

FOR SALE

**RESIDENTIAL OR COMMERCIAL
DEVELOPMENT OPPORTUNITY**

73.55 ACRES



230 & 232 YOUNG STREET, ALLISTON, ON



Offering at a Glance

Cushman & Wakefield's National Capital Markets Group ("C&W" or "Cushman & Wakefield" or "Advisor") is pleased to present to the market on behalf of the Vendor, 100% freehold interest in 230 & 232 Young Street, Alliston, Ontario (the "Property" or "Site").

Located in Adjala-Tosorontio along the boundary of New Tecumseth, the Property benefits from immediate proximity to Alliston and the broader South Simcoe market, with convenient access to amenities, employment, and key regional transportation routes including Highway 89. Comprising approximately 73.55 acres, the Site offers rare scale and flexible future development potential, supported by a policy framework that contemplates either commercial or residential uses. With Hamlet Residential One zoning already permitting detached dwellings on individual lots, and its location adjacent to Highway 89 Employment Lands as well as near Major Commercial lands in New Tecumseth that are expected to incorporate residential uses, the Property is well positioned to support and benefit from long-term population and employment growth anticipated across both municipalities through 2051.

The Property is offered for sale at a price of \$13,995,000. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the confidential information on the Property. Offers will be considered as received. All inquiries and offers should be addressed to the attention of Dan Rogers and Reilly Hayhurst at the address provided within.



Opportunity Highlights



Strategic South Simcoe Location

Located in Adjala-Tosorontio, the Property benefits from immediate proximity to Alliston and the broader Town of New Tecumseth, providing convenient access to a full range of amenities, services, employment, and commercial uses. With strong connectivity via Highway 89 and direct access to Highway 400 and other key regional routes, the Property offers efficient connectivity to major centres throughout Simcoe County and the Greater Toronto Area, while also supporting convenient access to markets across Southern Ontario. Positioned within Simcoe County's growing south market area, the Property is well placed to benefit from the continued growth of both surrounding municipalities.



Flexible Development Potential

Positioned along the municipal boundary of New Tecumseth and Adjala-Tosorontio, the Property represents a rare opportunity to secure a large parcel in a strategic location poised to benefit from significant long-term growth. The Site is surrounded by a policy framework that supports a range of future development outcomes for either commercial or residential development. The Property is currently zoned Agricultural, Open Space Recreation, and Hamlet Residential One, with the Hamlet Residential One zoning permitting detached residential dwellings on individual lots. In addition, the Site is directly adjacent to the Highway 89 Employment Lands, which are intended to accommodate a range of rural industrial and commercial uses, while lands immediately across the municipal boundary in New Tecumseth are designated Major Commercial, a designation that also contemplates residential development.



Opportunity of Scale

With a gross land area of approximately 73.55 acres, the Property represents a rare opportunity to acquire a site of meaningful scale in a strategic South Simcoe location. The size of the Site offers exceptional flexibility from a planning and development perspective, providing ample room to accommodate a broad range of potential uses for purchasers seeking scale.



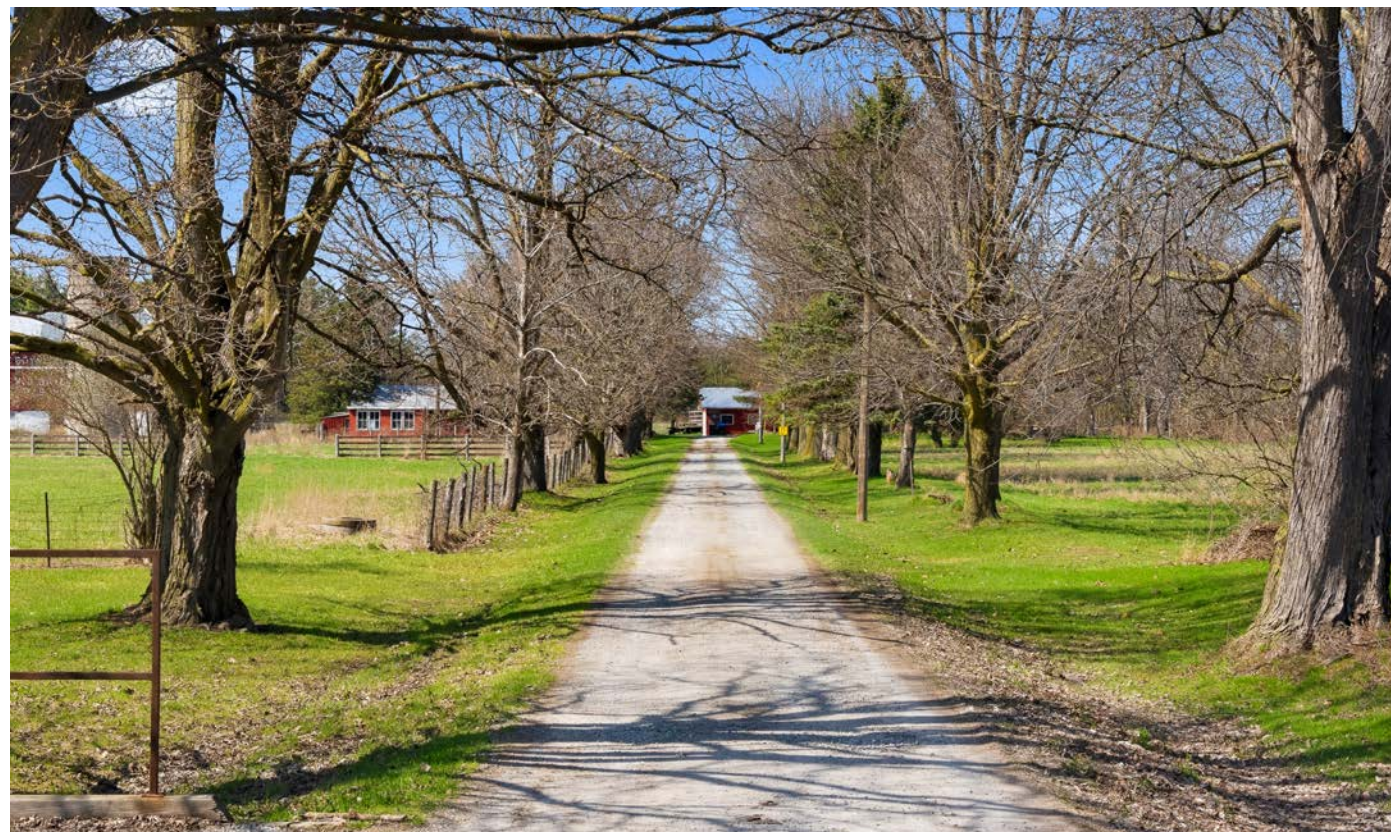
Poised for Growth

The area has seen significant population and employment growth projected across both municipalities through 2051. New Tecumseth is forecast to experience substantial expansion, while Adjala-Tosorontio is also expected to grow steadily, reinforcing the broader need for new commercial, employment, and residential development opportunities in the area. Supported by updated County growth management policies and its location at the edge of existing settlement and employment areas, the Property is well positioned to respond to evolving market demand and play a meaningful role in the next phase of growth along this emerging corridor.



Property Details

PINs	581910101
Legal Description	PT W 1/2 LT 1 CON 7 TOSORONTIO PT 1 51R21083 AND AS IN RO435056 EXCEPT PTS 2, 3 51R27379; ADJALA-TOSORONTIO
Gross Site Area	73.55 acres
Est. Greenlands Area	-10 acres
Est. Net Developable Area	63.55 acres
Zoning	Agricultural, Open Space Recreation, Hamlet Residential One (HR1-10)
Official Plan	Agricultural Area, Greenlands
Existing Improvements	Residential and Farm Buildings



Location Highlights

Community of Alliston

The Site is located within the Township of Adjala-Tosorontio, the Property benefits significantly from its immediate proximity to Alliston and the broader Town of New Tecumseth. Situated near the municipal boundary between the two municipalities, the Property occupies a strategic location that offers the advantages of an Adjala-Tosorontio setting while remaining closely connected to the established amenities, services, and employment base found in New Tecumseth. This positioning places the Property within the broader South Simcoe growth corridor and allows it to benefit from the strengths of both municipalities.

From a community perspective, the Property is closely tied to Alliston, one of the principal communities within New Tecumseth and the primary commercial and service hub for the surrounding area. As a result, residents, businesses, and future users of the Property are well positioned to access the full range of amenities available in Alliston and the wider municipality, including retail and commercial services, restaurants, schools, recreation facilities, healthcare, and community infrastructure. The Property also benefits from proximity to major employers in the area, including Honda of Canada Manufacturing, which has helped establish Alliston as one of South Simcoe's most important employment centres.

Regionally, the Property enjoys strong connectivity through Highway 89, providing direct east-west access across South Simcoe and convenient connections to Highway 400, Highway 27, and other key regional transportation corridors. This strategic location supports efficient access to Barrie, the Greater Toronto Area, and other important markets throughout Central Ontario. In addition, the Property is situated within Simcoe County, one of Ontario's fastest-evolving upper-tier regions, benefiting from its position within a broader area characterized by continued population growth, employment expansion, and increasing demand for new residential, commercial, and employment development.



Demographics - 5km Radius



18,900
Total Population



3
Average Household Size



39
Average Age



\$110,000
Average Household Income

Area Amenities

- 1 Montana's BBQ & Grill & Piper Arms
- 2 Marks, Anytime Fitness, Sport Chek & Giant Tiger
- 3 Canadian Tire
- 4 FreshCo, Rexall & Tim Hortons
- 5 McDonald's & Symposium Cafe Restaurant
- 6 Sunset Grill
- 7 Fresh CO & Boston Pizza
- 8 St. Louis Bar & Grill
- 9 Starbucks
- 10 Zehrs
- 11 Mary Brown's Chicken
- 12 Northern Espresso
- 13 The Topsy Fox Pub & Grill
- 14 Scotiabank
- 15 TD Canada Trust
- 16 Pink Peony Cafe
- 17 Da Grazia Ristorante
- 18 Gušt
- 19 Wimpy's Diner
- 20 Walmart

Parks & Leisure

- 1 Gibson Hills
- 2 New Tecumseth Recreation Centre
- 3 GA Wright Athletic Field
- 4 Alliston Bandshell
- 5 John. W. Taylor Playground & Soccer Fields
- 6 PPG Pavilion & Park



Land Use Policy Context

Simcoe County

In 2022, Simcoe County approved a county-wide Official Plan Amendment to update the County Official Plan in accordance with revised growth projections. This amendment implemented a Municipal Comprehensive Review to ensure conformity with Provincial policies and direction. The updated growth management policies establish the framework for the expansion of settlement areas and the designation of new lands for employment and/or residential uses to accommodate population growth to 2051.

Hemson Consulting completed a Land Needs Assessment in March 2022, which established population and employment forecasts for the County's 16 local municipalities. The report indicates that:

- » The county-wide minimum intensification target should increase from 32% to 35%; and
- » The county-wide minimum designated greenfield area density target should increase from 39 residents and jobs per hectare to 51 residents and jobs per hectare to support more efficient land use.

The subject Property is located along the municipal boundary of Adjala-Tosorontio and New Tecumseth and should be considered in the context of supporting growth in both municipalities. The forecasted population for Adjala-Tosorontio is expected to reach 11,970 by 2051, representing an increase of 710 people. Employment is projected to grow by 360 jobs, for a total of 2,490 jobs by 2051.

In New Tecumseth, the population is expected to increase by 35,110 people, reaching a total of 80,590 by 2051. Employment is forecast to grow by 10,870 jobs, for a total of 31,610 jobs. To accommodate this growth, approximately 523.6 hectares of land will be required for community and employment uses.

Adjala-Tosorontio Official Plan

The Adjala-Tosorontio Official Plan designates the majority of the Property as Agricultural Area (yellow overlay), with a small portion in the northeast corner designated as Greenlands (gradient overlay). The Adjala-Tosorontio Zoning By-law zones the Property as Agricultural, Open Space Recreation, and Hamlet Residential One (HR1-10). The Hamlet Residential One designation permits single detached dwellings on individual lots.

A portion of the Site is designated Greenlands under the Official Plan. Due to the constraints associated with this designation, these lands are considered undevelopable. Accordingly, C&W estimates that approximately 10 acres, or 14% of the gross site area, located in the northeast corner of the Property, are undevelopable. This results in an estimated net developable area of 63.55 acres. This figure is preliminary and subject to refinement through more detailed environmental and technical analysis.

The Site is directly adjacent to the Highway 89 Employment Lands in Adjala-Tosorontio. These lands are intended for rural industrial and commercial uses due to their proximity to Provincial Highway 89 and their location immediately west of the Alliston settlement area boundary. They are planned to function as an employment area supporting uses outside the serviced settlement area, including distribution facilities, manufacturing operations, and self-storage facilities.

The subject Property is also located along the municipal boundary with New Tecumseth. Lands immediately adjacent within New Tecumseth are designated Major Commercial, which is intended to accommodate large-format retail uses serving a regional market. In addition to commercial uses,

the New Tecumseth Official Plan contemplates mid-rise and high-rise residential development within this designation.

The policy framework of both Adjala-Tosorontio and New Tecumseth indicates that the subject Property is strategically positioned to support employment and commercial growth along the Highway 89 corridor.

The surrounding context also supports the potential for long-term residential development. The proximity of existing residential areas within 500 metres of the Site suggests that residential uses may be appropriate, provided that adequate buffering is implemented to mitigate impacts from adjacent employment uses. Given the Property's proximity to both the existing policy context and future growth projections, either employment or residential development could represent the highest and best use of the Property.

An Official Plan Amendment (OPA) will be required to permit development on the Site and to redesignate the Site for either employment or residential use. A Zoning By-law Amendment will also be required to implement the appropriate zoning permissions consistent with the Official Plan designation.

Servicing Overview

The Site is located adjacent to the Highway 89 Employment Lands and consistent with surrounding properties within the municipal boundary and is currently on private servicing. Adjala-Tosorontio provides municipal water and wastewater servicing through the Ontario Clean Water Agency (OCWA), with wastewater treated at the Everett facility. Information provided by the Owner indicates that the adjacent Municipality of New Tecumseth receives municipal water servicing under a contractual agreement with the Town of Collingwood, while wastewater servicing is not included. For municipal servicing to occur for the Site, the Town would either need to extend water and wastewater infrastructure to the area or enter into a servicing agreement with New Tecumseth and/or Collingwood. Collingwood's Master Servicing Plan identifies the need to expand its water treatment plant to accommodate future demand and existing contractual commitments. In August 2025, the Provincial government announced that Adjala-Tosorontio will receive \$35 million dollars in funding through the Housing-Enabling Water Systems Fund (HEWSF) to update its water infrastructure. The municipality has indicated that they will use the funding to construct the new Evertt Wastewater Treatment Plant and expand its water infrastructure, unlocking more housing opportunities and support economic growth. Based on current infrastructure capacity and proposed infrastructure upgrades and expansion, municipal servicing to the Site is expected to occur within approximately 5 to 10 years.

Market Context

Residential

Large-scale residential development is actively underway in the broader area, reflecting continued growth and reinforcing the strength of the surrounding market. A number of master planned communities are being advanced nearby, introducing a significant volume of new housing and further supporting the area's long-term appeal as an expanding residential node within South Simcoe:

- » **Honey Hill** – Honey Hill, a master planned community by Highcastle Homes in Alliston, is being developed in multiple phases and will introduce significant new single detached housing to the area. Phase 1 comprises 320 homes and is currently under construction, while Phase 2 will add a further 160 single detached homes and is now selling, with homes ranging in size from 1,341 to 3,300 square feet.
- » **Treetops** – Treetops is a large master planned residential community in the area that will introduce approximately 956 homes, including a mix of single detached dwellings and townhouses. The community is being developed by Brookfield Residential, Firstview Homes, and Sorbara Group, with the current phases identified as coming soon.
- » **Earl Rowe Estates** - Earl Rowe Estates is a new single family home community developed by Construct & Conserve featuring premium estate homes starting at \$2,500,000.
- » **The Fields Estates** – The Fields Estates is a new single family home community by FirstView Homes currently under construction and including 44 units. Lots are 0.5 acres in size and the project also includes 28 adult lifestyle units.

Commercial

Adjala-Tosorontio recorded the strongest current value assessment growth in Simcoe County in 2025, with its taxable assessment base increasing by 3.93% to approximately \$2.97 billion, representing growth of \$112.4 million. This increase was driven by new commercial and industrial development along the Highway 89 corridor, together with new residential development in Colgan.

- » **7723 Highway 89 Industrial Subdivision** – A proposed industrial and commercial plan of subdivision at 7723 Highway 89 in Adjala-Tosorontio is advancing within the Township's Highway 89 Employment Lands. Public planning materials indicate the development contemplates more than 20 development blocks / lots for employment uses, together with stormwater management infrastructure, and has been supported by zoning approvals, subdivision applications, and related servicing and transportation studies, underscoring active industrial and commercial development momentum along the corridor.



Submission Guidelines

Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Property which may be accessed by an online data room. Offers will be considered as received.

Price

The Property is offered for sale at a price of \$13,995,000.

Submissions

Offers are to be submitted to the Advisors at:

Dan Rogers & Reilly Hayhurst
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

Contact

DAN ROGERS**

Executive Vice President

+1 416 359 2352

dan.rogers@cushwake.com

REILLY HAYHURST*

Senior Associate

+1 416 359 2429

reilly.hayhurst@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
cushmanwakefield.com

