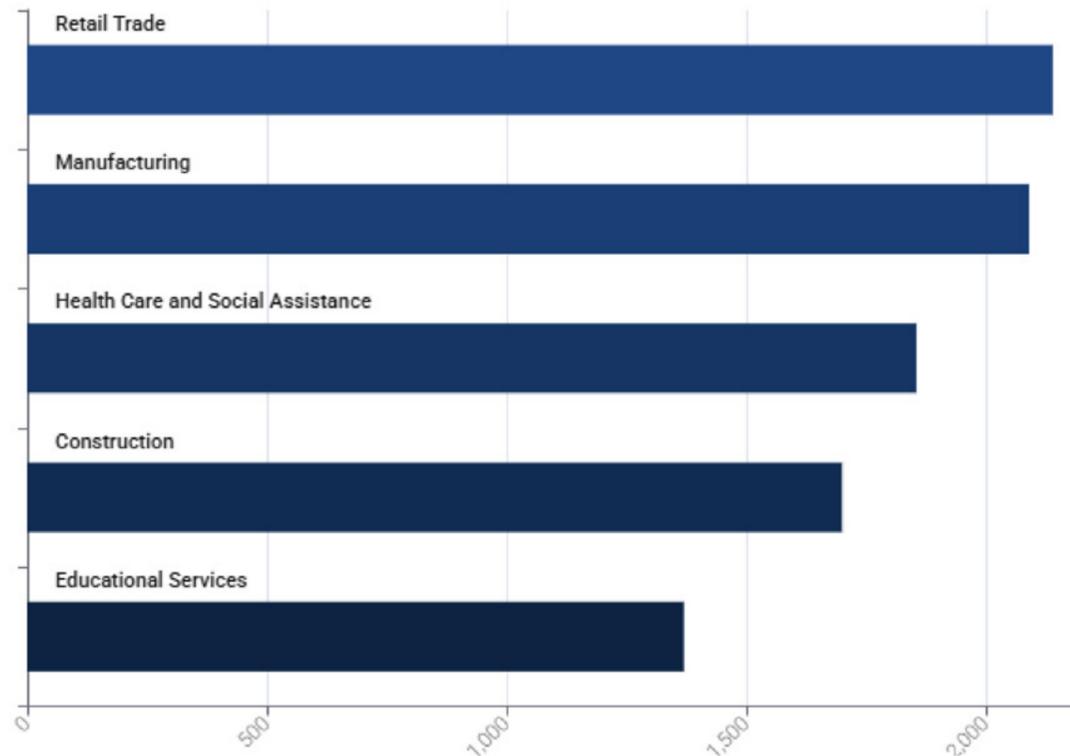


Area Demographics

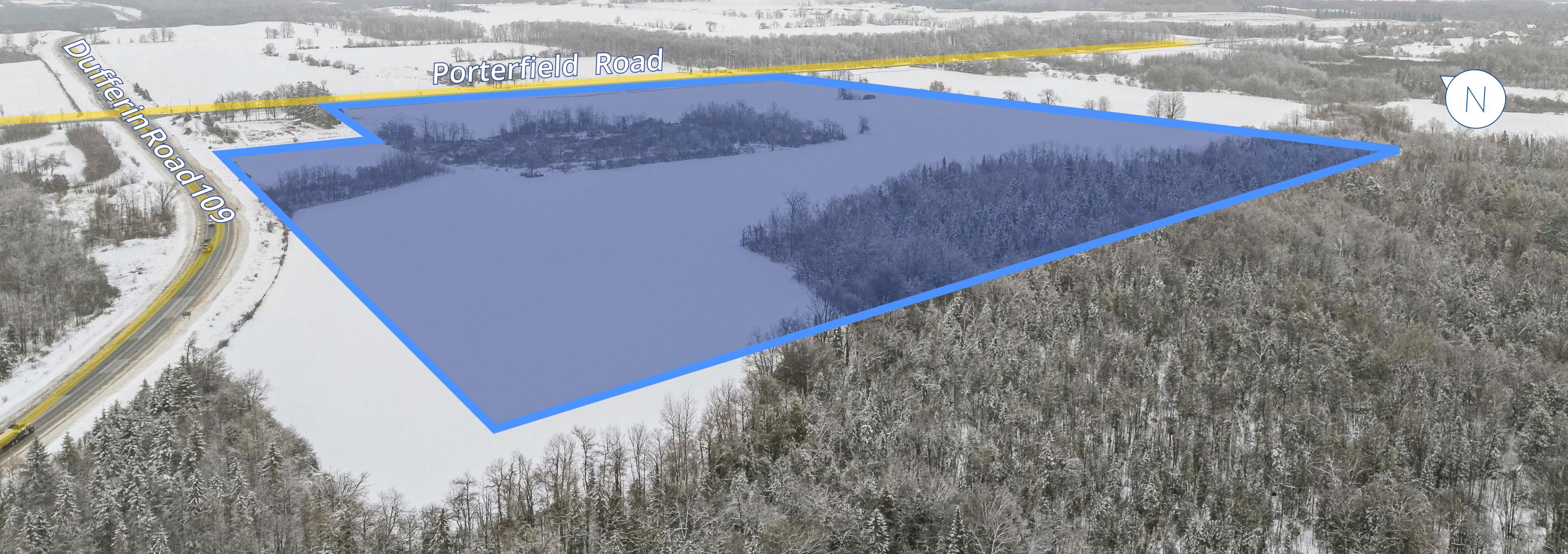
Caledon represents one of the GTA's most compelling land investment markets, combining strategic location with long-term growth fundamentals. Located approximately 25 minutes from the Greater Toronto Area (GTA), the Town offers access to key markets while benefiting from constrained land supply, established employment nodes, and strong demographic trends.

Situated north of the GTA and directly fronting County Road 109, the property is within approximately one hour of Toronto and benefits from efficient access to regional, domestic, and international markets. County Road 109 serves as a key east-west arterial, with convenient connectivity to multiple 400-series highways within 30 minutes, supporting long-term strategic value.

Economic Development



Demographic	Current	10 KM	20 KM	30 KM
Population	90,600	45,991	79,474	217,732
Median Household Income	\$146,200	\$156,882	\$157,395	\$157,395
Labour Force Population	2,475,300	26,373	45,927	123,879



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CALEDON, ON

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