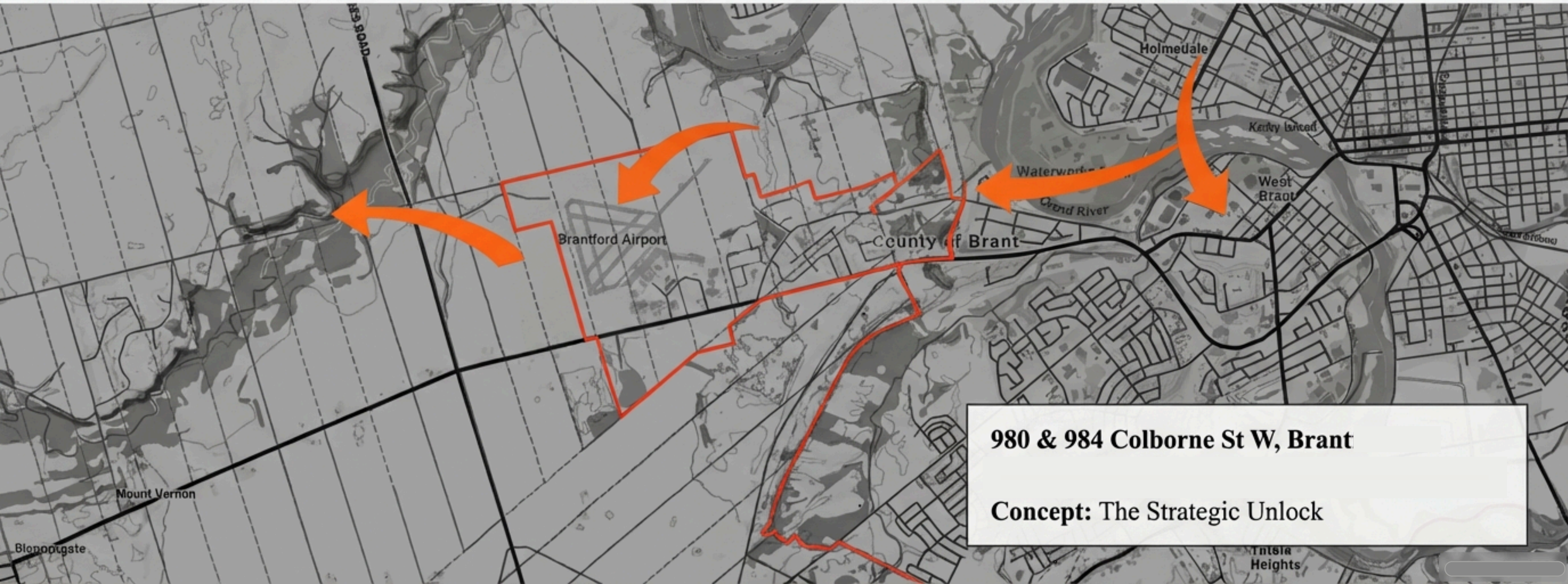


The Gateway to West Brant: A Strategic Commercial Assemblage

Acquire the Anchor. Unlock the Node.

GOLDMARK
REAL ESTATE GROUP



980 & 984 Colborne St W, Brant

Concept: The Strategic Unlock

A shovel-ready commercial site that controls the frontage for a massive regional development node.

The Hard Facts (The Visible)

Size: **4.65** Acres

Zoning: **C2** (General Commercial) - Permits wide usage immediately

Utilities: Municipal Water available at lot line

Location: Directly opposite Brantford Municipal Airport

The Alpha (The Hidden Value)

The Play: Purchase of the 4.65-acre 'Bookend' unlocks control over a potential 25-acre contiguous assemblage.

The Outcome: Capability for Institutional Campus, Medical Village, or Power Centre.

The Urgency: Whoever buys the frontage controls the destiny of the entire 25-acre block.

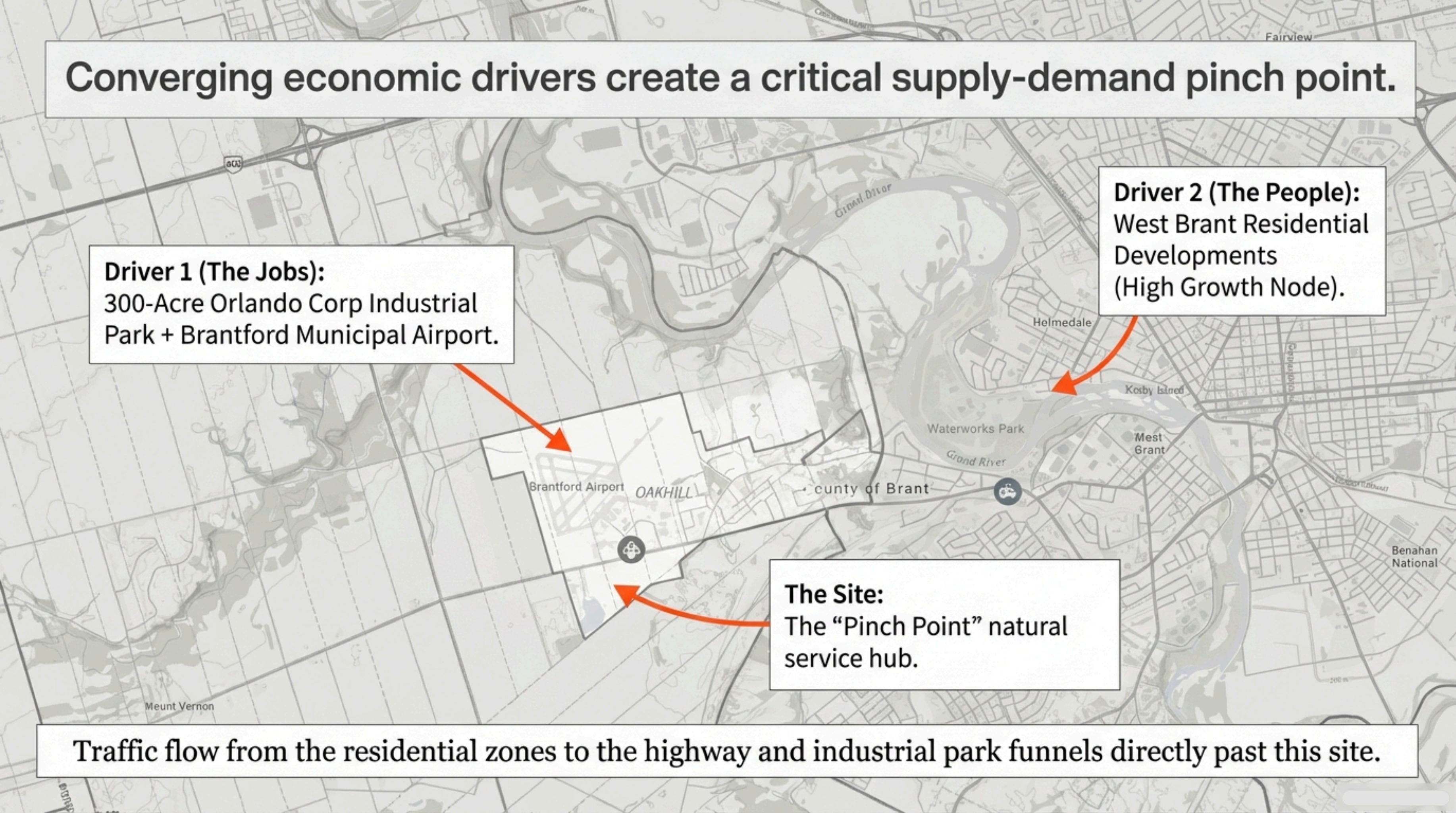
Converging economic drivers create a critical supply-demand pinch point.

Driver 1 (The Jobs):
300-Acre Orlando Corp Industrial
Park + Brantford Municipal Airport.

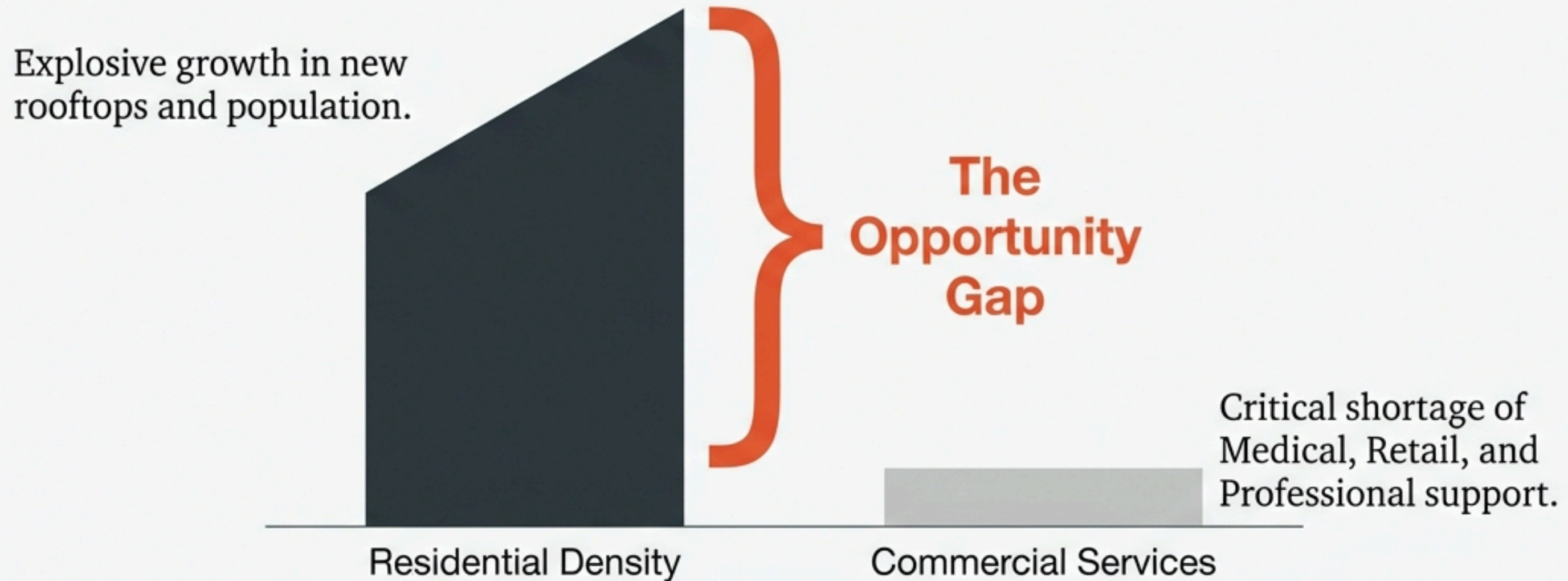
Driver 2 (The People):
West Brant Residential
Developments
(High Growth Node).

The Site:
The “Pinch Point” natural
service hub.

Traffic flow from the residential zones to the highway and industrial park funnels directly past this site.



West Brant's residential density has outpaced its commercial infrastructure.



The Solution: This site is the 'Gateway'—the first major commercial node available to bridge the gap between housing and employment lands.

Development Scenario A: The Healthcare Village

The Need: West Brant is medically underserved.

The Concept:

Frontage: Urgent Care Center or Medical Office Building (MOB) for high visibility.

Rear Acreage: Quiet, campus-style setting for patient recovery, specialized clinics, or hospital satellite.

Why It Works: Proximity to the airport for regional access and the residential sector for local patient base.



Development Scenario B: Retail Power Centre or Institutional Hub.

The Drivers:

- High daily traffic counts on Colborne St W + Commuter flow.

The Concept:

- Retail Service: Gas, QSR, Grocery, and Convenience serving the Industrial Park workforce.
- Civic/Institutional: Government administration, emergency services hubs, or educational satellite campuses.

Zoning Fit:

- C2 zoning supports these uses immediately without complex rezoning.



Minimizing entitlement risk and maximizing speed to market.



Zoning Advantage

- Status: C2 (General Commercial)
- Impact: No long rezoning wait. Allows for broad commercial/institutional uses immediately.



Infrastructure Ready

- Status: Municipal Water at Lot Line



Site Condition

- Status: Flat & Clear Topography
- Impact: significantly reduced site preparation and grading costs.

Unlike raw agricultural land requiring years of entitlement work, this site is positioned for immediate execution.

A flexible acquisition structure tailored to your vision.



The Opportunity

Option A: The Anchor

- Buy 4.65 Acres
- Outcome: Secure asset. Develop frontage immediately.

Option B: The Assemblage

- Buy Anchor + Engage Team



Engage for Data Room Access and Representation.



Data Room Includes:

- Detailed Zoning Provisions
- Survey and Site Schematics
- Tax Details
- Possession Terms (Immediate/Flexible)

Contact the exclusive representatives to discuss the acquisition strategy.

Nathan Loganathan

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Define the future of West Brant.

The path of growth is undeniable. The opportunity to control the gateway is available now.

Nathan Loganathan
Broker

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