

138 AC

RESIDENTIAL  
DEVELOPMENT LAND

HWY 400

Penetanguishene Rd

SUBJECT

Mill St E

Approved - 233 Single Dwelling Units

Approved - 114 Single Dwelling Units

Scarlett Line



FOR SALE

98-105 MILL ST E, SPRINGWATER



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INVESTMENT  
GROUP



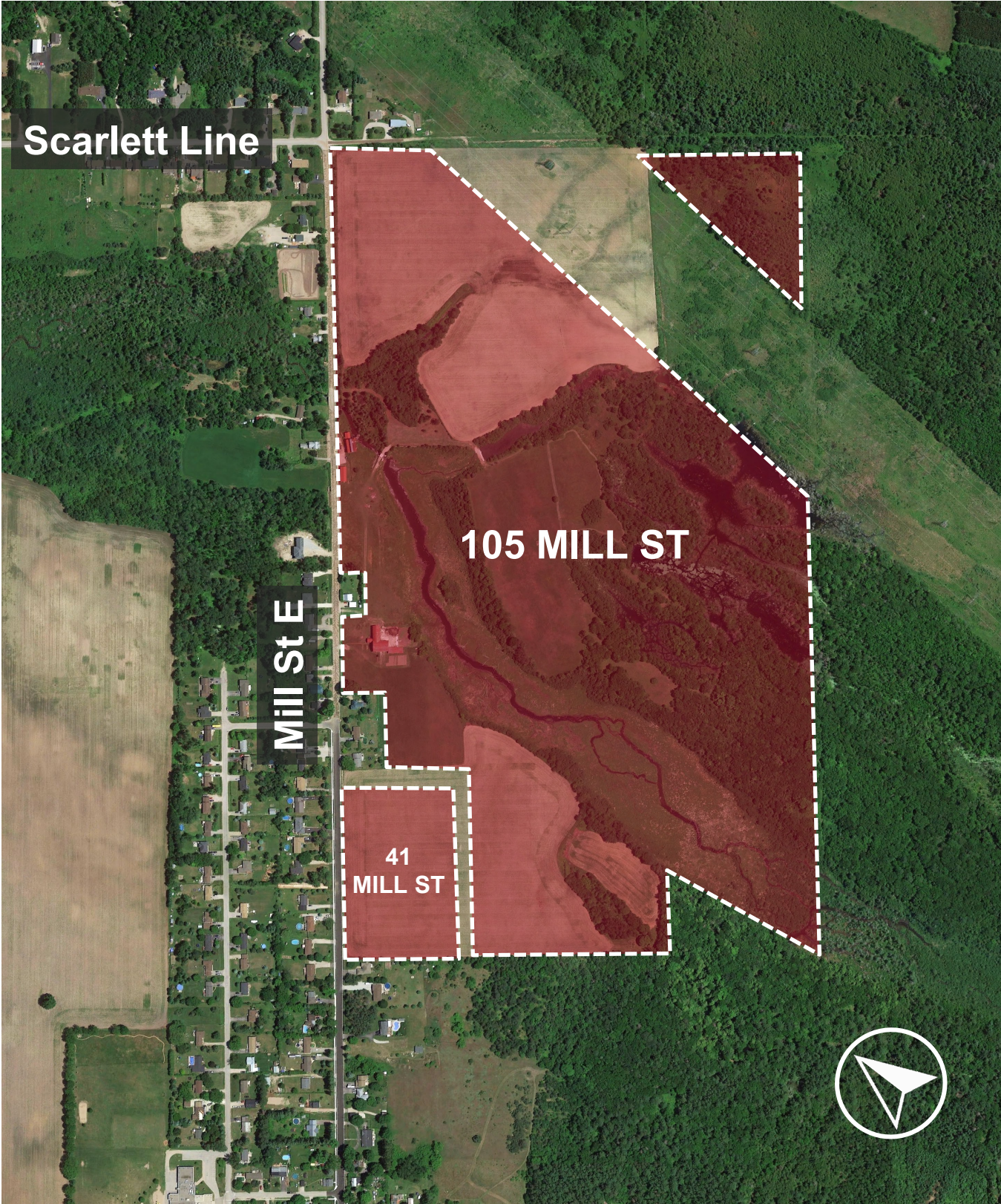
# OPPORTUNITY SUMMARY

The Site consists of three parcels situated on the south side of Mill St E, east of the town of Hillsdale in Springwater.

The three parcels constitute a cumulative 138.5 acres, with **approximately 57 usable acres**.

- Property is within the Hillsdale Secondary Plan, which is among the Major urban settlement areas per the Springwater Secondary plan. Forecasted growth from 1158 in 2021 to 4481 in 2041.
- Provincial forecasts note that Simcoe County’s population is expected to grow by 194,000 people by 2051
- Property is on well and has a septic tank
- Potential to make up to 132 lots

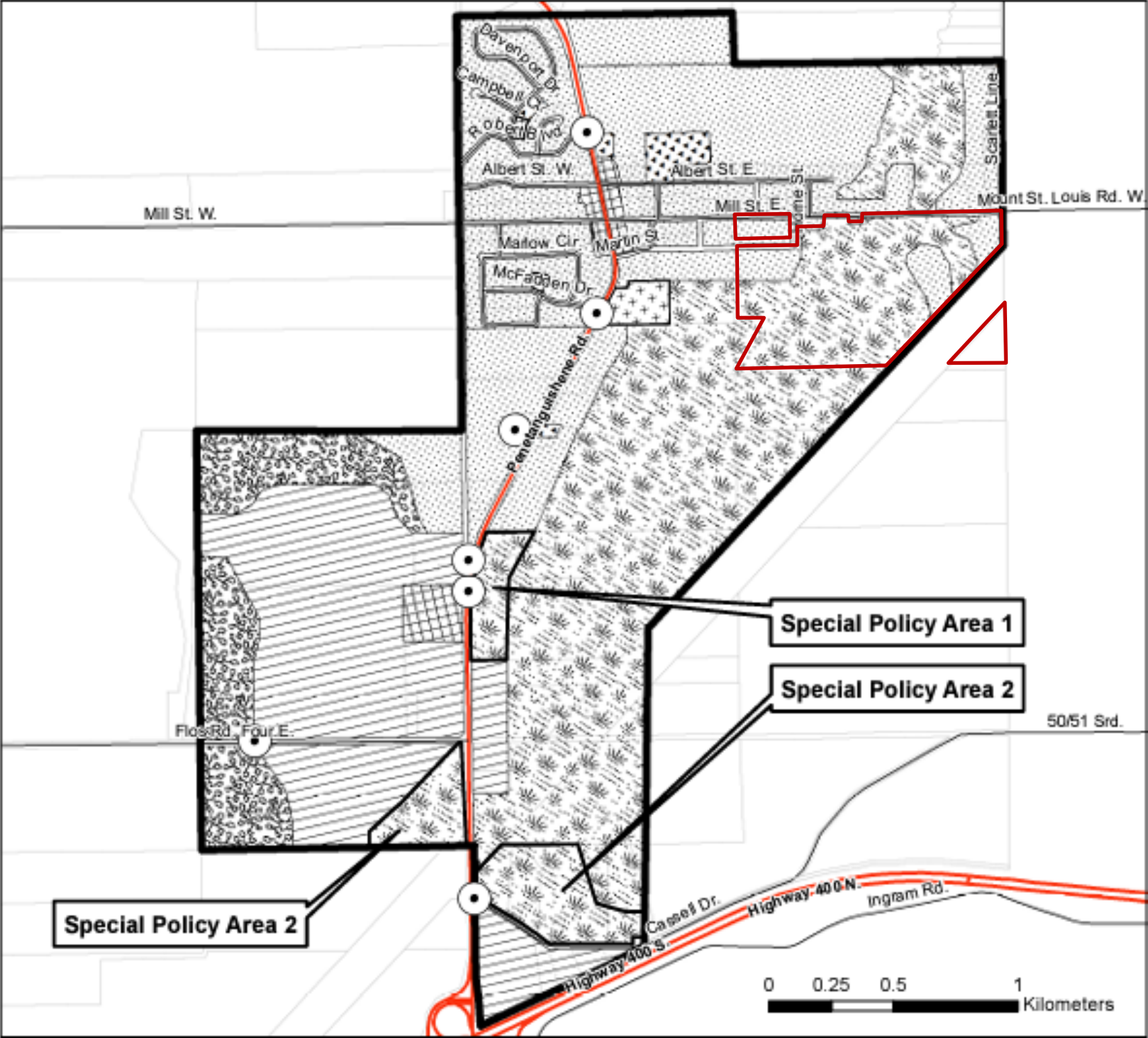
|                |  |   |
|----------------|--|---|
| Full Address   |  | 105 Mill St E,<br>Hillsdale, ON L0L 1V0                                       |
|                |  | 41 Mill St E,<br>Hillsdale, ON L0L 1V0  |
| Lot Size       |  | 125.3 AC<br>5.6 AC<br>7.6 AC  |
| Frontage       |  | 742 ft (41 Mill St)   |
| OP Designation |  | Urban Residential<br>Environmental Protection 1                               |
| Zoning         |  | R1 (H) - Residential<br>A - Agricultural<br>EP – Environmental Protection     |
| Current Use    |  | Farm without residence – with secondary structures;<br>with farm outbuildings |





# HILLSDALE SECONDARY PLAN

## Schedule A-7: Hillsdale



Property is part of the **Hillsdale Secondary Plan**. Hillsdale is categorized as a Major Area in Springwater’s Urban Settlement Areas, where they anticipate the majority of new developments will proceed over the next 20+ years.

|      | Elmvale | Hillsdale | Midhurst | Centre Vespra | Snow Valley | Anten Mills | Minesing | Phelpston |
|------|---------|-----------|----------|---------------|-------------|-------------|----------|-----------|
| 2021 | 3036    | 1158      | 2889     | 1853          | 3555        | 531         | 738      | 258       |
| 2031 | 5584    | 2545      | 15470    | 2911          | 3804        | 909         | 738      | 258       |
| 2041 | 5678    | 4481      | 23504    | 3160          | 8952        | 909         | 738      | 258       |

### Legend

- Urban Residential
- General Commercial
- Institutional
- Business Park
- Natural Heritage Environmental Protection 1
- Natural Heritage Environmental Protection 2
- Open Space
- Transportation Network Improvements





# AREA DEVELOPMENTS





# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The designated representative operating as part of the Land & Investment Group Team, under Royal LePage YCR, Commercial Division has been retained by the vendor as the exclusive advisor to seek offers for the marketing and disposition of 41, 98-105 Mill St E, Springwater.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

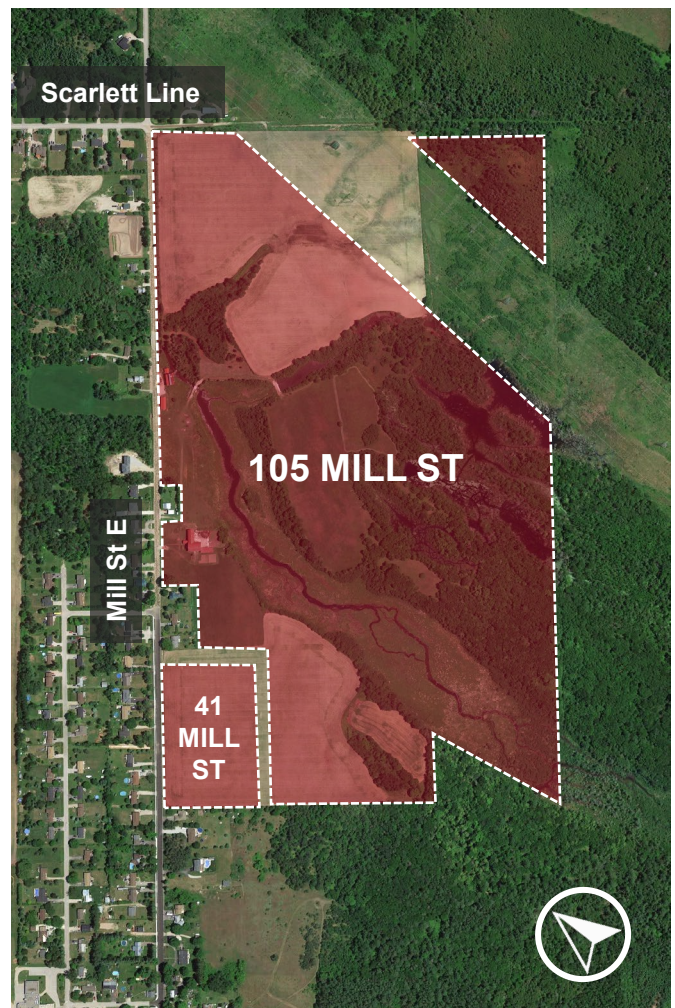
Seller seeks best price and terms. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

### Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



## LEAD ADVISORS

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