



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



80 ACRE, PALGRAVE INVESTMENT OPPORTUNITY

- EDGE OF URBAN BOUNDARY
- SUITED TO SENIORS FOCUSED DEVELOPMENT
 - GROWTH REGION

www.moffatdunlap.com



KEY FACTS

SIZE

80 acres

LOCATION DETAILS

Frontage on Hwy 50,
Patterson Sideroad & Duffy's Lane
Palgrave, Town of Caledon,
Region of Peel

ADDRESS

8575 Patterson Sideroad,
Palgrave, ON L0N 1P0

AREA INFLUENCES

- Strategically located along southern urban boundary of Palgrave
- Existing recreational activities in immediate area (golf course, walking trails, bicycle trails to support healthy adult living lifestyles)
- Proximity to proposed new infrastructure: Bolton GO Station, Highway 413

SUMMARY

Municipal and Regional support for urban expansion of Palgrave to accommodate additional housing to ensure Caledon can become an Age-Friendly Community

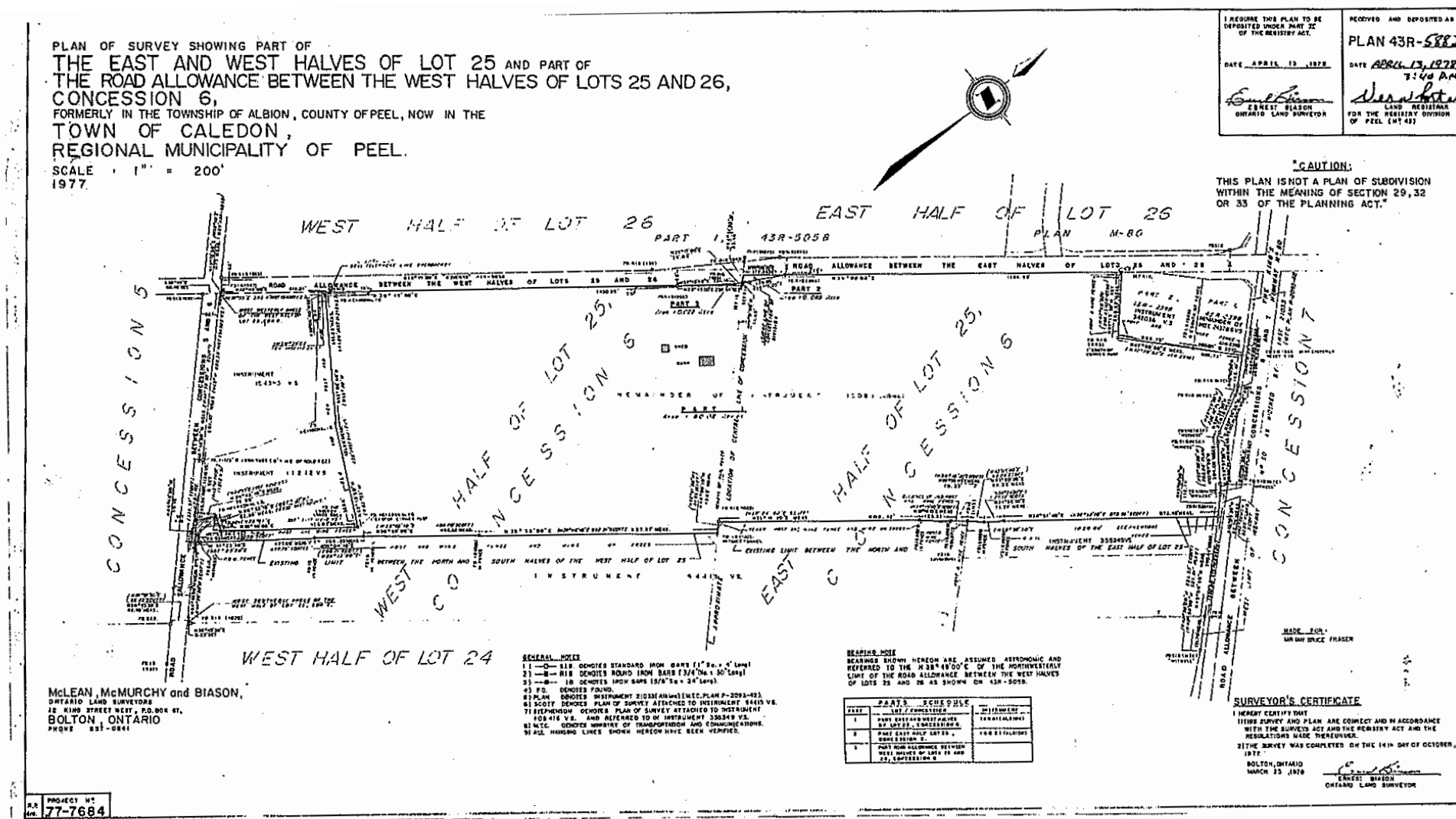


LAND SURVEY

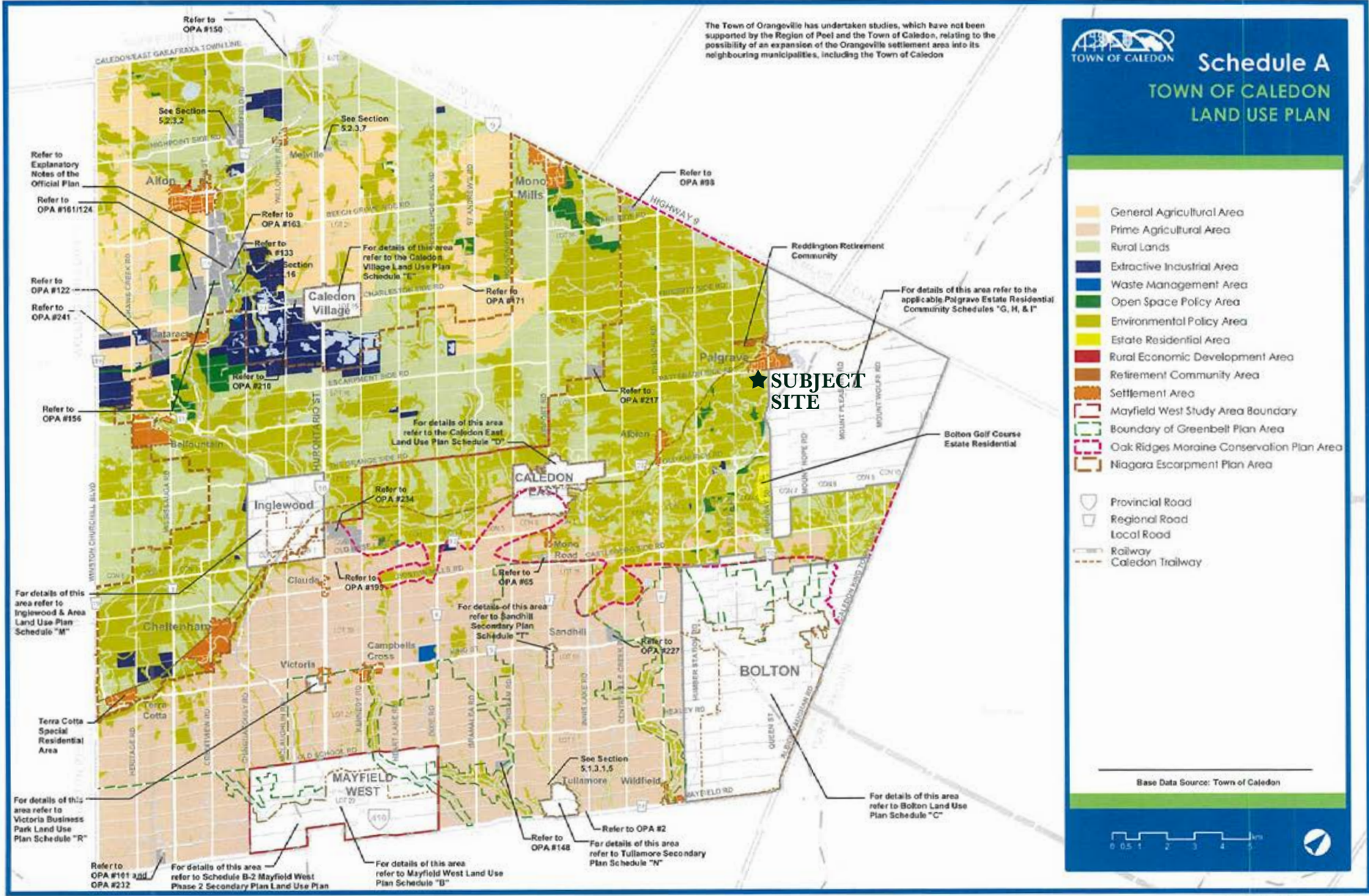
AREA

Approximately 80 acres

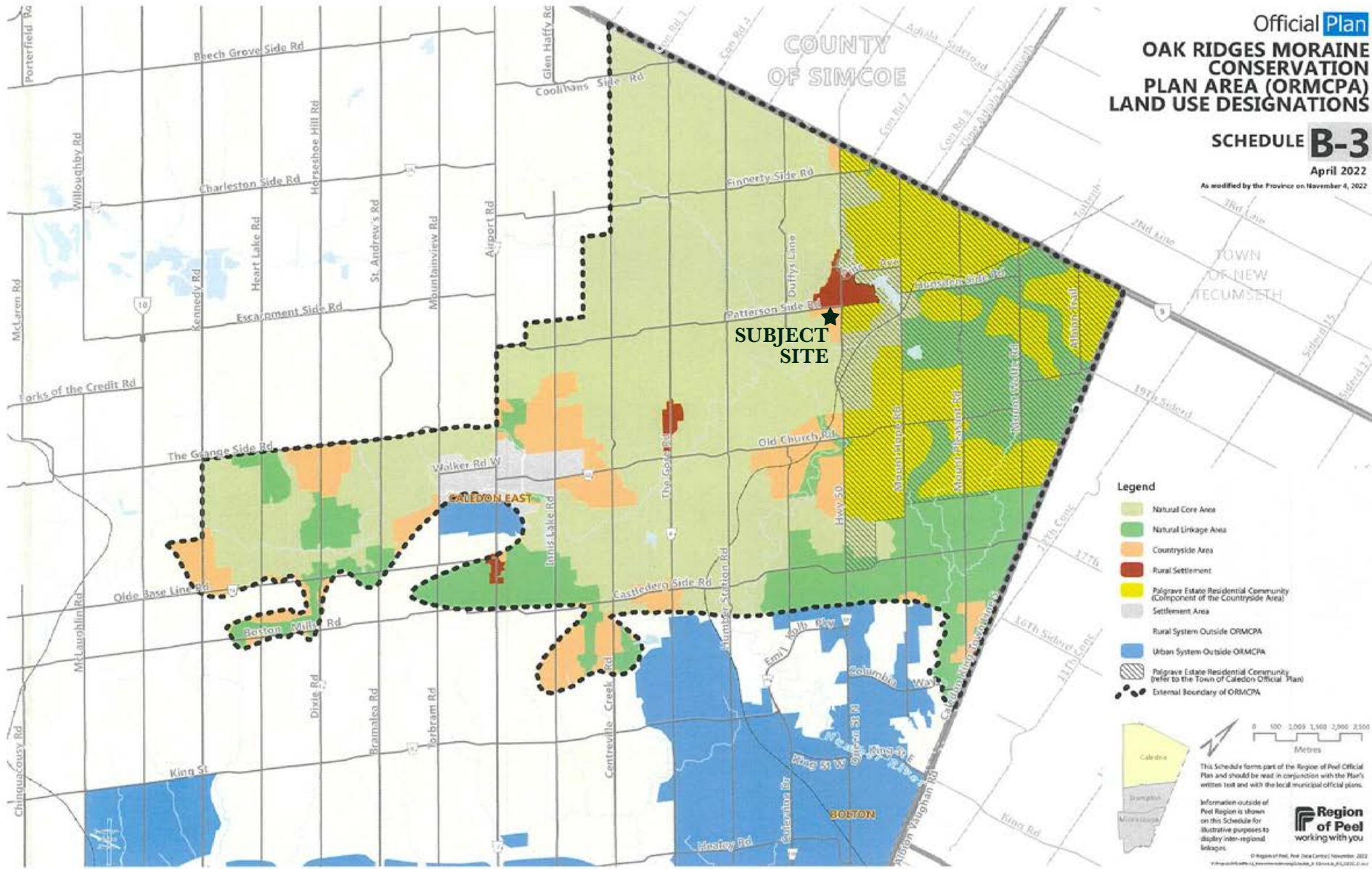
SURVEY PREPARED BY: Ernest Biason, Ontario Land Surveyor



TOWN OF CALEDON



REGION OF PEEL





The acreage includes an executive home with attached 3-car garage plus an outbuilding. A leaseback of the residence and outbuilding will be considered.







JOHN DUNLAP
BROKER OF RECORD

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