



**VBR**  
VANDERBREGGEN  
REALTY

*MIXED-USE FOR SALE*

# MIXED-USE DEVELOPMENT LAND

191 BURNHAMTHORPE ROAD EAST, OAKVILLE, ON L6H 7B6



**JACOB VANDERBREGGEN**  
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ROYAL LEPAGE®  
**COMMERCIAL**

ROYAL LEPAGE® REAL ESTATE  
SERVICES LTD.  
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## VIDEO

### PROPERTY DESCRIPTION

Prime 10.04± acre mixed-use development opportunity within the North Oakville Secondary Plan, located in one of the GTA's most rapidly evolving and highly sought-after growth corridors. Ideally positioned adjacent to a newly completed subdivision and neighbouring a growing business park, the site is surrounded by new housing, schools, parks and everyday amenities.

Designated within a master-planned framework supporting a mix of residential and complementary uses, the property offers exceptional flexibility for low- to medium-density residential or mixed-use development, subject to approvals. The offering includes 127 SDEs (Single Detached Equivalents), which are included in the purchase price, representing a significant advantage within Oakville's infrastructure and servicing framework.

A rare opportunity to secure scale in a high-demand, infrastructure-supported community with strong long-term growth fundamentals.

### PROPERTY HIGHLIGHTS

- 10.04± acres of mixed-use development land within the North Oakville Secondary Plan
- 127 SDEs (Single Detached Equivalents) included in the purchase price
- Adjacent to newly completed residential subdivision
- Walking distance to the new North Oakville high school
- Neighbouring established and expanding business park
- Ideal for low- to medium-density residential or mixed-use development (subject to approvals)

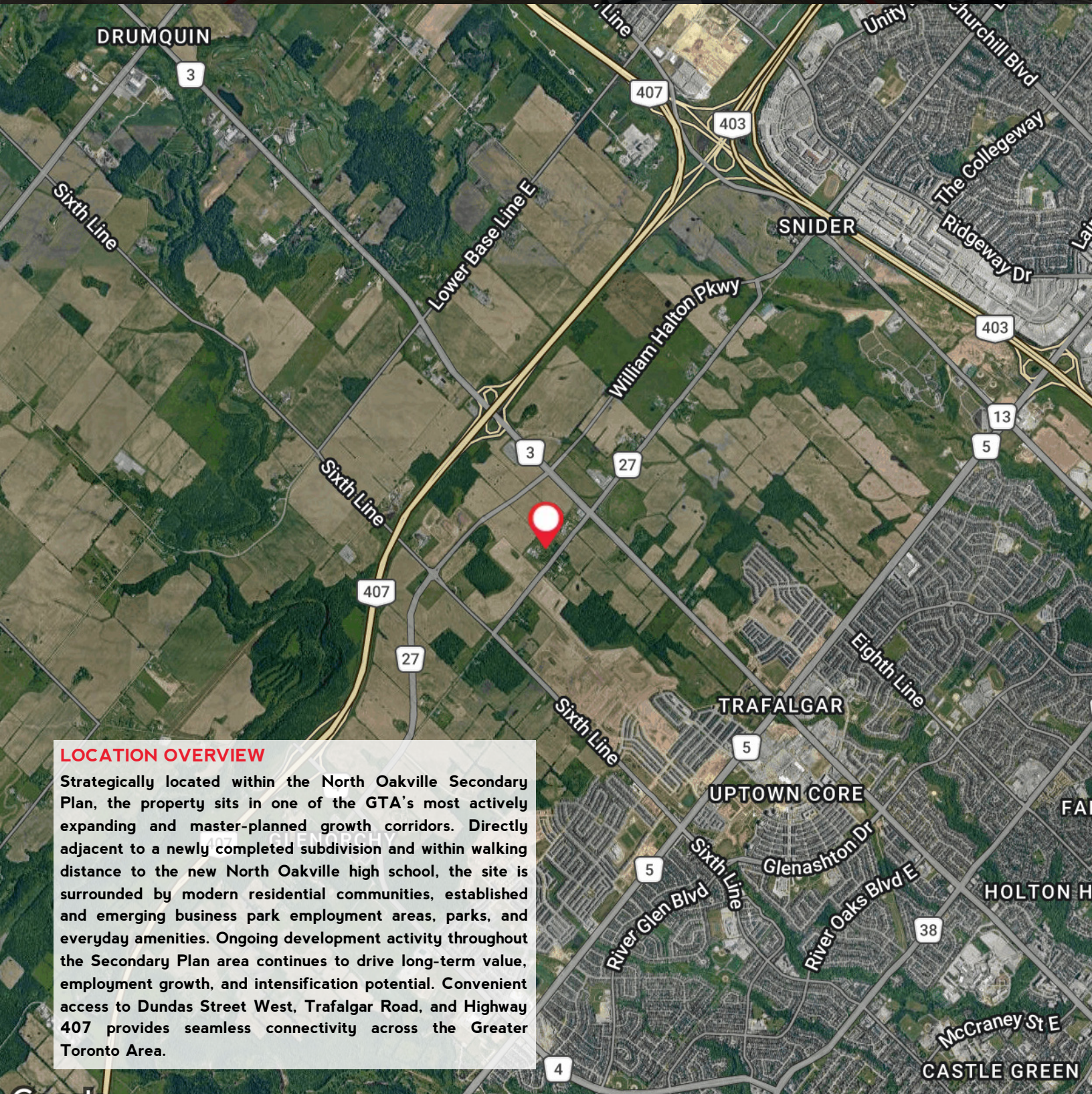
### OFFERING SUMMARY

Sale Price	Offer Date Wednesday, August 12th, 2026
Lot Size	10.039 Acres
MLS #	W13118268

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## LOCATION OVERVIEW

Strategically located within the North Oakville Secondary Plan, the property sits in one of the GTA's most actively expanding and master-planned growth corridors. Directly adjacent to a newly completed subdivision and within walking distance to the new North Oakville high school, the site is surrounded by modern residential communities, established and emerging business park employment areas, parks, and everyday amenities. Ongoing development activity throughout the Secondary Plan area continues to drive long-term value, employment growth, and intensification potential. Convenient access to Dundas Street West, Trafalgar Road, and Highway 407 provides seamless connectivity across the Greater Toronto Area.

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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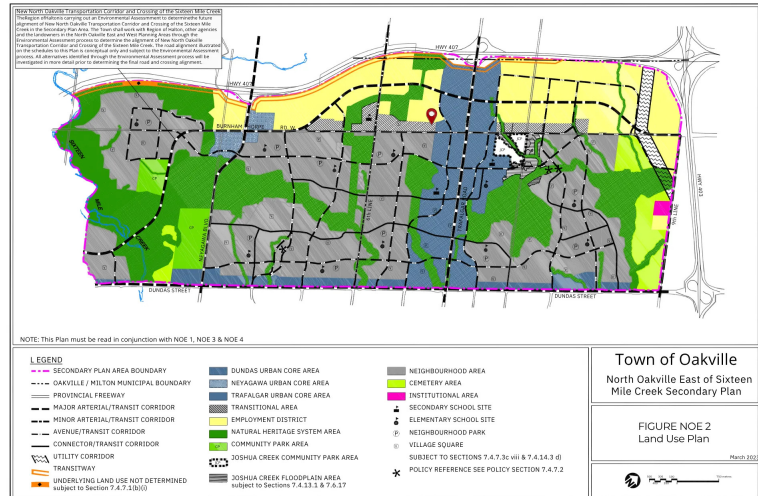


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## PROFESSIONAL BACKGROUND

Jacob Vanderbreggen specializes in land and development transactions across the Greater Golden Horseshoe, with experience in land assemblies, infill redevelopment sites, and structured sale processes including power of sale and receivership. He works closely with developers, investors, and lenders to position assets, drive competitive interest, and execute land deals across evolving urban markets.

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