

CBRE

# FUTURE RESIDENTIAL & Commercial Land

6491 WATERWORKS ROAD | BRIGHTS GROVE (SARNIA), ON



±187.096 ACRES OF LAND AVAILABLE FOR SALE

# PROPERTY *Overview*

CBRE is pleased to offer for sale this Future Mixed-Use Development Opportunity located in Brights Grove. The site consists of 187.096 Acres located on the South East corner of Lakeshore Road and Waterworks Road and directly adjacent to Huron Oaks Gold Course. Located along the shore of Lake Huron, Brights Grove is an attractive place to live, offering kilometers of sandy beaches, walking trails and a strong sense of community.

Property Address	6491 Waterworks Road, Brights Grove (Sarnia), ON
Pin	431200083
Lot Size	187.096 Acres
Developable	Approx. 157 Acres
Frontage	Approx. 1,961 Ft. along Lakeshore Road / 4,101 Ft. along Waterworks Road
Current Zoning	Rural 1 / Environmental Protection Area 1
Proposed Zoning	Future Development Area 1
Proposed Official Plan Designation	Area 3: The Future Urban Community Overlay
Services	<ul style="list-style-type: none"><li>• Sanitary: Municipal (along Lakeshore Road and Waterworks Road)</li><li>• Storm Sewers: Municipal (along Lakeshore Road)</li><li>• Water: Municipal (along Lakeshore Road)</li></ul>
Current Income	<ul style="list-style-type: none"><li>• Cash Crop / Bell Tower / Freedom Mobile Tower</li><li>• Total: \$119,904.00</li></ul>
Property Taxes	\$6,149.99 (2025)
Sale Price	Contact Listing Agent





6491 Waterworks Road

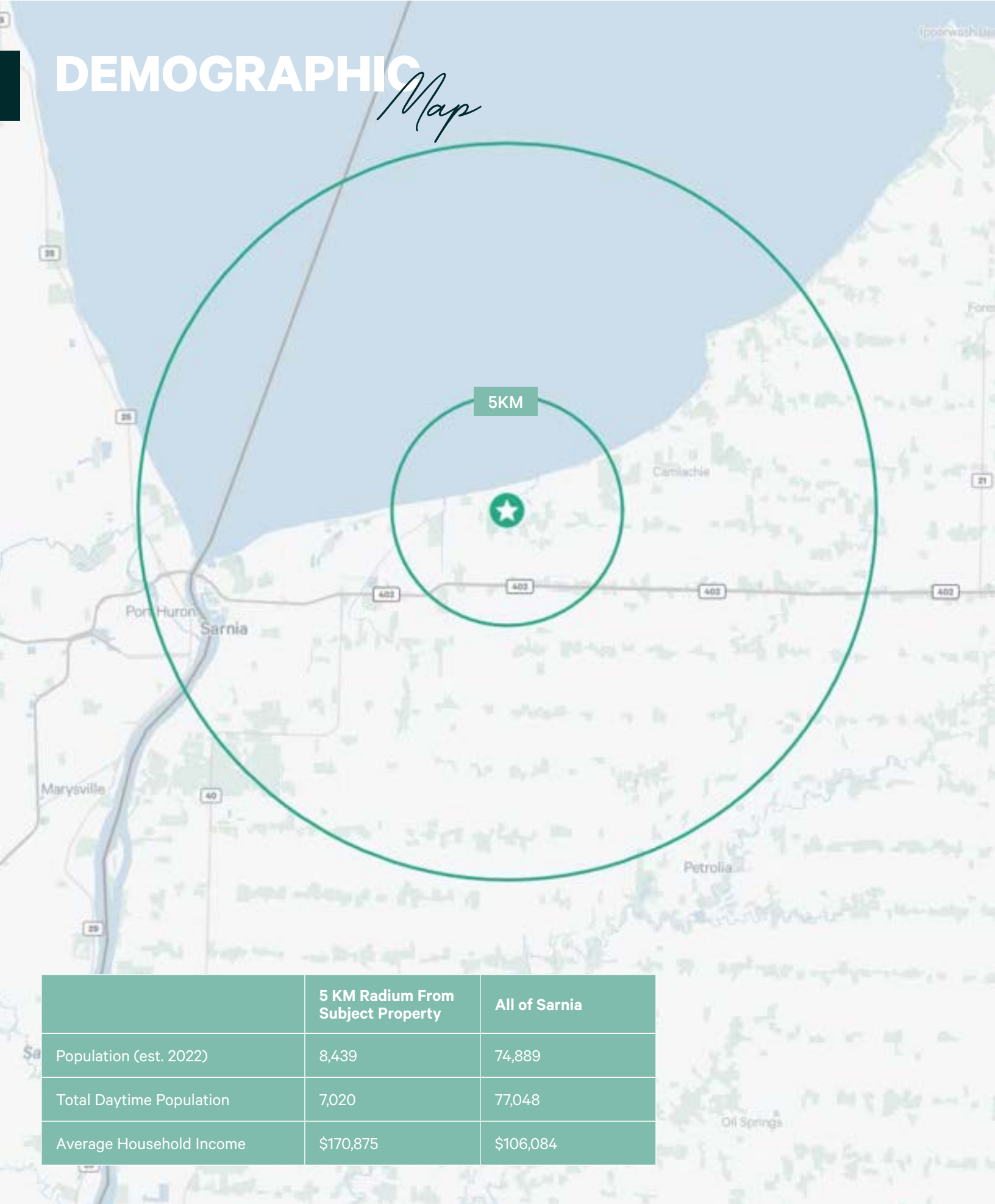
## NEARBY *Amenities*

01	Canada Post
02	Tim Hortons
03	Subway
04	Foodland
05	Shoppers Drug Mart
06	Scotia Bank
07	Brights Grove Animal Hospital
08	Anytime Fitness
09	Huron Oaks Golf Course
10	Brights Grove Public School
11	Library
12	Brights Grove Beach
13	Lambton College

## DRIVE *Times*

Highway 402 (via Mandaumin Road)	5 Mins	5.1 KM
Hospital - Bluewater Health	16 Mins	17.6 KM
Downtown Sarnia	16 Mins	17 KM
Blue Water Bridge	17 Mins	17.8 KM
London	1 Hr 5 Mins	92 KM

# DEMOGRAPHIC *Map*



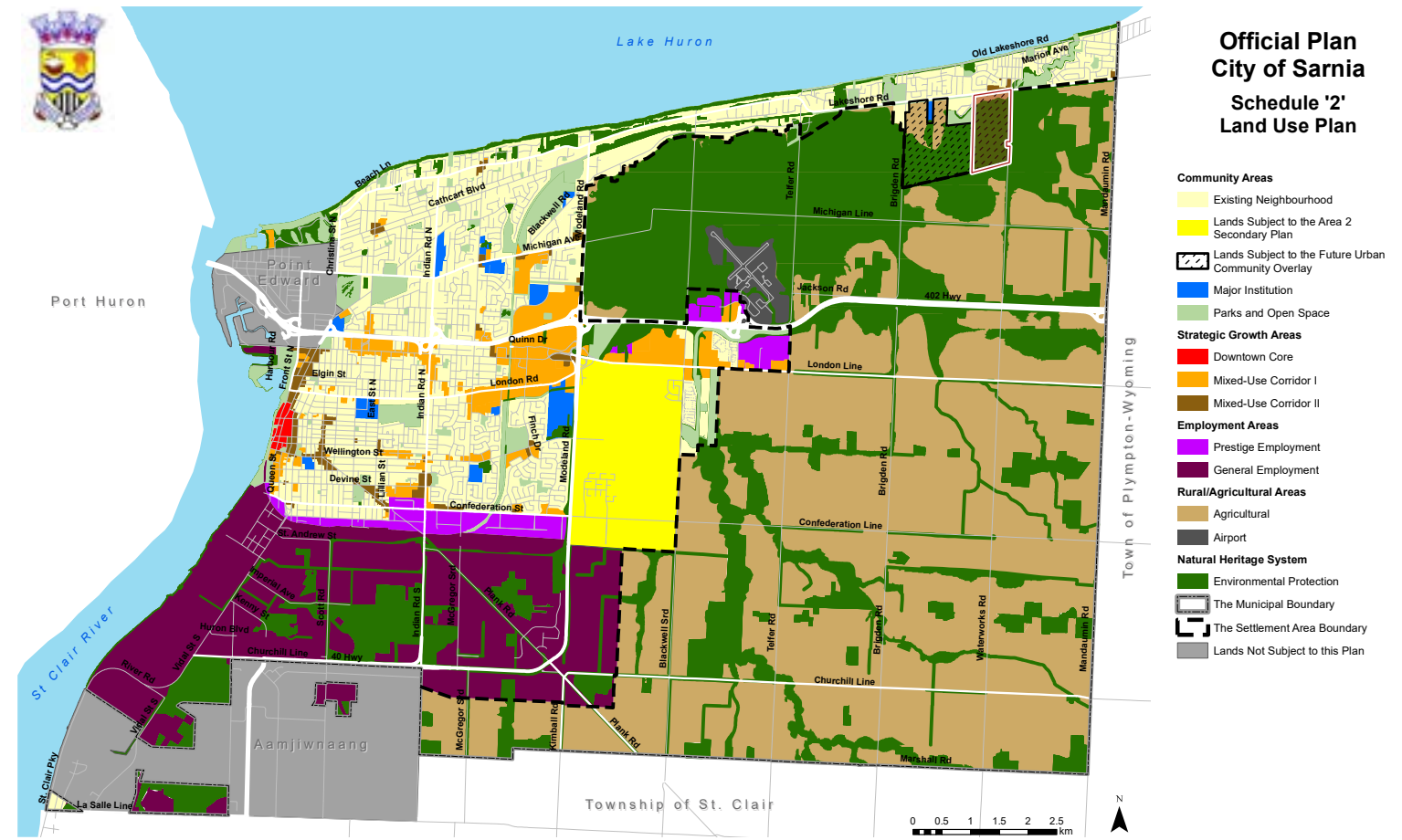
	5 KM Radius From Subject Property	All of Sarnia
Population (est. 2022)	8,439	74,889
Total Daytime Population	7,020	77,048
Average Household Income	\$170,875	\$106,084

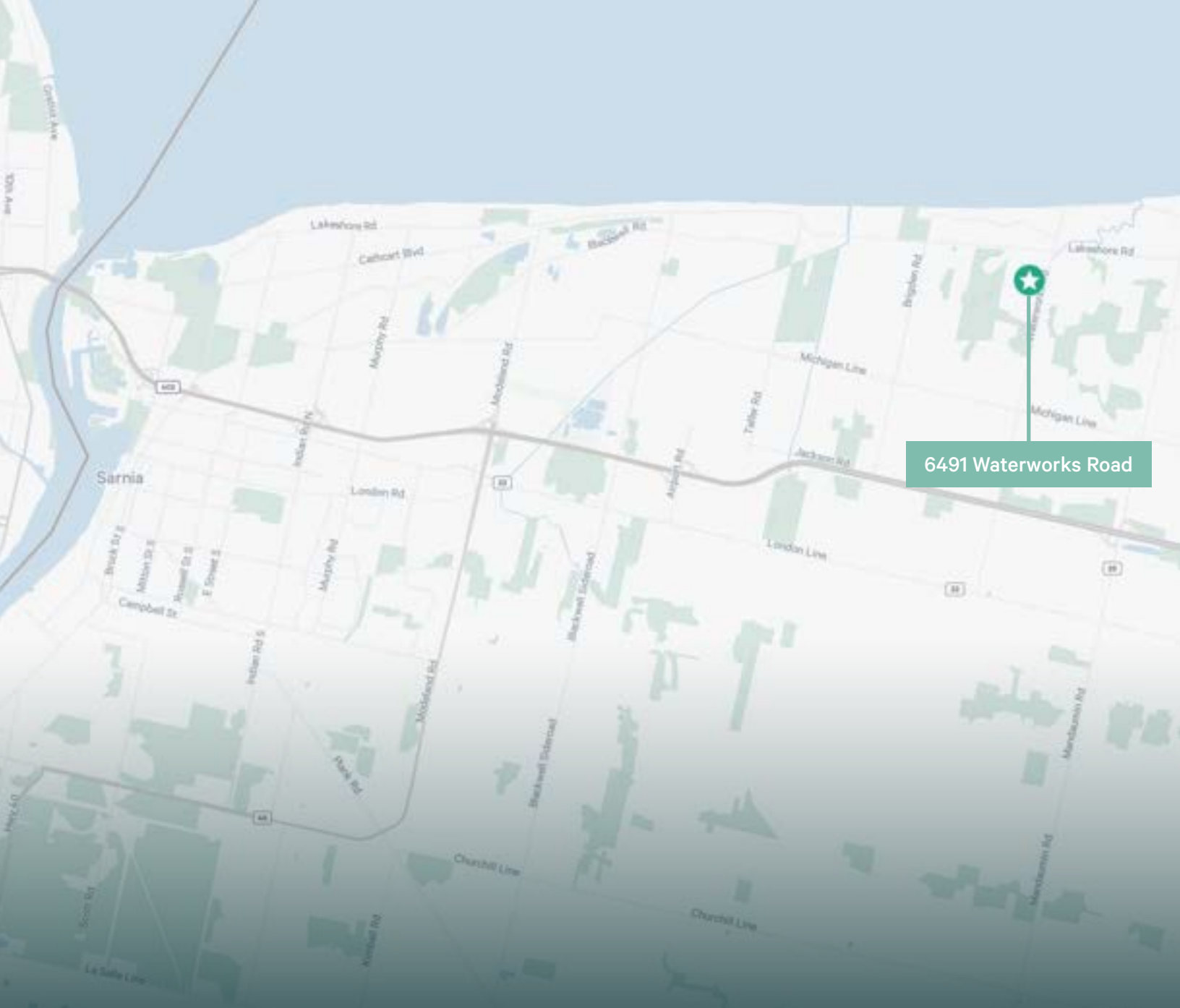
# OFFICIAL *Plan*

## Area 3: The Future Urban Community Overlay

Development on the identified developable lands within the Future Urban Community Overlay may include:

- i. Opportunities for development within Low-Rise Buildings, Mid-Rise Buildings and High-Rise Buildings; and
- ii. A full range and mix of housing types, parks and open space features and an array of community facilities, as well as appropriately scaled retail and service commercial uses. The Future Urban Community Overlay will prioritize mixed-use development forms and will include provisions for the establishment of Neighbourhood Centres.





6491 Waterworks Road

For more information, please contact:

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