

FOR SALE

EXCLUSIVE LISTING 95.82 ACRES

Urban Development Land



3151 WILSON ROAD NORTH

Oshawa, ON

Carol Bull, Commercial REALTOR®
613.720.4032 | 613.725.1171
carolbull@royallepage.ca

Royal LePage® Team Realty, Brokerage
1723 Carling Avenue, Ottawa, ON

Independently Owned & Operated

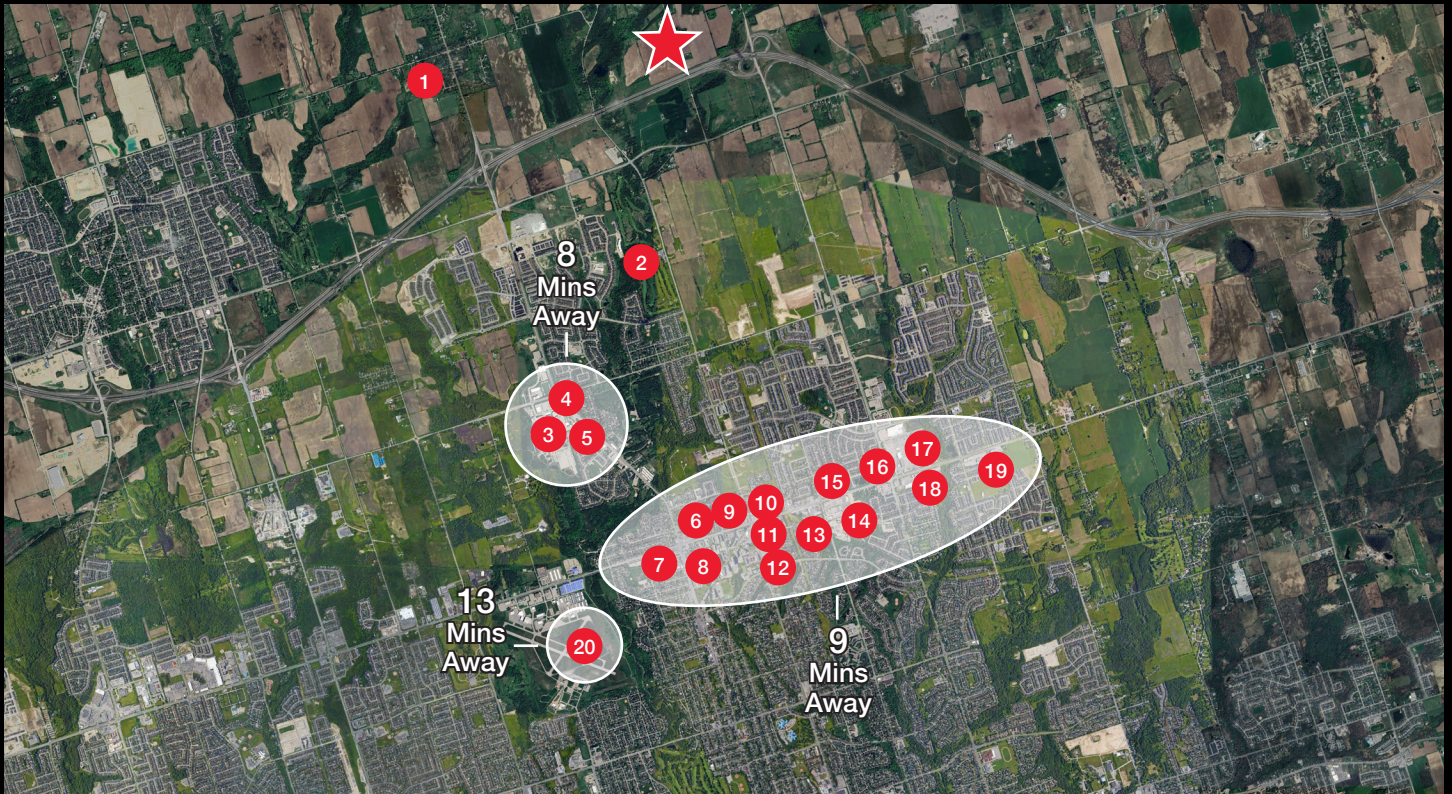
PROPERTY OVERVIEW

\$40,000,000.00

Property Features

- For Sale ±95.82 Acres Urban Development Land
- 60 Acres Residential (High Density) - 35.82 Acres Greenbelt
- Part North 1/2 Lot #6 Conc 6 | Pin #163970088
- Zoning: Agriculture/Residential - AG-A,AG-A (5"H-64")
- Current Use - Farm
- Approved for Development September, 2024 added lands to the GTA
- Close proximity to Smart Centre's Shopping Complex, University of Ontario, Institute of Technology, Durham College and the Oshawa Executive Airport

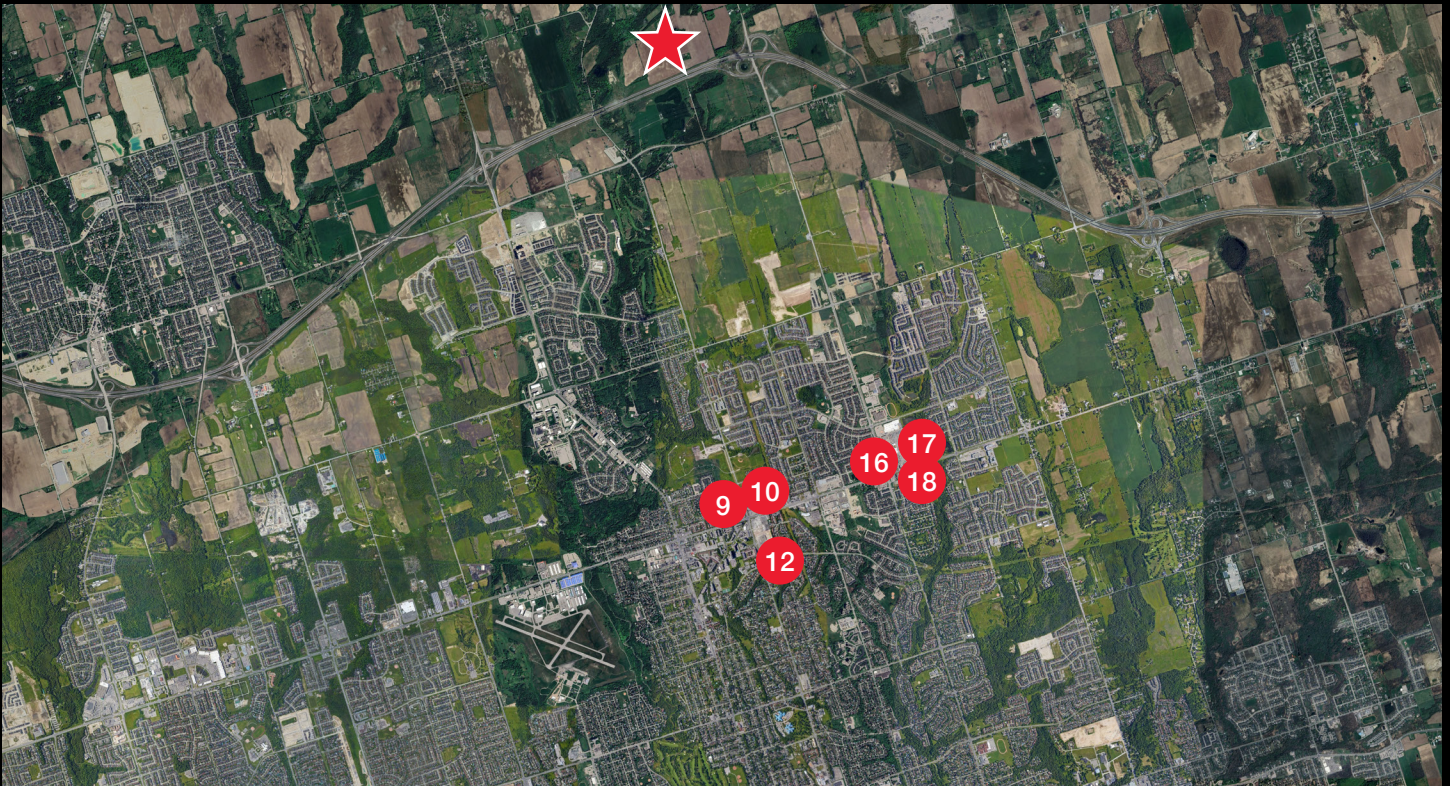
AMENITIES MAP



Local Amenities

- 1 Columbus Golf & Country Club
- 2 Kedron Dells Golf Club
- 3 Durham College | Starbucks
- 4 Copper Branch | Shoppers Drug Mart | Burger Factor
- 5 Osmow's Shawarma | Chaalo Oshawa
- 6 McDonald's | Hardy John's Bar & Grill
- 7 One Eyed Jack Pub & Grill | Taco Bell | Jiffy Lube
- 8 KP&R Tandoor Grill | Double Pizza | KFC
- 9 Taunton Square
- 10 Ritson Centre
- 11 Burger King | Mary Brown's Chicken | Firehouse Subs
- 12 RioCan Five Points Shopping Mall
- 13 NEBs Fun World | Oshawa Carpet One Floor & Home
- 14 Canadian Tire Gas | Canadian Tire | Chick-Fil-A
- 15 BMO | Popeyes | Starbucks | CIBC | Domino's Pizza
- 16 Taunton Hills Centre
- 17 SmartCentres Oshawa North
- 18 SmartCentres Oshawa North II
- 19 Cineplex Odeon
- 20 Oshawa Executive Airporr

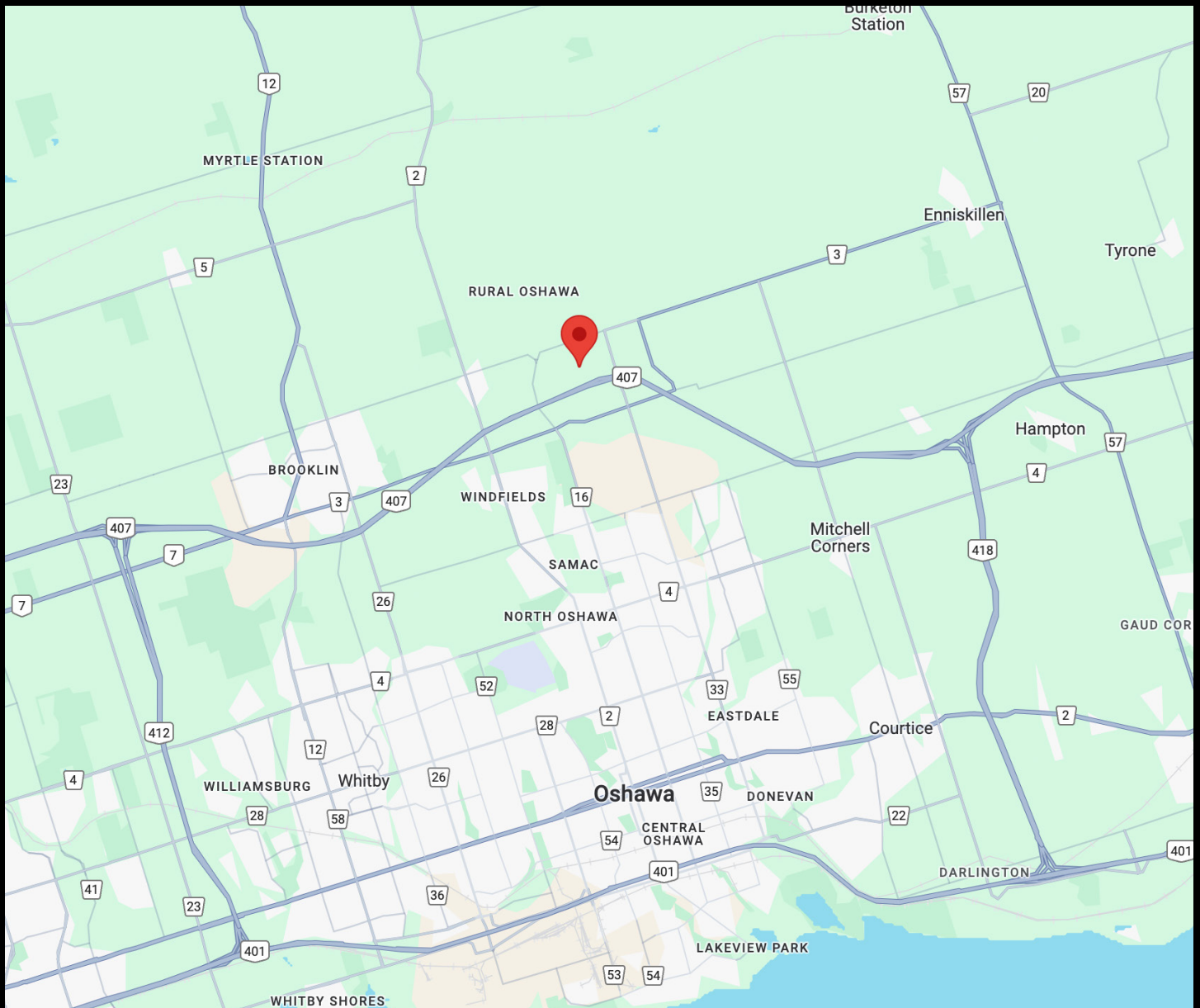
AMENITIES MAP



Shopping Malls

- 9 Taunton Square**
Giant Tiger | Churchills Fish & Chips | Free Topping Pizza | The Rumour Mill | Ritson Pharmacy | Spiritleaf Cannabis | Tokushima Sushi | Harvey's
- 10 Ritson Centre**
Arby's | Waltzing Weasel Pub | Money Mart | Sherry's Diner | Swift Care Wellness Centre | Pet Valu | Pizza Pizza | First Choice Hair | Shoppers Drug Mart | Canada Post |
- 12 RioCan Five Points Shopping Mall**
Metro | The Wine Shop | Value Village | TD Canada Trust | JYSK | Dollarama | LA Fitness | Pita Deli | Wild Wing | Starbucks
- 16 Taunton Hills Centre**
Sleep Country Canda | Bulk Barn | Telus | Shoppers Drug Mart | RBC | Petro-Canada
- 17 SmartCentres Oshawa North**
Walmart | Michaels | Hart Store | DOT Furniture | Best Buy | Swiss Chalet | Montana's BBQ | Tim Horton's | Ardene | Mark's | East Side Mario's | Scotiabank | McDonald's | Bath Depot | Urban Barn | Stacked Pancake & Breakfast House | Loblaws | LCBO | Dollar Tree | The Home Depot | Regal Nails |
- 18 SmartCentres Oshawa North II**
Tim Hortons | Esso | Lone Star Texas Grill | PetSmart | Winners | A&W | Party City | Nice One Nails | BMO | Boston Pizza | Mastermind Toys | The Shoe Company | TD Bank

LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.