



For Sale

148 Acres Low-Rise Residential Development Site



BOBCAYGEON, CITY OF KAWARTHA LAKES, ON

An aerial photograph of a large, wooded area with a white boundary line indicating the 148-acre development site. The site is adjacent to a body of water (Pigeon Lake) and a residential area (Lochlyn Landing). A golf course is visible in the foreground. Labels with leader lines point to specific locations: Iris Grove, Lochlyn Landing, Lock 32, and Pigeon Lake.

IRIS GROVE

LOCHLYN LANDING

LOCK 32

PIGEON LAKE

Contact

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Investment Highlights



Prime Kawartha Lakes Location

Located just two hours northeast of the Greater Toronto Area, the Site offers a rare combination of small-town convenience and four-season outdoor recreation. Positioned minutes from downtown Bobcaygeon, residents benefit from immediate access to grocery, pharmacy, financial services, restaurants, and retail amenities. The Property is also ideally situated between Sturgeon Lake and Pigeon Lake, providing direct access to boating, fishing, public beaches, and provincial parks. This balance of accessibility, daily convenience, and recreational lifestyle makes the Site exceptionally well positioned for future residential or mixed-use development targeting both year-round and seasonal demand.



Low-Rise Development Opportunity of Scale

Preliminary planning investigations completed by the Seller indicate the Site can accommodate a master-planned residential community totaling approximately 623 units. The conceptual plan includes a balanced mix of 103 single detached homes, 306 semi-detached homes, 174 townhouses, and 40 apartment units, offering a range of housing types suitable for both permanent and seasonal residents. The framework also identifies supporting community uses, including a park block, commercial block, and community centre block, providing on-site amenities to enhance functionality and livability.



Active Residential Market

There are currently several low-rise communities being developed in Bobcaygeon, ranging from single-family subdivisions to mixed townhouse and semi-detached projects. This construction activity indicates end-user demand is present and supports growing confidence in the area as a viable destination for both permanent and recreational living.



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Property Details

The Site is located on the west side of County Road 36 (East Street South), one of the main artieral roadways leading into Bobcaygeon, just south of the Bobcaygeon River and has a total land area of 148 acres.

PIN	631370053
Legal Description	PT LT 13 CON 10 VERULAM PT 3, 57R8133 CITY OF KAWARTHA LAKES
Land Area	148.23 acres
Existing Improvements	Raw Land
Kawartha Lakes Official Plan	Rural
Bobcaygeon Secondary Plan (under appeal)	Residential
Settlement Area	The Growth Management Strategy (GMS) has proposed to include this property in the urban boundary through a rationalization process with the abutting lands. The draft report was presented to Council on January 30, 2025. Inclusion in the GMS permitted the current owner to proceed with pre-consultation, which would have otherwise not been allowed.
Zoning	A1 - Agricultural

Location Overview

Bobcaygeon is a well-established community within the City of Kawartha Lakes, positioned approximately two hours northeast of Toronto. Recognized as one of the gateway communities to Ontario’s cottage country, Bobcaygeon benefits from its strategic location on the Trent-Severn Waterway and historic Lock 32, situated between Sturgeon Lake and Pigeon Lake. This positioning provides direct access to recreational boating, fishing, and waterfront living, while also serving as a central point connecting neighbouring communities such as Lindsay, Fenelon Falls, and Buckhorn.

The Property is positioned south of the downtown Bobcaygeon and the Bobcaygeon River, just west of East Street South. This location is among the best in the Kawarthas, being immediately between Sturgeon Lake and Pigeon Lake which are the most well-known in the region. Bobcaygeon functions as both a service hub and a tourism destination. The downtown core offers grocery, pharmacy, financial, and professional services alongside restaurants, retail, and cultural amenities. These features allow the community to support a year-round population base while also accommodating significant seasonal demand. During the summer months, the population expands considerably as cottagers, boaters, and visitors contribute to increased commercial activity and local employment. Demographically, Bobcaygeon has a permanent population of approximately 3,500 to 3,600 residents.

The Site benefits from exceptional proximity to a variety of waterfront amenities throughout the Kawartha Lakes region. Public access beaches within a short drive include Bobcaygeon Beach Park, Emily Provincial Park, and Omemee Beach, providing ample opportunities for swimming, picnicking, and recreational boating. Residents would also be in close reach of the well-known beaches in Fenelon Falls, including Garnet Graham Park and Verulam Park, both of which offer playgrounds, walking trails, beach areas.



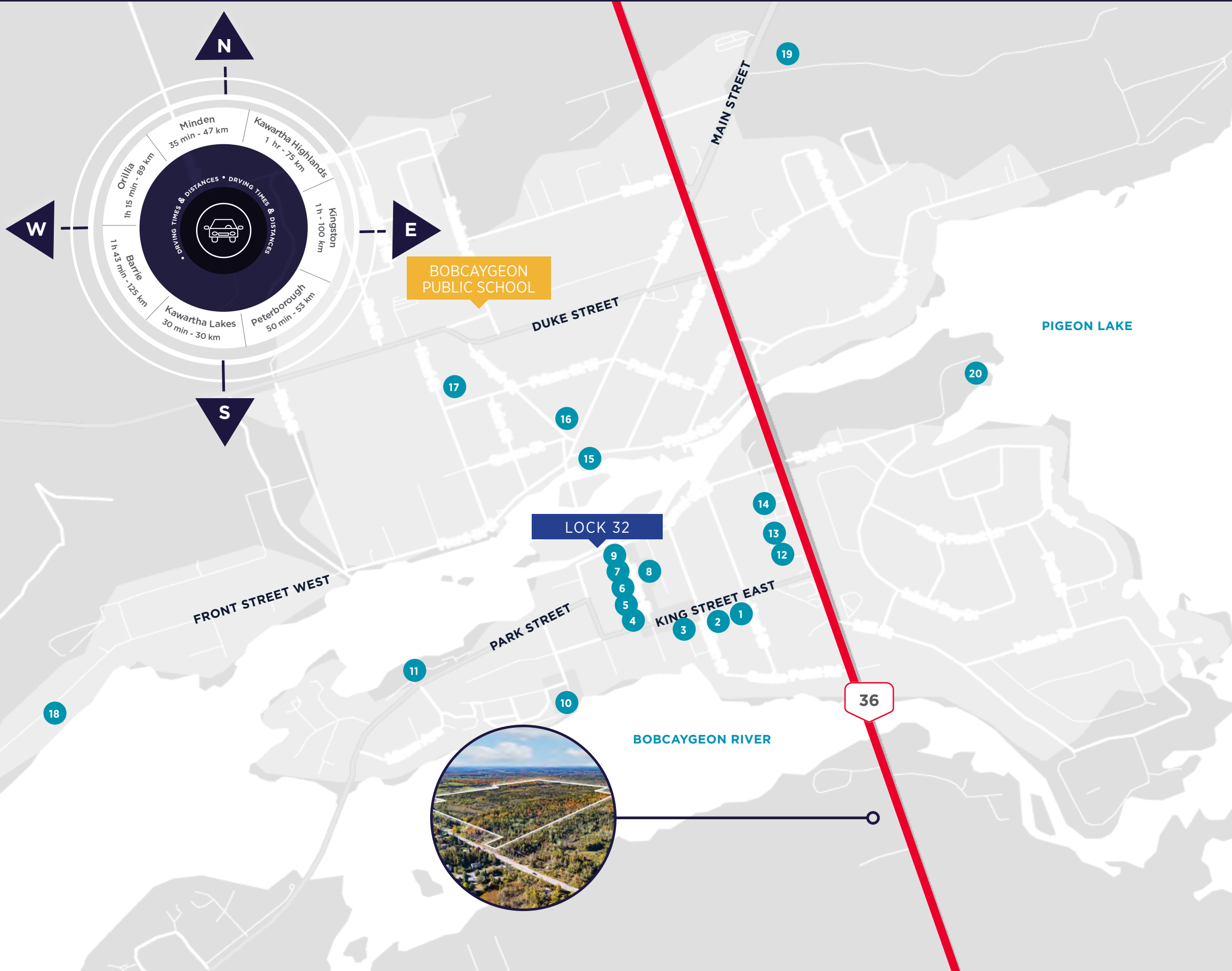
Community of Bobcaygeon & Lock 32



Downtown Bobcaygeon

Community Amenities

- 1 Muster Point Sandwich Shop
- 2 Subway
- 3 Bobcaygeon Bakery
- 4 Shoppers Drug Mart
- 5 Wing House Bobcaygeon
- 6 Wheatsheaf Cafe
- 7 BMO Bank of Montreal
- 8 Foodland
- 9 Amici Pasta Bar
- 10 Bobcaygeon-Verulam Community Centre
- 11 Bobcaygeon Beach Park
- 12 Independent Grocer
- 13 Pet Value
- 14 Tim Hortons
- 15 The Royal Moose Grill & Waterfront Patio
- 16 Home Hardware
- 17 Kawartha Dairy Bobcaygeon
- 18 Centre Point Landing Marina
- 19 Bobcaygeon Wilderness Park
- 20 Pigeon Lake Yacht Club



Conceptual Site Plan

The Seller has met with the Municipal Planning Department and confirmed suitability for the Property inclusion in an urban boundary expansion. A conceptual site plan has been prepared and presented during pre-consultation that envisions a complete, well-rounded residential community with a total of 623 dwelling units. The plan incorporates a mix of 103 single detached homes, 306 semi-detached homes, 174 townhouses, and 40 apartment units, creating a diverse range of housing options suited to both permanent residents and seasonal users. The plan also integrates community amenities, including a dedicated park, a commercial block, and a community centre block. These elements are designed to enhance livability, provide everyday conveniences, and foster a strong sense of place within the development.

Unit Type	Unit Count
Single Detached	103
Semi Detached	306
Townhouse	174
Apartment	40
Total Dwelling Units	623



Market Context

Bobcaygeon is experiencing steady low-rise residential development. Current projects are priced from \$589,990 to over \$1,100,000 including a range of product types. Active projects include:



THE STARS IN BOBCAYGEON
49 West Street
Developer: Three Lakes Development Inc.
Status: Under Construction
Product Type: Single Family Homes
Total Units: 198
Pricing: \$589,990 to \$1,149,990



LOCHLYN LANDING
12 Bolton Street
Developer: Elm Developments
Status: Active/Planned
Product Type: Townhouse, Semi-Detached, and Single Family Units



1919 ESTATES OF BOBCAYGEON
Main Street / East Street
Developer: Jeffrey Homes
Status: Coming Soon
Product Type: Single Family Homes



IRIS GROVE
Hemlock Crescent
Developer: Apex Development Group
Status: Active
Product Type: Single Family Homes
Total Units: 61
Unit Sizes: 1,270 - 3,651 sf
Layouts: 1-5 Bedrooms
Pricing: \$779,000 to \$1,161,000

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the for the sale of the lands in Bobcaygeon, Ontario with the PIN 631370053. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller.

The Offers to Purchase are encouraged to be submitted on the Seller’s form of offer, which is available on C&W’s virtual data room. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

PRICE

The Property is offered for sale at a price of \$45,000 per acre.

Contact



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