EXCLUSIVE

For Sale

Residential Subdivision

50 ACRES LAND ASSEMBLY

Brampton, ON

Colliers

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The Property

This offering features a 50 acre residential development in Brampton, one of Canada's fastestgrowing municipalities, with Draft Plan Subdivision approval land assembly.

The property is available in options, allowing purchasers to acquire individual parcels or the entire assembly.

The current owner is prepared to structure the transaction flexibly to accommodate the purchaser's preferences and requirements, including the option to retain a portion of the property if desired.

Asking Price:

Contact Agent

Parcel	1 0 Countryside	2 0 Clarkway Dr	3 10786 Clarkway Dr	4 10778 Clarkway Dr	5 10742 Clarkway Dr
Lot Size	(10.081 ac)	(10.189 ac)	(10.264 ac)	(10.404 ac)	(10.232 ac)
ARN	211012000307900	211012000108500	211012000108600	211012000108700	211012000108800
PIN	142140214	142140212	142140014	142140015	142140213
Zone	A (Residential)	A (Residential)	A (Residential)	A (Residential)	A (Residential)
Measurements	2012.3ft. x 225.14ft. x 2012.19ft. x 221.11ft.	2228.25ft. x 200.6ft. x 2229.62ft. x 200.2ft	2229.62ft. x 200.59ft. x 2228.83ft. x 202.94ft.	2228.83ft. x 206.22ft. x 2228.99ft. x 202.95ft.	202.95ft. x 2228.99ft. x 199.49ft. x 2229.29ft.

Highlights

- 50-acre contiguous land assembly comprising five parcels under Falco Group leadership.
- City-approved Draft Plan of Subdivision with zoning aligned for future residential and mixed-use development.
- Prime growth location within Brampton's Highway.

Zoning

Site is being rezoned to Residential (Low, Medium, High Density) and mixed-use per approved plan. Official Plan designations include "Residential" and "Open Space"; Secondary Plan designations include Low/Medium/ High Density Res., as applicable to subdivision blocks.

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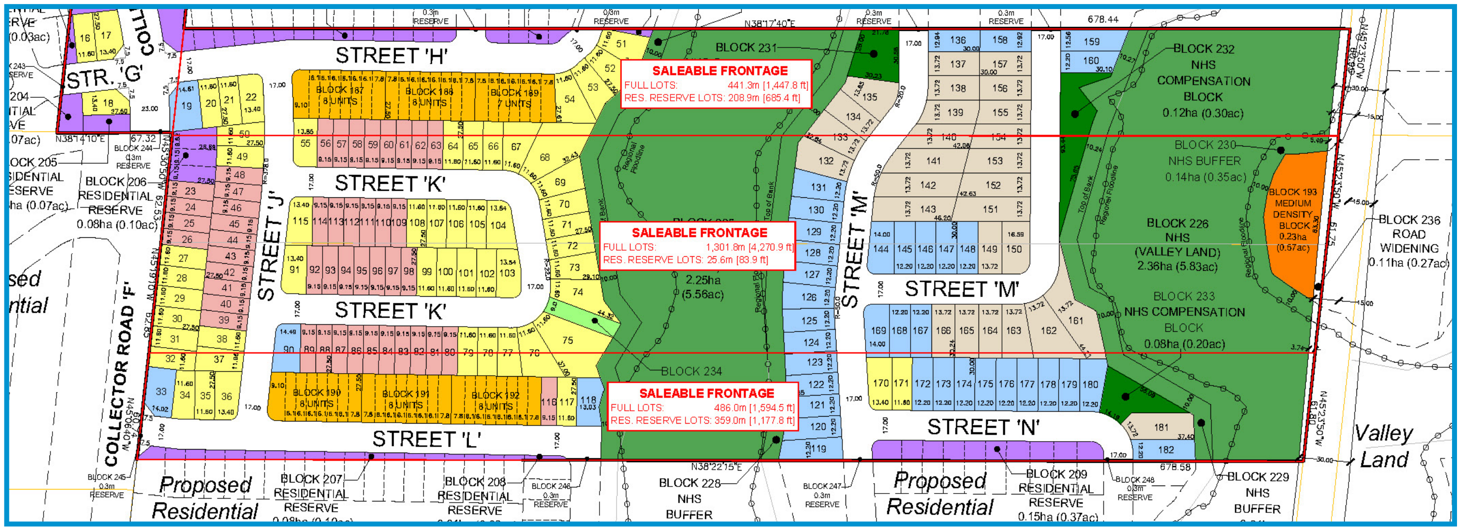
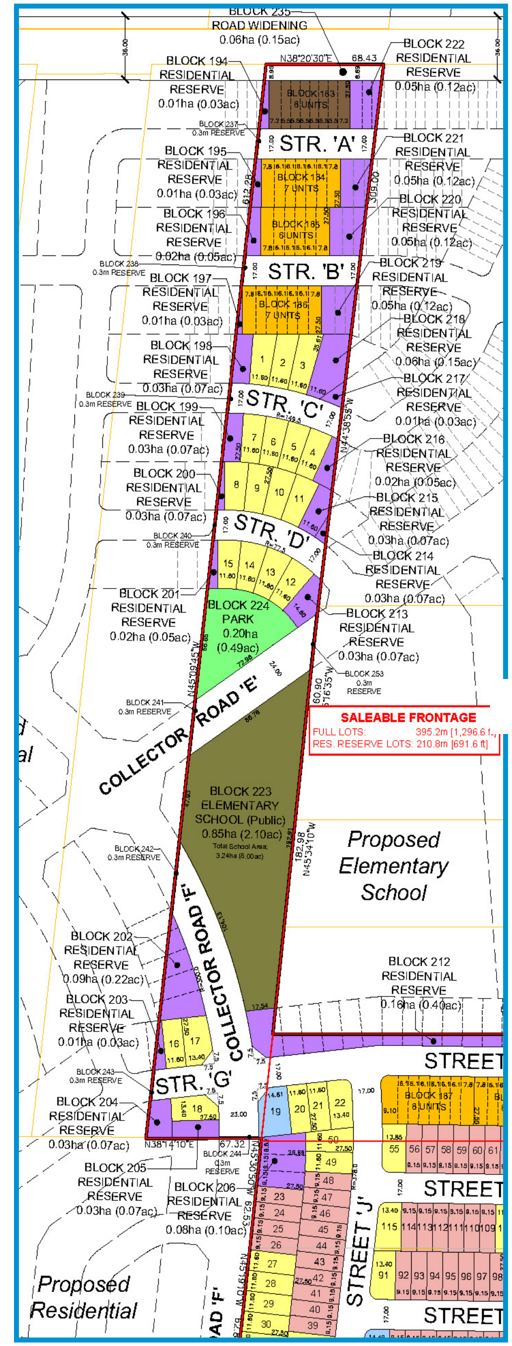
Property Location

- Pearson Airport 30 Kms/30 min
- Downtown Toronto 53 Kms/50 min
- Humber College 20 Kms/27 min
- Trinity Mall 15 Kms/20 min

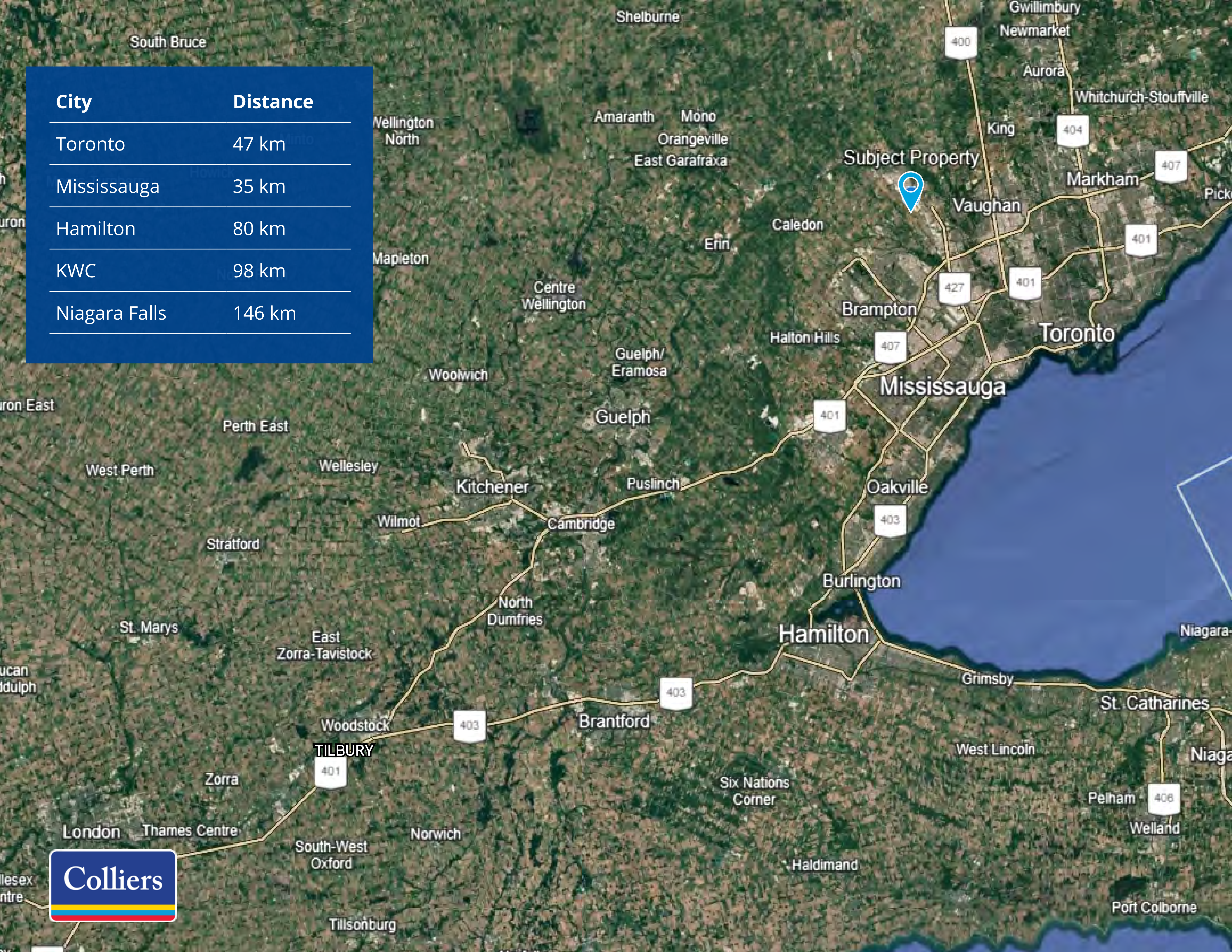
Draft Plan





Land Use Matrix	Block	Number of Units
Detached	1-183	183 Detached
Street Town House	184-192	66 Town Houses
Dual Town Houses / Stacking	193	8 / TBD
Medium Density Block	194	TBD
Residential Reserve	196-222	TDB
School, Park, Walkaway, Vista Roads, Woodlot Compensation Area, Road Widening – Sizes		

City	Distance
Toronto	47 km
Mississauga	35 km
Hamilton	80 km
KWC	98 km
Niagara Falls	146 km



Summary

Prime 50-Acre Residential Development Opportunity – Brampton | Highway 427 & Future Highway 413 Corridor

An exceptional 50-acre residential development land assembly in northeast Brampton, strategically located along Clarkway Drive/Countryside Drive, in one of the GTA's most significant future growth corridors.

The offering consists of five contiguous parcels totaling approximately 50 acres, with a City-approved Draft Plan of Subdivision and planning framework supporting future residential and mixed-use development. The site offers an excellent opportunity for a major developer to acquire a sizeable, strategic land position in an area experiencing substantial residential and employment growth.

Major Development & Infrastructure Drivers

The property is surrounded by significant development activity, including:

- Solmar Development Corp. – Wildfield Village: A major master-planned community at Gore Road & Mayfield Road.
- Choice Properties & The Rice Group – Choice Caledon Business Park: a major employment hub with 380+ developable acres and approximately 6 million sq. ft. of planned industrial space.
- Innis Lake Secondary Plan: Approximately 1,010 acres immediately north of the area, with a proposed 6,680 residential units, including higher-density residential and neighbourhood commercial uses.
- Highway 427 Industrial Secondary Plan / Area 47: A major employment growth area with planned Business Park, Prestige Industrial and Logistics/Warehouse/Transportation uses.
- Orlando Business Park: An approved industrial development in the immediate vicinity.
- Significant future residential development planned throughout Brampton's Area 47 and surrounding Caledon growth areas.

Market Overview

5 km radius

Total Population
93,114

Average Household Income
$177,159

Total Households
21,134

Labour Employment Rate
92.7%



Why This Opportunity Stands Out

- 50 acres
- 5 contiguous parcels
- Draft Plan of Subdivision
- Residential & Mixed-Use Potential
- Highway 427 Corridor
- Future Highway 413
- Major Residential & Industrial Growth

This is an opportunity to secure a large-scale residential development site ahead of continued intensification and infrastructure investment in the Brampton–Caledon corridor.

Ideal for a major residential developer, land assembler or institutional investor looking for a strategic long-term position in the GTA.

Please reach out if you would like to have the full information package, draft plan, planning documents and detailed location/development overview.

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$ 4.8 B
Annual Revenue

70
Countries we operate in

$ 99 B
Assets under management

2B
Square feet Managed

46,000
Lease and Sale

23,000
Professionals

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