

RESIDENTIAL INFILL SITE DRAFT PLAN APPROVED

Beaverton (Township of Brock)



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Contact Info:



1.0 The Offering

2.0 Property Overview

1. Property Description
2. Development Overview
3. Location Overview

4.0 Offering Process





THE OFFERING

K2 Commercial Group and Royal LePage Commercial is pleased to offer, on behalf of our client (under Power of Sale), a residential infill development site in Beaverton (Brock Township), a charming Lake Simcoe community conveniently located 75 minutes north of Toronto. The 8.53-acre parcel is draft approved for fifty-two residential lots – 27 detached lots and 25 Freehold townhouse lots. This corner triangular-shaped site has 654.55 ft frontage on Main Street, a depth of 1110.7 ft along the western lot line, and 1274.9 ft along the eastern lot line. Municipal services are at the lot line. The residence on the northwest corner of the property is a tear down.

The site is located within the development-friendly Township of Brock (downtown Beaverton), within 5-minute walk from the harbour, shops and businesses.

A prime opportunity for builders and developers to take advantage of recent provincial changes, with development charges reduced by up to 50% over the next three years. This provides a valuable window to finalized development application and obtain business permits..

ASKING PRICE: \$3,500,000

PROPERTY OVERVIEW

Location	south side of Main Street, west of Simcoe Street
Municipal Address	157 Main Street Brock, ON L0K 1A0
Legal Description	Brock Concession 5, Pt Lot 15, Reg Plan 40R4542, Part 1 and Reg Plan 40R32064, Part 1.
Site Area	8.527 Acres
Zoning	R1-27, R3-14, OS-2, EP
Utilities	Municipal services available at lot line
Property	Residential development infill site draft plan approved for fifty-two residential lots (27 single family and 25 townhouse)







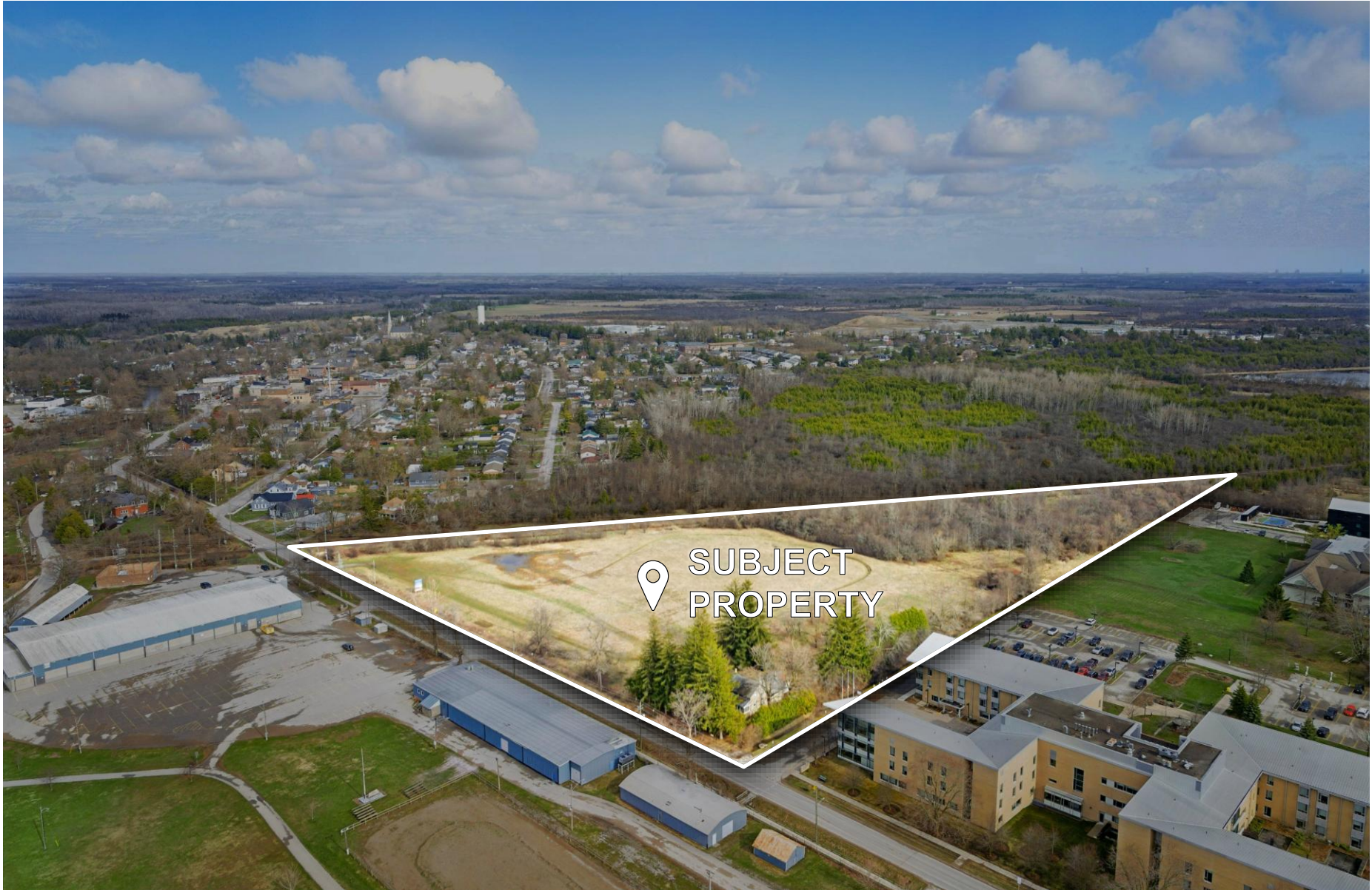
SUBJECT
PROPERTY



COMMERCIAL
GROUP

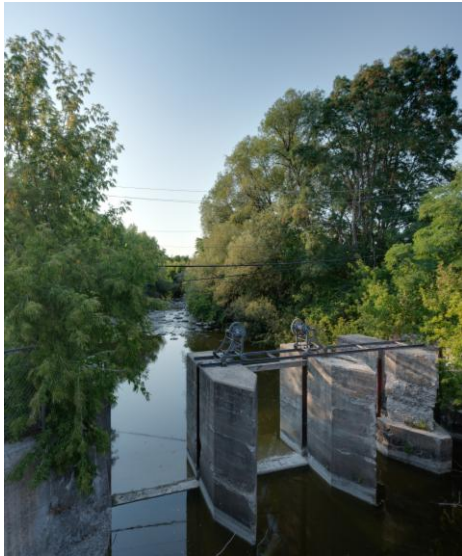


ROYAL LePAGE
COMMERCIAL



SUBJECT
PROPERTY

IMAGES – SURROUNDING AREA



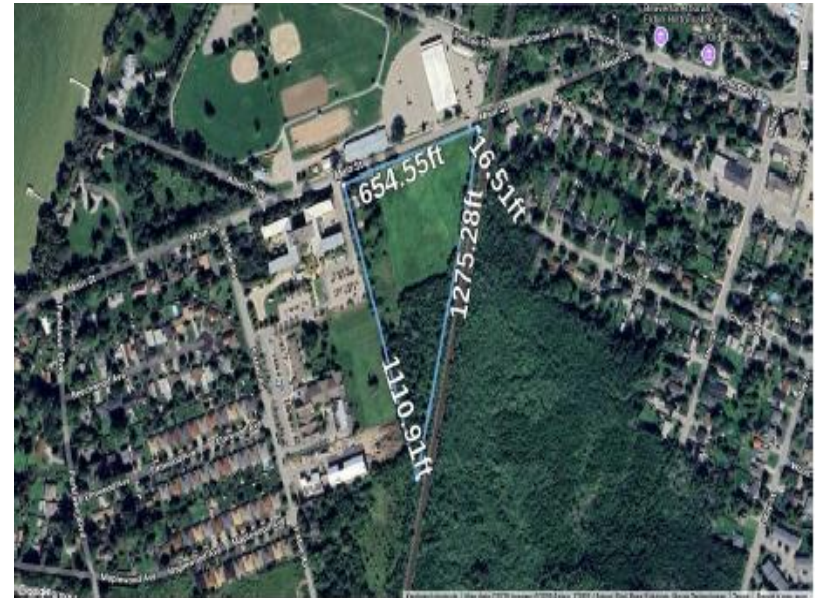


PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Site Location	south side of Main Street, west of Simcoe Street
Transit	<ul style="list-style-type: none"> Durham Region Transit (DRT) route 601 and 653 operates along Main Street with the nearest bus stops located 330 metres away from the site The nearest GO Bus stop is approximately 600 metres east from the subject land
Surrounding Property	Perfectly situated in Beaverton's urban area, in proximity to downtown shops and businesses, and the harbour
Zoning	R1-27, R3-14, OS-2, EP
Frontage	654.55 ft
Total Lot Area	8.527 Acres
Draft Plan Approval	52 Residential lots <ul style="list-style-type: none"> 27 Single-detached dwellings 25 freehold townhomes



Lot Size

Area: 371440.66 sq.ft (8.527 ac)

Perimeter: 3054.46 ft.

Measurements: 16.51ft. x 654.55ft. x 1110.91ft. x 1275.28ft.

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

SITE LOCATION AND CONTEXT

SURROUNDING USES

North: To the immediate north of the Subject Site is the Beaverton Curling Club, Community Centre Arena, and two (2) outdoor baseball diamonds located on the north side of Main Street.

East: A CN rail line borders the eastern lot line of the Subject site. Further east of the rail line are natural heritage features and low-density residential housing. Downtown Beaverton is located five minutes to the east.

South: South of the Subject site past the rail line are natural heritage features.

West: Immediately west of the Subject Site is Lakeview Manor, a long-term care home run by the Region of Durham with 149 beds. Further west lies low density residential housing. Lake Simcoe is a five-minute walk with attractive cottages fronting on the lake



PLANNING / ZONING STATUS

The Subject Site is draft plan approved for a total of fifty-two (52) residential lots, comprising twenty-seven (27) single-detached dwellings and twenty-five (25) freehold townhouse units.

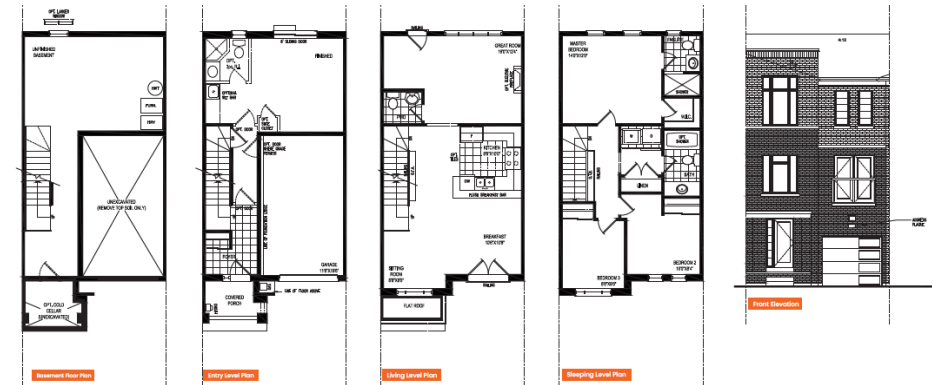
The single-detached lots feature frontages ranging from 35 ft to 40 ft along the proposed future municipal road extending south from Main Street, as well as along Main Street itself.

The townhouse lots provide a minimum frontage of 20 ft, with lot depths ranging between 98.4 ft and 104.3 ft, subject to variation for pie-shaped lots and those backing onto the railway corridor. The proposed townhouse units will range from approximately 1,716 sq. ft. to 2,211 sq. ft. of living space.

The Subject Site is strategically located within Beaverton's established urban core, offering close proximity to downtown commercial amenities and being within a five-minute walk to the harbour.



Townhouse Concept Image



Townhouse Concept Floor Plan

SITE PLAN



COMMERCIAL GROUP

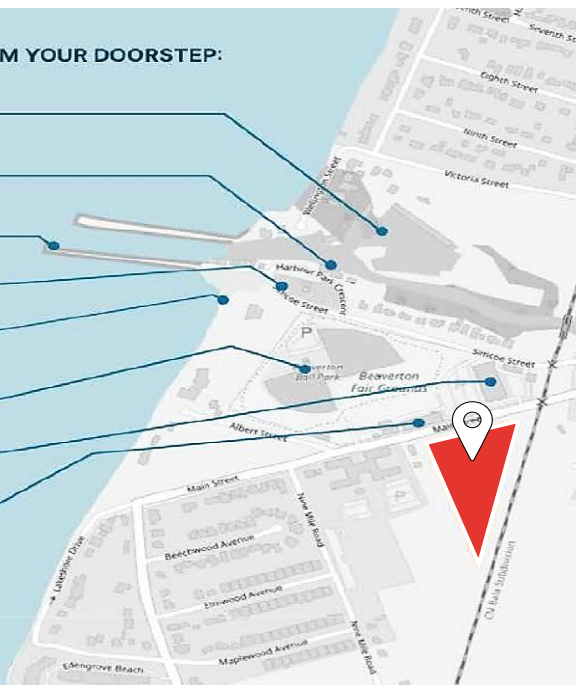
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SITE LOCATION AND CONTEXT

LAKE SIMCOE

WALKING DISTANCE FROM YOUR DOORSTEP:

- 6 MIN **MARINA**
- 5 MIN **BOAT RAMP**
- 6 MIN **DESIGNATED FISHING AREA**
- 5 MIN **SPLASH PARK**
- 4 MIN **SANDY BEACH**
- 3.5 MIN **BEAVERTON BASEBALL CLUB**
- 0 MIN **ICE RING CLUB**
- 0 MIN **BEAVERTON CURLING CLUB**



HEALTH & WELLNESS

PARKS & RECREATION

GROCERIES

- Ross Memorial Hospital
- The Body Firm
- Ben's Pharmacy
- Nourish You
- Health Centre
- Beaverton Dental Hospital

- Beaverton Dam
- Thorah Centennial Park
- Community Centre Arena
- Cearhurst Golf Club
- Beaverton Curling Club
- Ethel Park

- Beer Store
- LCBO



RESTAURANTS

SERVICES

- McDonald's
- Pirate's Oizza Of Beaverton
- Cool Cow
- Crusty Pizza
- Three Rwins Family Resturants
- The Little Brown Jug
- Wing House
- Barney's
- Cedar Point Market Resturants
- Tard & Feather'd
- Beaverton Resturants Inc
- Tim Hortons
- Subways

- Beaverton Post Office
- Beaverton Police Station
- Beaverton Public Library
- Service Ontario
- Beaverton Fire Dept



SHOPPING

- Shirley's Country Clutter
- Maxine's Fashions



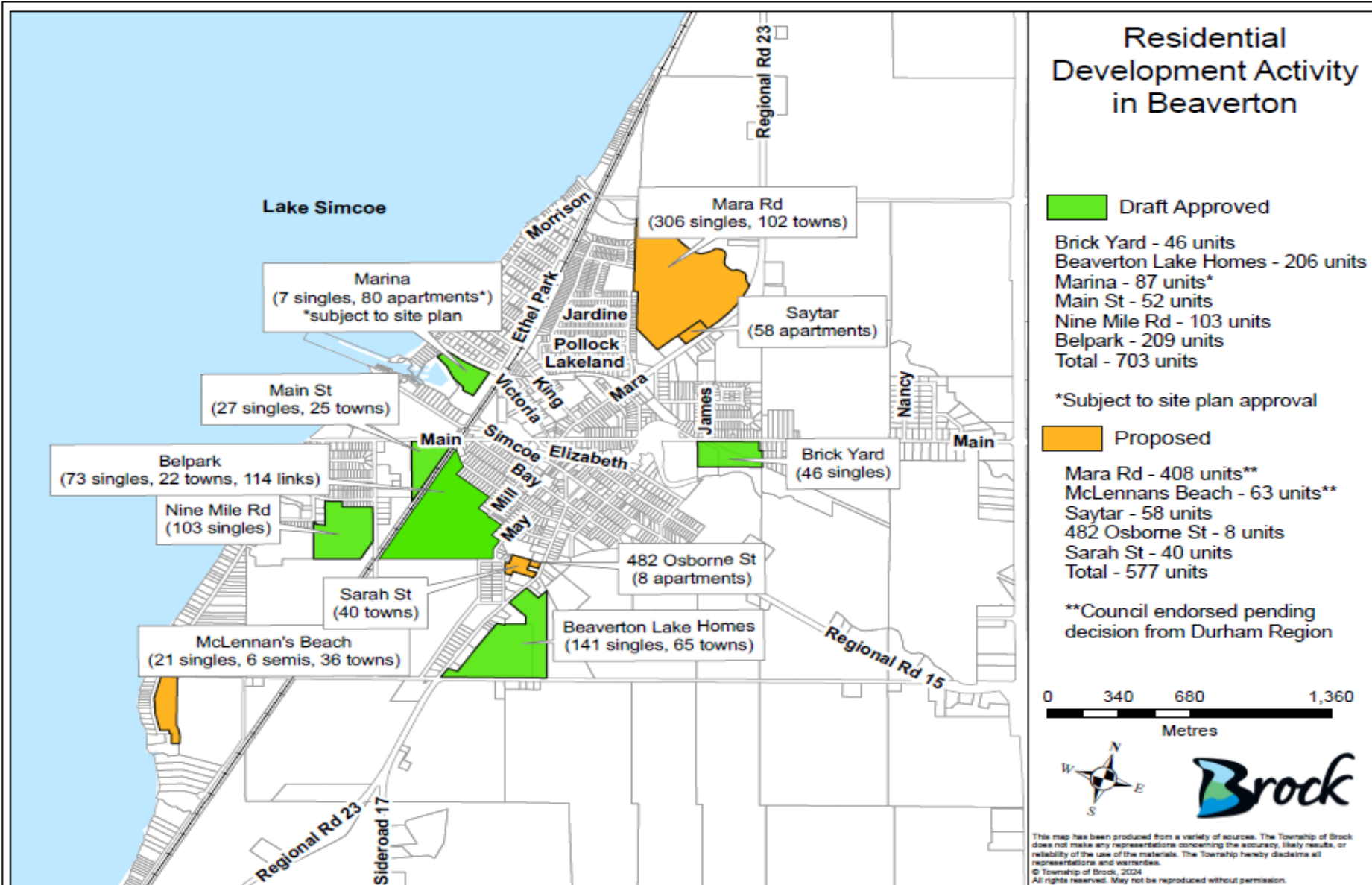
SCHOOLS

BEACHES

- Beaverton Public School
- Holy Family Catholic School
- Thorah Central Public School
- Trent University

- Alsops Beach
- Cedar Beach
- Mclennan's Beach
- Cedarhurst Beach

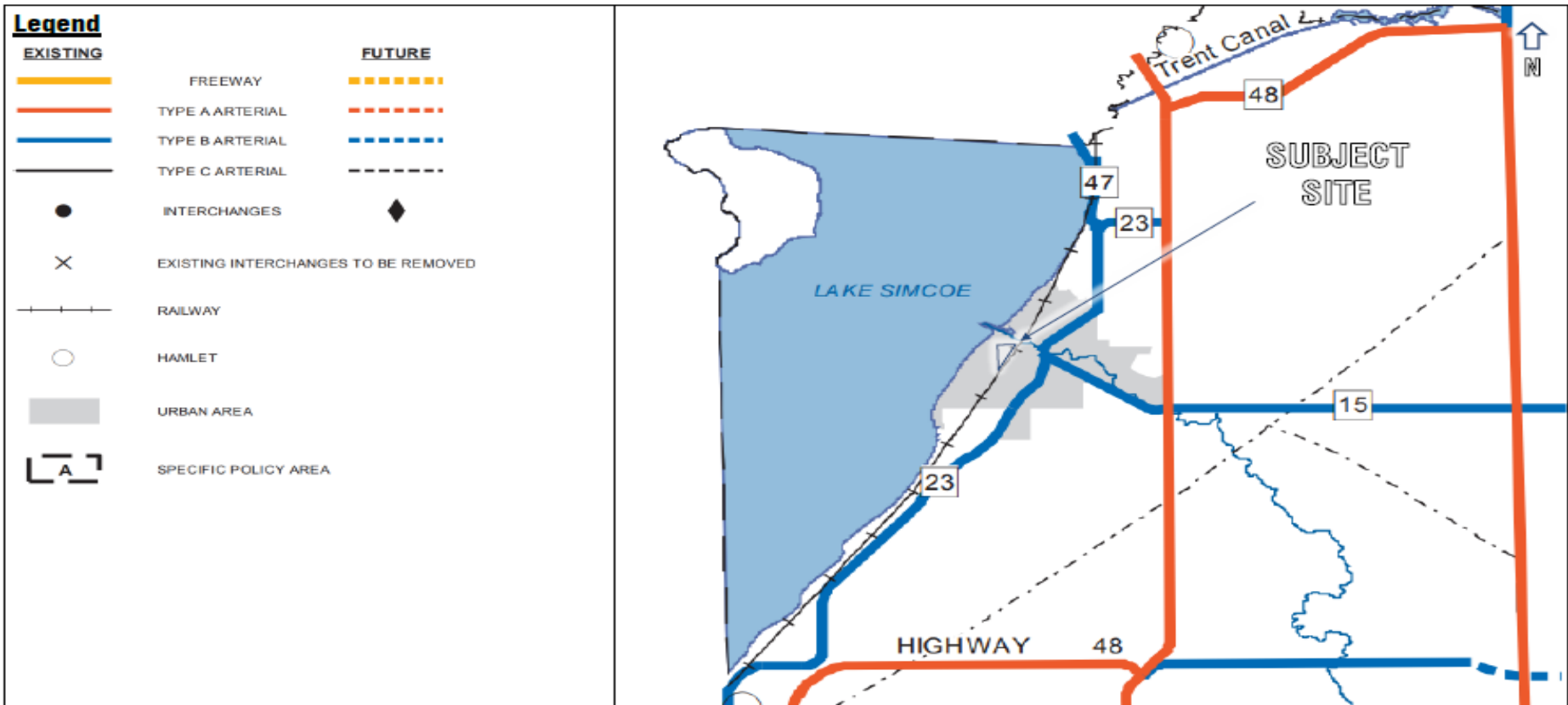
RESIDENTIAL DEVELOPMENT ACTIVITY



SITE LOCATION AND CONTEXT

EXISTING ROAD AND TRANSPORTATION NETWORK

Road Network: The Subject site fronts onto Main Street, an east-west local road that extends from Lake Simcoe and Lakeshore Road in the west to the Beaverton Urban Area Core to the east. Main Street connects the Subject Site to the Beaverton Regional Centre and provides access to Mara Road, Simcoe Street, and Osborne Street. Mara Road provides connections to the rural and agricultural lands to the north. Simcoe Street connects to the Trans-Canada Highway, which extends north to Orillia and south to Whitby. Osborne Street (Highway 23) provides connections to rural and agricultural lands south of Beaverton. Highway 404 currently terminates at Ravenshoe Road (30 minutes to Beaverton) with future plans to extend the Highway to Highway 48, south of Beaverton



SITE LOCATION AND CONTEXT

PUBLIC TRANSPORTATION

Public Transportation: Both Durham Region Transit (“DRT”) and GO Transit (“GO”) provide public transit services to Beaverton. DRT Route 601 (Brock - Uxbridge) and Route 653 (Port Perry - Orillia) provide connections to the City of Orillia, Township of Uxbridge and Township of Scugog. GO Bus Route 81 (Port Perry/Whitby) provides connections from Beaverton to the Whitby GO Train station and Lakeshore East GO train line.

DRT Route 601 operates on weekdays with two southbound buses to Uxbridge (morning and mid-day) and one northbound bus from Uxbridge (afternoon). DRT route 653 is an on-demand bus route between Port Perry and Orillia that operates on Thursdays. Routes 601 and 653 operate along Main Street past the Subject Site with the nearest northbound and southbound bus stops located at Lakeview Manor along 9 Mile Road, approximately 330 metres southwest from the Subject Site.

GO Bus Route 81 operates seven days a week in both directions with morning and afternoon trips. The closest northbound and southbound bus stops are located at Simcoe Street and John Street, approximately 600 metres east of the subject site.



Legend

- DRT-GO One Fare Route**
Board GO Transit for travel within Durham Region with a valid DRT ticket, pass or transfer. Presto and cash not available. Contact us for full details.
- Limited Route**
Service operates only part of the day. Limited number of trips. Consult the schedule for complete details.
- On Demand Route**
Service operates on certain days only, and must be pre-booked by 2:00 PM one business day before.
- Route 651 and 652 On Demand Connector Area**
Pick up and drop off at curb, to or from closest on demand bus stop in Port Perry or Uxbridge.
- Durham Region Boundary**
- On Demand Stop**
Pick up / drop off stop for Route 651 / 652 Connector Service
- Hospital**
- Route Number Branch (+ is all branches)**
- Direction of Travel**
- Service Type**

LOCATION OVERVIEW



157 Main Street

LOCATION OVERVIEW

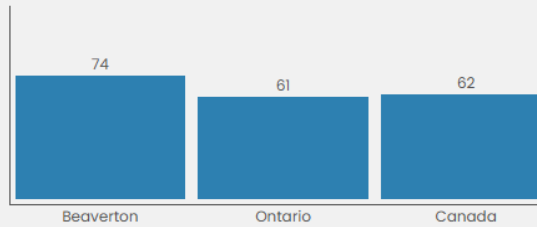
Beaverton



EXCELLENT LIVABILITY SCORE

Beaverton Livability

#1 ranked neighborhood in Brock
 #2,028 ranked neighborhood in Ontario
 Ranks better than 84% of areas



PARKS & REC.



Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Rinks
- 1 Tennis Court
- 1 Volleyball Court
- 1 Basketball Court
- 3 Ball Diamonds
- 1 Sports Field
- 1 Track
- 1 Community Centre
- 1 Splash Pad
- 1 Skateboard Park
- 1 Golf Course
- 1 Beach
- 1 Sports Court
- 1 Boating Facility
- 1 Fairground
- 1 Fishing Location
- 1 Trail
- 2 Arts/Performance Facilities

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

Nearby Schools

Beaver River PS

Designated Catchment School
 Grades PK to 8
 270 King St

Brock HS

Designated Catchment School
 Grades 9 to 12
 12 Concession Rd 13

Statistic	Beaverton	Brock	Ontario
Population	3,186	12,406	14,804,681
Population density (sq km)	417	29	15
Median age	52.9	46.8	40.9
Male/Female ratio	1.2:1	1.0:1	1.0:1
Married couples	63%	68%	71%
Families w/ kids at home	31%	40%	46%
Speak English only	96.1%	95.2%	86.1%
Speak French only	0.0%	0.0%	0.3%

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 9 minute walk away.

Nearest Street Level Transit Stop
 Simcoe St. @ Mara Rd.

9 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 28.42km.

Orillia Soldiers' Memorial Hospital
 170 Colborne St W

Fire Station
 360 Bay Street

Police Station
 412 Bay St

Discover the Township of Brock

Tucked into the scenic northern edge of Durham Region, the Township of Brock is where Ontario's natural beauty and growth potential intersect. With its charming communities of Beaverton, Cannington, and Sunderland, Brock offers a quieter lifestyle surrounded by farmland, forests, and the inviting shores of Lake Simcoe. But beyond its rural charm lies a township that's poised for progress—welcoming thoughtful development and forward-looking investment. Whether you're drawn by the lakeside landscapes, the small-town character, or the emerging opportunities, Brock is increasingly seen as a smart place to invest, build, and grow.

Economy & Development

Long known for its agricultural roots and close-knit communities, Brock is gradually expanding its economic horizons. The township is benefitting from broader regional trends pushing demand outward from the GTA, especially as more homebuyers and developers seek out affordable and underutilized areas with long-term upside. With supportive municipal planning and growing interest in mixed-use and residential projects, Brock is becoming an attractive option for investors who recognize the value of early entry into a rising market.

Community & Lifestyle

Life in Brock is defined by simplicity, connection, and access to nature. From vibrant local farmers' markets to quiet marinas and historic main streets, the township offers a lifestyle that appeals to families, retirees, and professionals seeking balance. Its scenic trails, community parks, and year-round recreational options—combined with a strong sense of neighbourly pride—create a quality of life that feels increasingly rare in today's fast-paced world.

Transportation & Accessibility

Despite its rural character, Brock remains easily accessible. Highway 12 provides direct routes to surrounding communities and major regional centers, while ongoing improvements across Durham Region's road network continue to enhance connectivity. For those commuting or traveling to Toronto and beyond, Brock's proximity to key corridors and transit connections is a growing asset—making it easier than ever to enjoy country living with city access.

Growth & Vision

Brock isn't just growing—it's evolving with intention. The township is taking a thoughtful approach to planning, welcoming investment that aligns with its values and long-term sustainability. With available land, a commitment to preserving character, and an openness to well-designed development, Brock represents an exciting opportunity for those looking to get ahead of the curve. Whether for residential expansion, commercial ventures, or strategic land acquisition, the future of Brock is one of quiet momentum and solid potential.



OFFERING PROCESS



OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

CONFIDENTIALITY

The Seller has numerous studies, reports, briefs, draft plan, list of conditions, etc. and these will be provided to qualified buyers who execute a CA. Prior to receiving access to the data room, prospective buyers agree to execute a CA and, pursuant to the CA, agree to hold and treat this OM and its contents and the details contained within the data room in the strictest confidence. Parties who have received the OM and access to the data room, and professionals who may be assisting these parties in their property investigations, will not, except as outlined in the CA, disclose or communicate any of the contents of the OM and data room to any person, firm, or entity without the prior written consent of the Seller.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

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3031 Bloor Street West

Toronto, On, M8X 1C5

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SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners, if the buyer is a company
- Power of Sale Schedule

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

The property is being sold by the mortgagee under the Power of Sale.



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