



Colliers

Township Rd 3

For Sale

725732
Township Road 3,
Woodstock, ON

Total Site Area **104.72 acres.**
Prime, cleared arable farmland
strategically zoned for Future
Development (FD)

The Property

Highlights

- 104.72 acres total site are
- 48.39 acres developable land (primarily cleared farmland)
- Zoned Future Development (FD) with long-term industrial potential
- 1,982 ft frontage on Township Road 3
- Existing 2,254 SF utility building (18-20 ft clear height, 200-amp service)
- Located in a high-growth industrial corridor near Highways 401 & 403
- Approx. 2 km from Toyota Manufacturing Canada plant
- Strategic long-term land banking opportunity



NEARBY BUSINESS

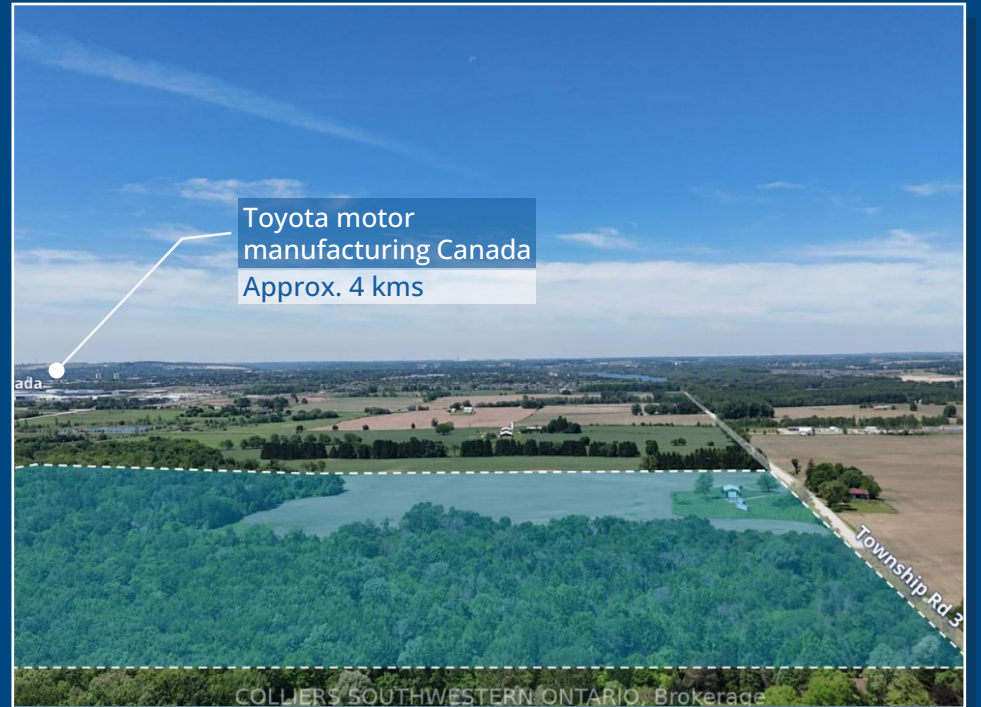
- Toyota Motor Manufacturing Canada (major regional employer)
- Griffin Industrial Park (established industrial hub)
- General commercial and logistics operators along Highway 401 corridor
- Woodstock commercial core (retail, services, financial institutions)

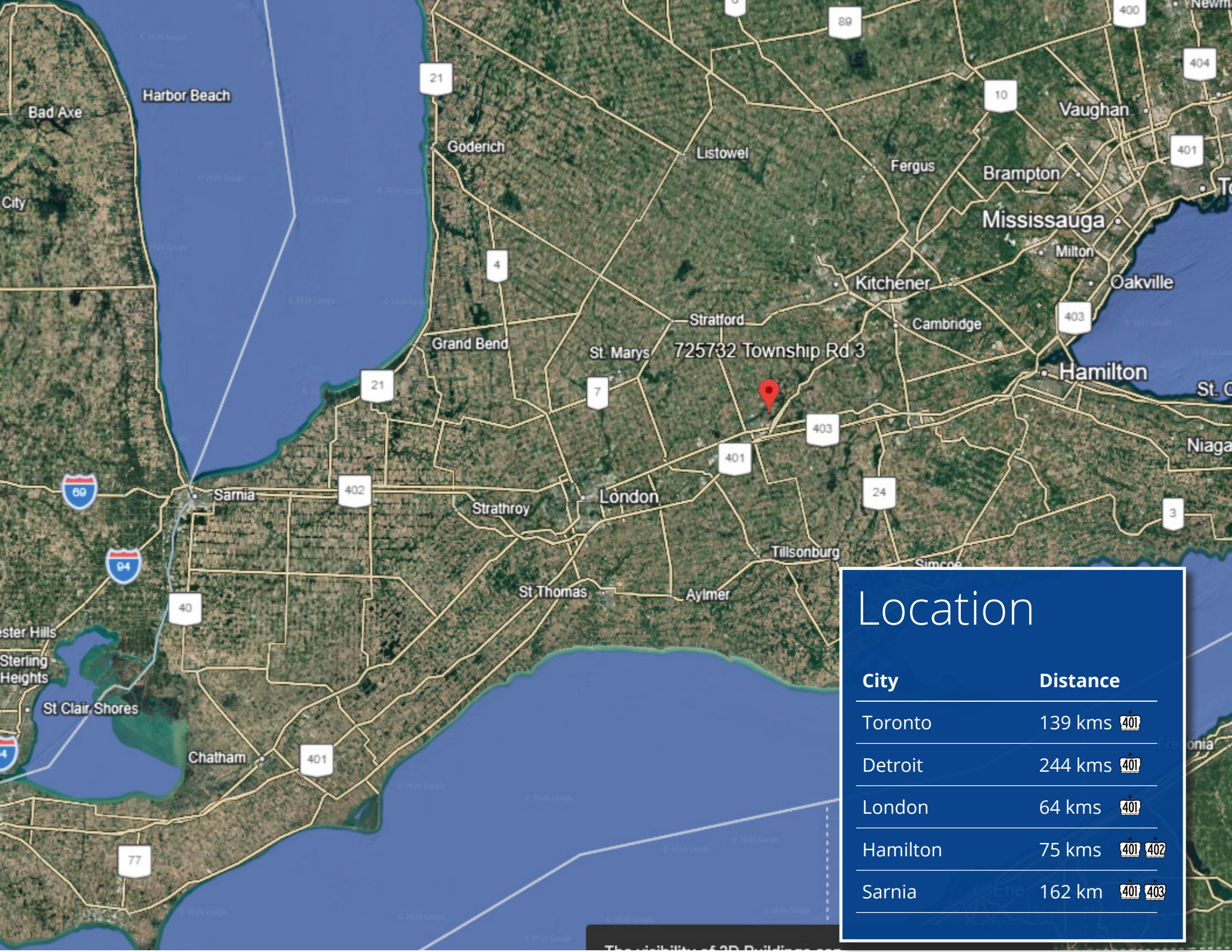
NEARBY AMENITIES

- Immediate access to Highways 401 & 403 (major logistics routes)
- Downtown Woodstock (shopping, dining, services)
- Woodstock General Hospital
- Public schools and community centers
- Parks, conservation areas, and outdoor

Offering Price
Please Contact Agent

6-7 Minutes (5.5 k) drive to Woodstock.





Location

City	Distance
Toronto	139 kms
Detroit	244 kms
London	64 kms
Hamilton	75 kms
Sarnia	162 km

Zoning & Development (A2)

Official Plan:

- Future Urban Growth Area
- Environmental Protection Area

Current Zoning:

- Environmental Protection Zone 1 (EP1)
- Environmental Protection Zone 2 (EP2)

Key Constraints

- Property is currently unserviced
- Water & sewer infrastructure ~1.3 km away
- Significant environmental protection areas (~56 acres)

Features include:

- Woodlots
- Floodplains
- Internal drainage / creek system
- Regulated by Upper Thames River Conservation Authority

Development Potential

- Long-term industrial or employment land use
- Strong upside tied to Woodstock's industrial expansion
- Ideal for land banking / speculative investment
- Positioned near active and proposed industrial

Development Considerations

Requires:

- Municipal servicing extensions
- Environmental approvals
- Planning and zoning amendments (if applicable)
- Suitable for patient capital / long-term hold strategy
- Not intended for immediate development



Neighborhood

1. Located just northeast of Woodstock urban boundary
2. Emerging industrial expansion corridor
3. Proximity to established employment zones
4. Strong connectivity to Southwestern Ontario markets
5. Part of a growing logistics and manufacturing ecosystem

Economic Drivers

1. Automotive manufacturing (Toyota, supply chain network)
2. Logistics and distribution due to 401/403 access
3. Industrial land demand expanding outward from core
4. Ongoing development applications in surrounding lands

Demographics



Total
Population

46.71K



Average Household
Income

\$135.4K



Total
Households

18,885



Labour Employment
Rate

93%



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