

POWER OF SALE OFFERING



CBRE

Concept Rendering Only

**LAND
SPECIALISTS**



593 TAUNTON *road east*






**INFILL DEVELOPMENT OPPORTUNITY • ZONING APPROVED FOR
TRADITIONAL & STACKED TOWNHOUSE UNITS • 2.32 ac.**

PROPERTY *overview*

This offering presents a prime redevelopment opportunity at 593 Taunton Road East in the Town of Ajax, Regional Municipality of Durham (the “Site” and/or “Property”). The site encompasses an estimated net developable area of approximately 1.87 acres, part of a larger 2.32-acre assembly, which is ideally suited for a medium-density residential development. The property benefits from existing Official Plan and Zoning By-law approvals for 88 stacked townhouses and 8 traditional townhouses, representing a clear path to execution for developers. While a formal Site Plan application is pending, significant due diligence, including archaeological assessments, environmental noise assessment, and a transportation impact study, has already been completed. This opportunity is strategically positioned to capitalize on strong demand within the Durham Region’s robust housing market.

Located at the prominent southwest corner of Taunton Road East and Audley Road, the site offers excellent frontage and convenient access to endless amenities and major transportation networks. Durham Region, part of the Greater Toronto Area’s Golden Horseshoe, is a rapidly growing area with a forecasted population of one million by 2041 and a diverse economy supported by strong retail, manufacturing, and service sectors. The property is within close proximity to major highways (401, 407, 412) and GO Transit services, providing excellent connectivity for future residents. The surrounding market in Ajax and Whitby demonstrate steady real estate activity, with a recognized demand for residential development land, positioning this site as an attractive investment for the developer and investor community looking for growth opportunities in a well-established urban setting.

Total Area	± 2.32 acres
Net Developable	± 1.87 acres
PIN’s	264100020 & 264100566
Official Plan	Regional Corridor; Community Areas
Zoning Bylaw	RM6(H) Exception 175 - This designation specifically permits medium density development of 96 dwelling units
Development	Proposed development for 88 stacked townhouses and 8 traditional townhouses
Entitlements	Official Plan & Zoning Approved, no formal Site Plan application has been submitted

-  Existing Zoning Approvals In-Place for Townhouse Development
-  Infill Development Opportunity in an established Neighbourhood
-  Full Municipal Services (Water + Sewers) Available to the Site
-  Flexible Design Possibilities for Ground-Oriented Built-Form
-  Well-Configured Corner Lot with Multiple Frontages

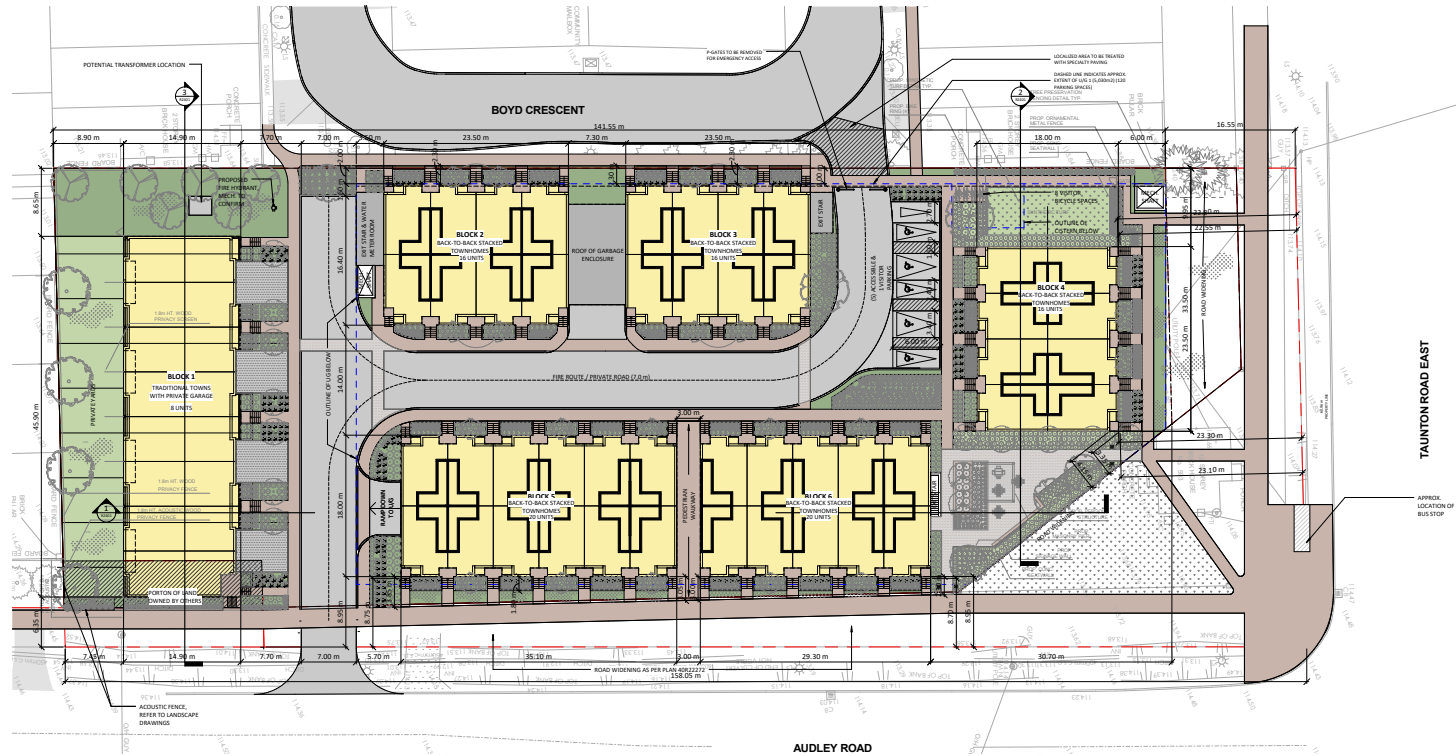


DEVELOPMENT

concept one

- 96 Total Dwelling Units
- 8 Traditional Towns
- 88 Stacked Towns
- Total GFA: ~94,997 sq. ft.

DEVELOPMENT CONCEPT 1: SITE PLAN - 96 UNITS

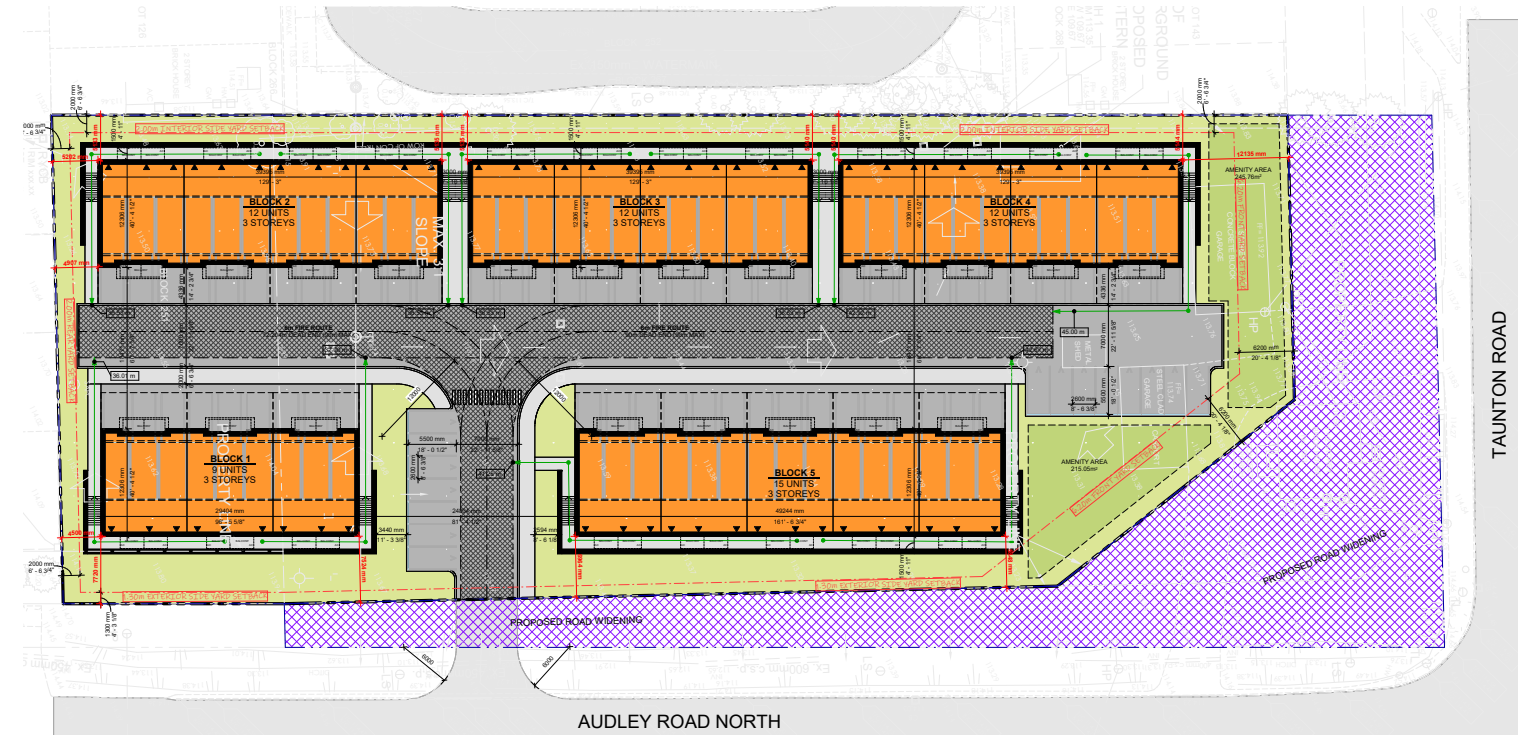


DEVELOPMENT

concept two

- 60 Total Dwelling Units
- 40 Two Storey Towns
- 20 Bungalow Towns
- Total GFA: ~85,413 sq. ft.

DEVELOPMENT CONCEPT 2: SITE PLAN - 60 UNITS

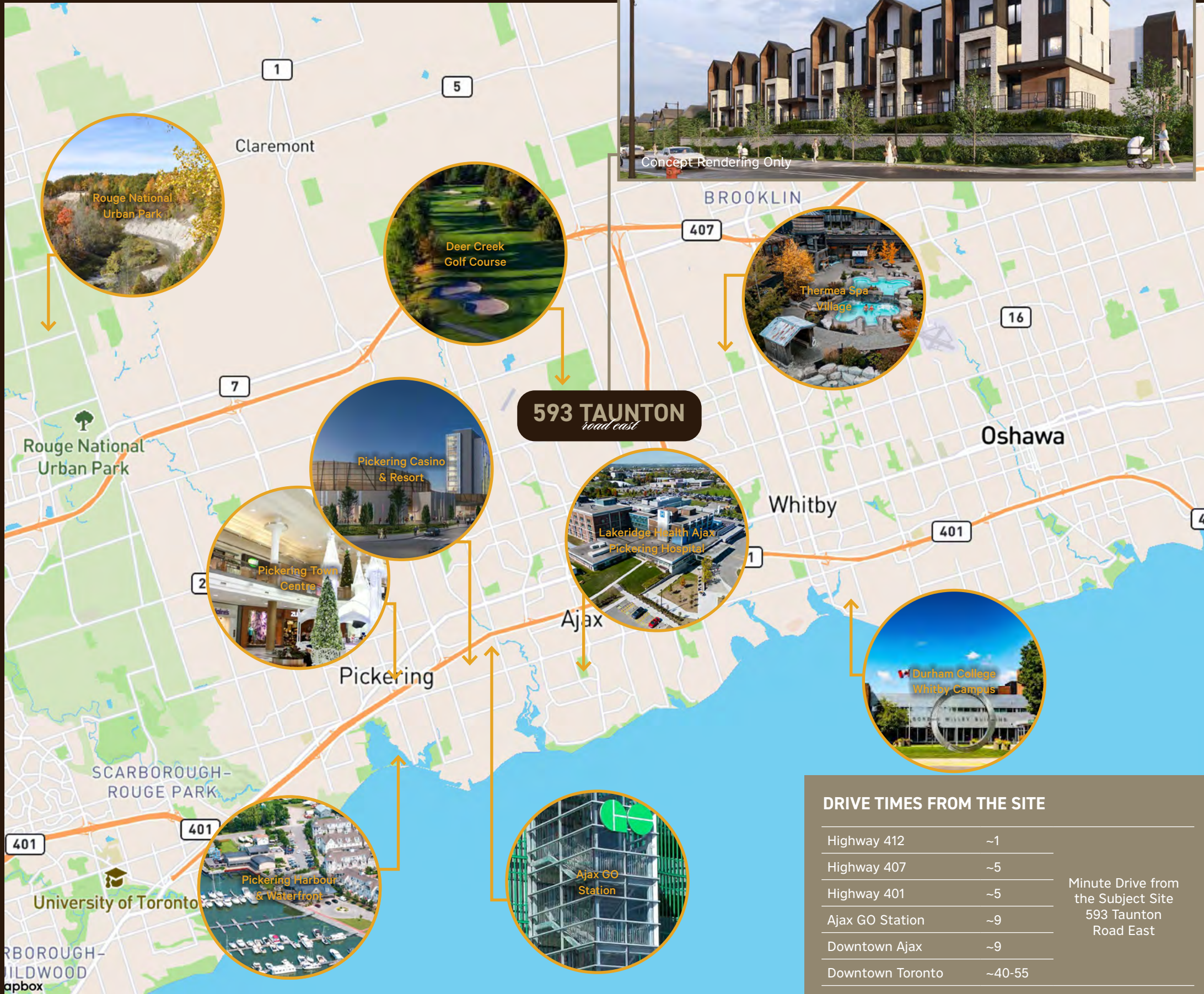


Concept Rendering Only



Concept Rendering Only

LOCATION & amenities



Ajax Waterfront ~10.8km
The Ajax Waterfront offers 150 acres of scenic parkland and beaches along 7 kms of waterfront on Lake Ontario. This area has extensive recreational & nature trails to be enjoyed.

Ajax GO Station ~7.5km
Ajax GO Station provides frequent GO Train service along the Lakeshore East Line, offering direct and efficient access to Downtown Toronto and the broader GTA.

Deer Creek Golf Club ~2.0km
A premier public golf destination featuring championship courses, dining, and event facilities. Offering lifestyle appeal, year-round recreation and leisure opportunities.

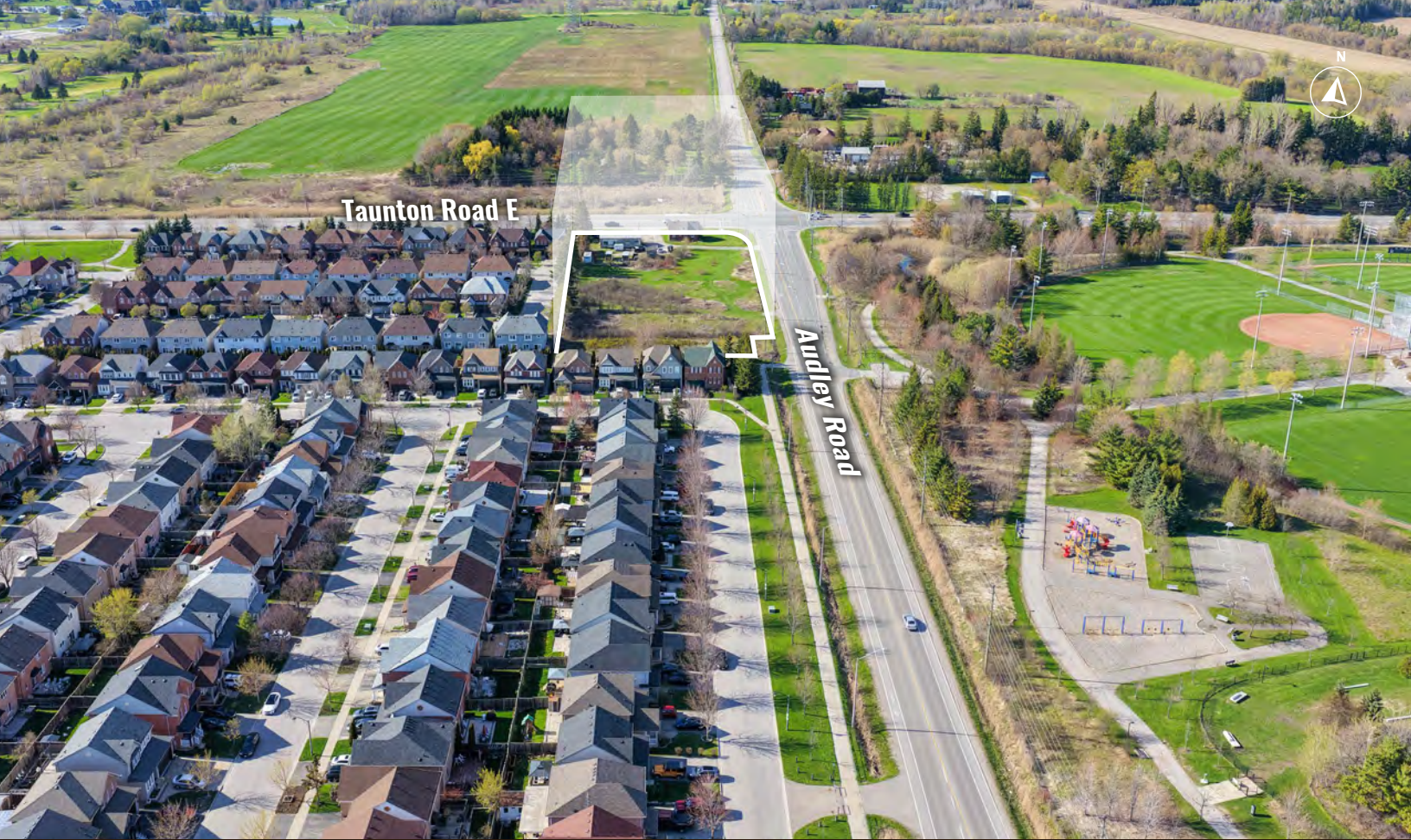
Lakeridge Health Hospital ~13.5km
Lakeridge Health Ajax Pickering Hospital is a full-service community hospital providing emergency care and a broad range of medical services. Its location within a short drive supports strong access to healthcare for residents.

Durham College Whitby ~13.0km
Key post-secondary education hub, offering skilled trades, applied learning, & continuing education programs. The campus contributes to a strong student population & employment base within Durham Region.

Pickering Casino & Resort ~17.5km
Pickering Casino Resort is a major regional entertainment destination featuring gaming, dining, live entertainment, and hotel accommodations. This venue offers year round entertainment within the area.

Pickering Town Centre ~18.5km
Pickering Town Centre is a regional shopping destination offering a diverse mix of retail, dining, and essential services. Its proximity provides convenient access to major amenities and supports everyday commercial needs.

Thermea Spa Village ~4.1 km
Large-scale, European-inspired wellness destination offering thermal baths, saunas, relaxation experiences, and on-site dining. This nearby amenity has become a large tourism draw to the area.



OFFERING & *due diligence*

ASKING PRICE: \$6,195,000

DUE DILIGENCE & CONFIDENTIALITY AGREEMENT

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) using the electronic CA submission button to the right:

CA SUBMISSION

OFFERING PROCESS

Offers are to be submitted electronically to Ian Hunt at: ian.hunt@cbre.com
Offers will be reviewed upon receipt.

**CBRE | LAND
SPECIALISTS**

LISTING TEAM:

TOREY FERRELLI
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

IAN HUNT*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

JASON CHILD*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

DANIEL SATOOR*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

ALLISON CONETTA
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

*Sales Representative | All Outlines Are Approximate
CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth