



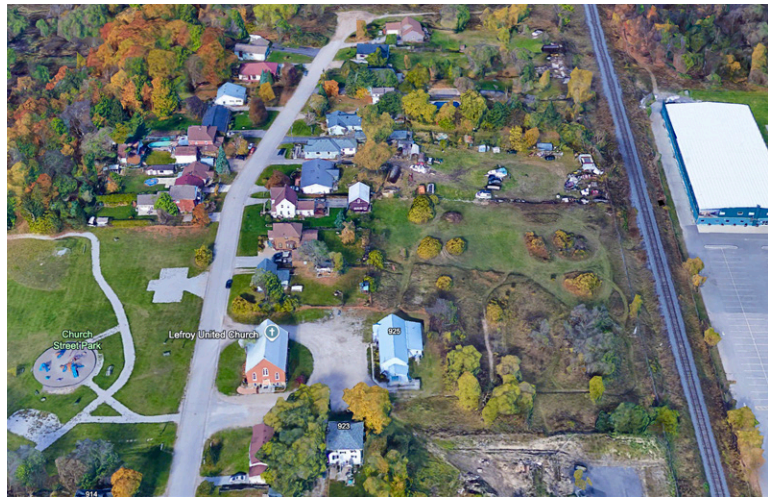
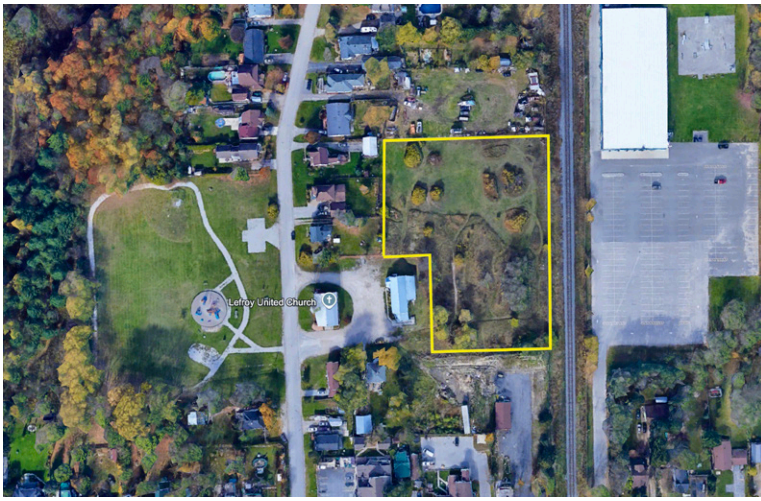
PRIME 2.14 ACRE LAND DEVELOPMENT SITE FOR SALE

925A Church Drive
Innisfil, Ontario

*This is Your Rare Opportunity To Build
a 105 Unit Stacked Townhouse Complex
in a Dream Location!*



This is your RARE OPPORTUNITY to purchase a prime 2.14 Acre parcel of land in an unbelievable location in Innisfil, Ontario offering a unique blend of small-town charm and growing suburban development close to Lake Simcoe and Barrie. This land development site is suitable for a 105 low rise stacked Townhouse complex. This unrivaled location is a quick drive to Lake Simcoe and its numerous public beaches and scenic views. It's only an hour drive north of Toronto making it a quiet vacation and living destination a quick commute to the GTA. This new subdivision of Lefroy offers family friendly suburban living that is great for young families with lots of parks, schools, and a growing sense of community. This location is perfect for outdoor enthusiasts with numerous golf courses, trails, parks, and green spaces for hiking, cycling, and snowmobiling. Perfectly suited for today's remote work lifestyle. Innisfil is planning to build a futuristic transit-oriented community around a GO Station (called The Orbit). Aimed at blending tech and sustainability, one of the more ambitious development projects in Canada. Great value compared to the GTA with more affordable Real Estate prices and a better work life balance. Terrific amenities in the area such as newer retail plazas, restaurants, great schools, parks, community centers, and local events. Barrie fills in the gaps for shopping, nightlife, or healthcare needs. Due diligence has been completed including concept drawings and a hydrog report. INCREDIBLE OPPORTUNITY for experienced developers, REITs, and institutional investors to acquire and develop this high-potential site with low supply in the area and high demand to escape the big cities. Contact us today for more information!







Innisfil, Ontario

Location Highlights

Peaceful Lifestyle with Room to Breathe

- Quiet neighborhoods, less traffic, and low crime rates.
- Ideal if you're craving a slower pace of life without feeling completely disconnected.

More Home for Your Money

- Compared to Toronto or even nearby Barrie, you'll often get larger properties, bigger yards, and modern homes for less.

Natural Beauty & Year-Round Recreation

- Lake Simcoe is a huge draw: beaches, boating, fishing, and skating.
- Tons of parks, trails, and nearby ski hills — perfect for outdoor lovers.

Easy Access to the GTA

- Close enough to commute to Toronto (especially with the future GO Station at Innisfil Orbit).
- A great balance for those who work in the city but want affordable, peaceful living.

Big Plans for Growth

- The upcoming Orbit Smart City project is designed to be a tech-forward, sustainable community.
- Smart urban planning means you're not just moving to a town — you're moving to a place with a future vision.

Family-Oriented

- Great schools, parks, community centers, and local events.
- Safe and welcoming for raising kids, with a growing number of young families moving in.

Tight-Knit Community

- There's still that "everyone knows your neighbor" feel in many parts.
- Lots of locally owned businesses, farmers' markets, and community festivals.

Work-from-Home Friendly

- If you're remote or hybrid, Innisfil offers space and quiet.
- Many homes have offices or space to build one, and internet access is reliable.

Active Lifestyle Options

- Snowmobiling, golfing, hiking, fishing, skating, swimming — it's all here.
- You don't have to drive far to stay active all year round.

A Growing Town with Opportunity

- Innisfil is developing fast but still has that small-town heart.
- Lots of potential for entrepreneurs, tradespeople, and anyone wanting to grow alongside a rising community.



Highlights of living in Innisfil, Ontario

Living in Innisfil, Ontario comes with a unique blend of small-town charm and growing suburban development. Here are some highlights:

1. Proximity to Lake Simcoe (Quick drive)

- Beach Life: Innisfil has several public beaches, like Innisfil Beach Park – perfect for swimming, boating, paddleboarding, and ice fishing in winter.
- Scenic Views: Waterfront living with peaceful sunrises and sunsets.

2. Close to the GTA (Greater Toronto Area)

- Only about 1 hour north of Toronto, so commuting is possible.
- Many residents enjoy the quieter pace while still being near the city.

3. Family-Friendly Suburban Living

- New subdivisions are popping up (e.g., Alcona, Lefroy) with modern homes.
- Great for young families – lots of parks, schools, and a growing sense of community.

4. Outdoor Lifestyle

- Trails, parks, and green spaces for hiking, cycling, and snowmobiling.
- Access to nearby ski resorts like Horseshoe Valley or Blue Mountain.

5. Innovation Hub: The Orbit Project

- Innisfil is planning to build a futuristic transit-oriented community around a GO Station (called The Orbit).
- Aimed at blending tech and sustainability – one of the more ambitious development projects in Canada.

6. Real Estate Value

- Typically more affordable housing compared to the GTA (though prices have been rising).
- Offers a mix of cottages, family homes, and new builds.

7. Growing Amenities

- Newer retail plazas, restaurants, and services.
- Nearby Barrie fills in the gaps for shopping, nightlife, or healthcare needs.

8. Peaceful, Small-Town Vibe

- Slower pace of life.
- Strong sense of local pride and community involvement.

Population Statistics

As of the 2021 Canadian Census, Innisfil, Ontario, had a population of 43,326, reflecting an 18.5% increase from 2016. This growth rate is notably higher than both the provincial average of 5.8% and the national average of 5.2% during the same period .

- BARRIE TODAY + STATISTICS CANADA + CAREERBEACON

By 2024, the estimated population had risen to approximately 47,968, indicating a continued upward trend.

- WORLD POPULATION REVIEW

Demographic Highlights:

- Average Age: 41.3 years
- Median Age: 42.0 years
- Age Distribution:
 - 0-14 years: 17.4%
 - 15-64 years: 65.8%
 - 65 years and over: 16.8%

- BARRIE TODAY

The town's population density stands at 165.1 people per square kilometre, with a land area of 262.39 km

- STATISTICS CANADA

Innisfil's significant population growth underscores its appeal as a desirable place to live, offering a blend of suburban tranquility and proximity to urban amenities.



DEVELOPMENT PLAN

Proposed Townhouse Development Plan

Site Plan Site Area: 2.14 acres,
8,860 Square Meters

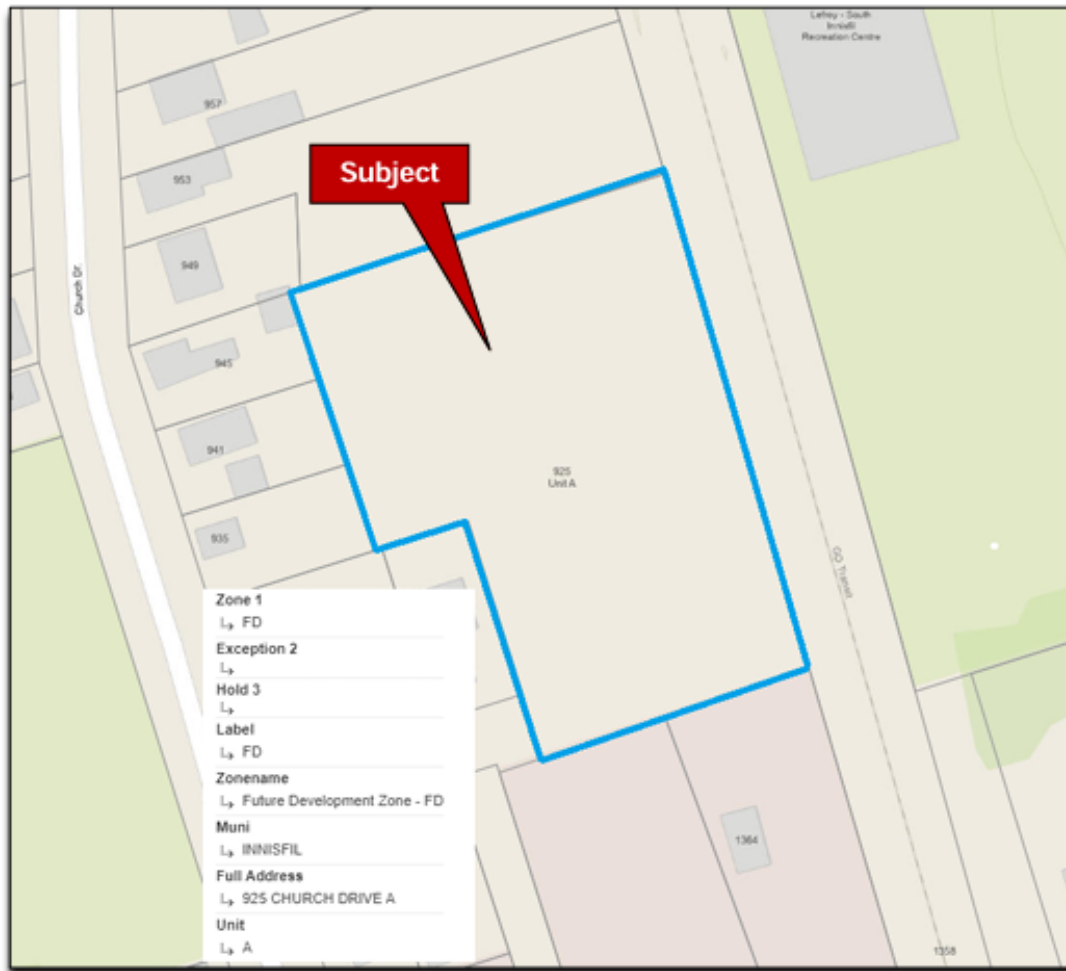
Number of Units: 105 Units

Planned Type: Low Rise Stacked
Townhouse Complex



ZONING BY-LAW 080-13

The Subject property is currently zoned as “**FD - Future Development**” under the Town of Innisfil Zoning By-Law 080-13.



Future Development	FD	Provides for future development through the permission of existing uses only, until such time as the lands are appropriately rezoned to accommodate future urban development.
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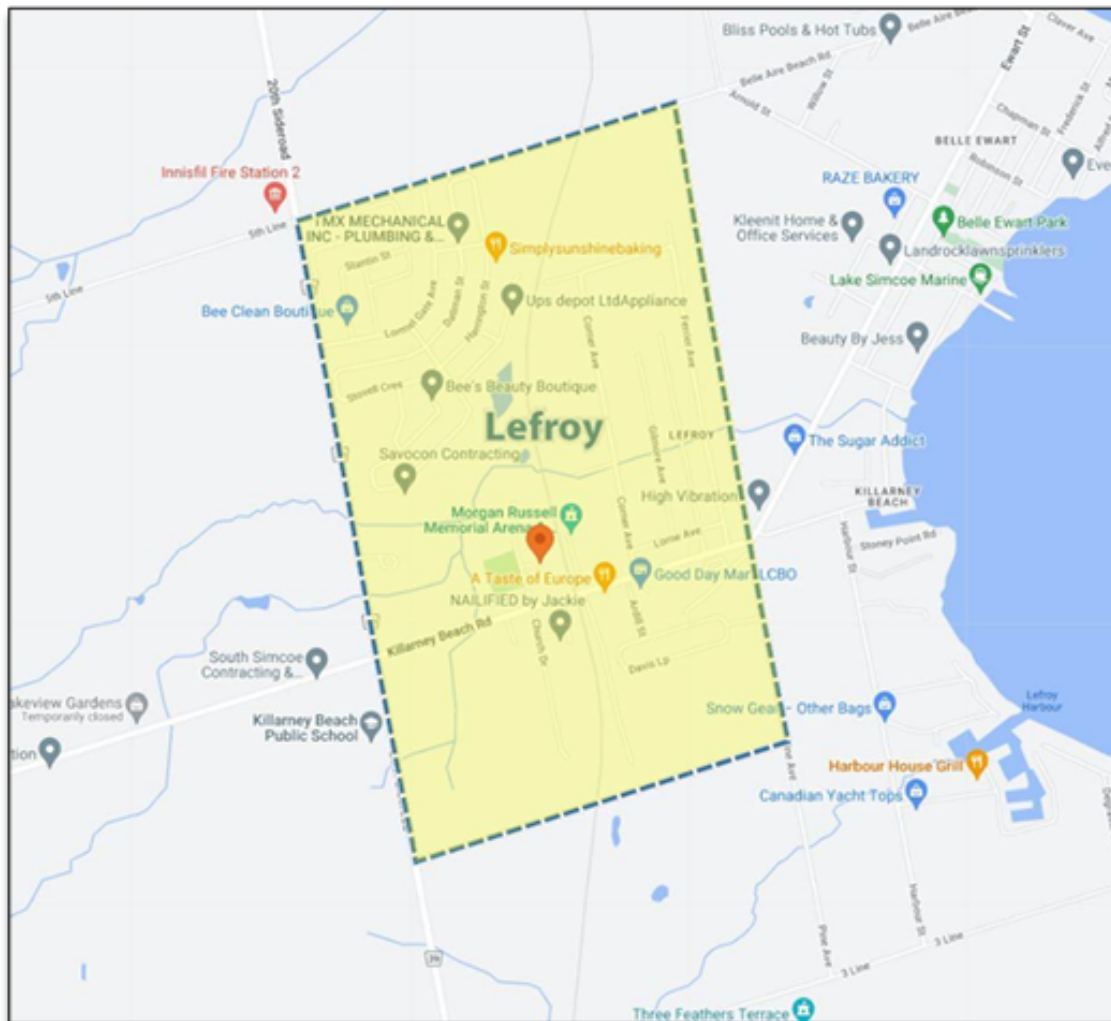
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order to permit the proposed development, the Subject will need to submit a Zoning By-Law Amendment application to re-zone the property.

NEIGHBOURHOOD USES AND TRENDS

The Subject land is located within a neighborhood known as **Lefroy**, which is situated in southeastern Innisfil, with its northern border being a 50th Line, the south border is located north of 3 Line, west border is 20th Sideroad, and the east border is Pine Avenue. The community is located near the shores of Lake Simcoe, and it is known for its beautiful parks and open spaces. The neighbourhood has maintained a consistent population over the years and is a popular destination for new families as it has excellent schools and child-friendly parks. The area features large tracts of woodlands and a trail system, as well as low density residential areas featuring mainly detached homes, with some semi-detached and townhomes. There are also schools, park lands, and some commercial and professional services. The neighbourhood has seen some growth in recent years with the development of a new residential subdivision located at the southeast corner of the intersection of 20th Sideroad and Belle Aire Beach Road.

NEIGHBOURHOOD MAP

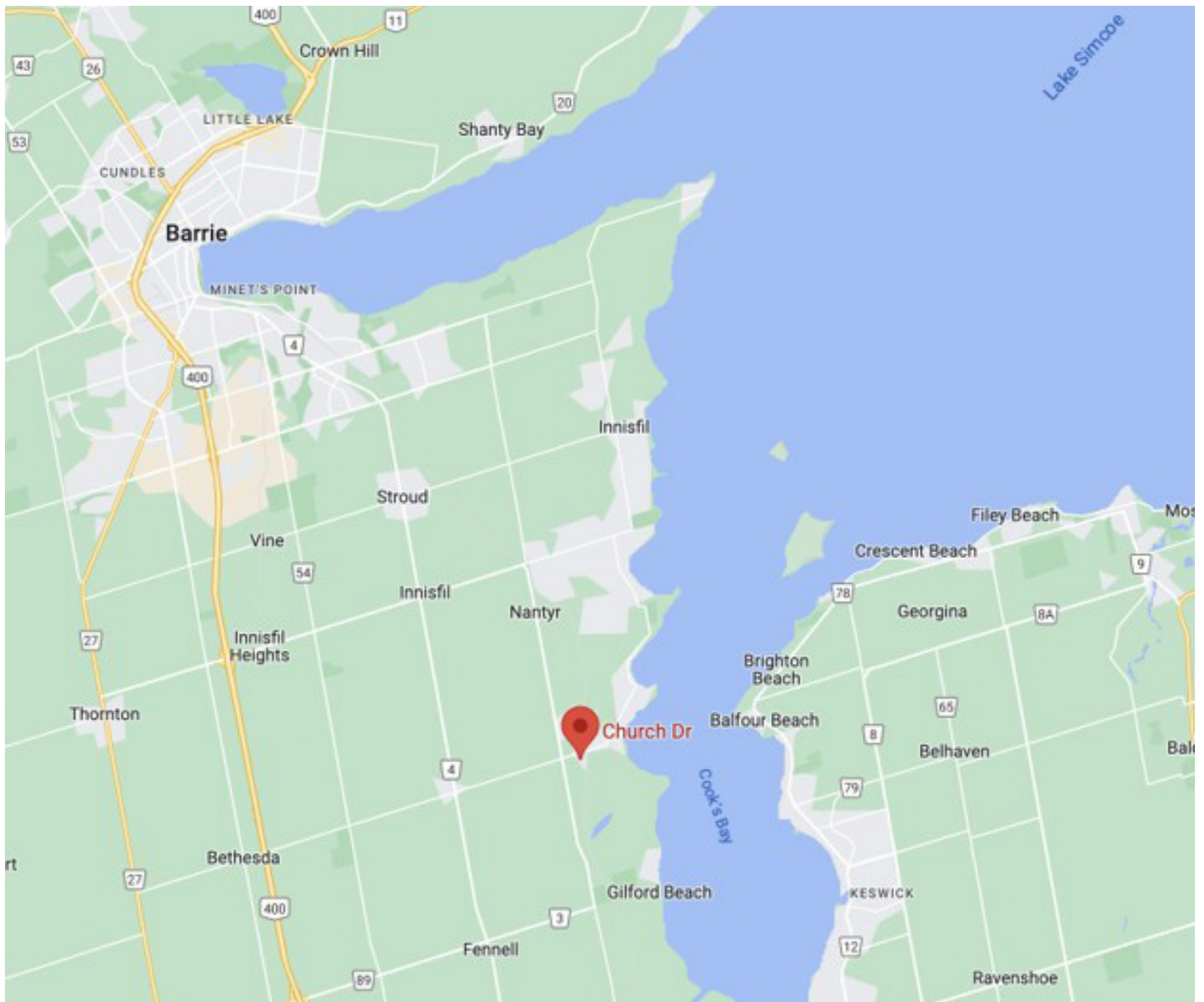
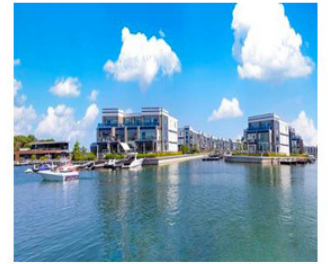


PROJECT OVERVIEW

LOCATION HIGHLIGHT



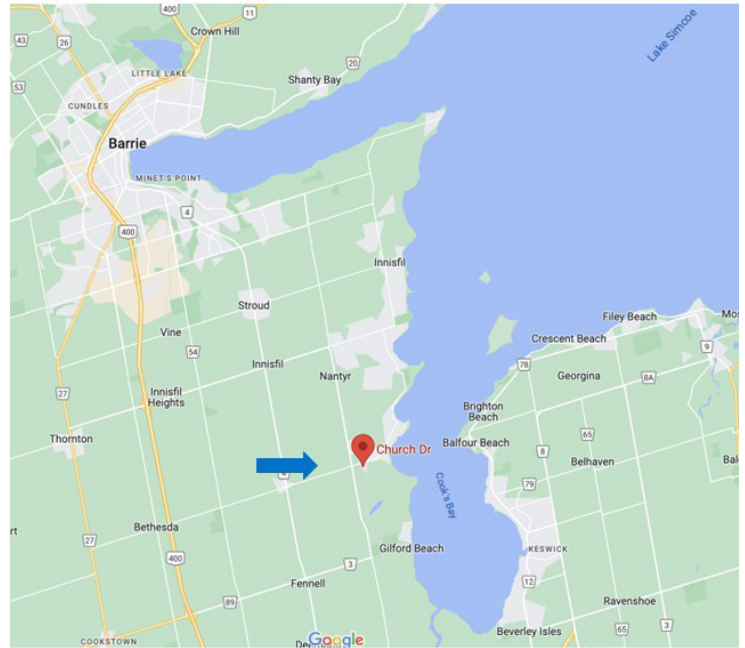
- **Lake Simcoe Water Activities:** Due to its proximity to Lake Simcoe, Innisfil offers a wealth of options for water enthusiasts, including boating, fishing, and seasonal water recreational activities like ice fishing.
- **Parks and Nature Reserves:** Innisfil is surrounded by numerous parks and nature reserves, providing opportunities for outdoor activities such as hiking, biking, and picnicking. Innisfil Beach Park is a popular destination, offering beautiful beaches and lakeside areas.
- **Shopping and Dining:** Innisfil itself boasts a range of shops and restaurants, and the nearby Barrie and Toronto areas offer even more shopping and dining choices to cater to various tastes and preferences.



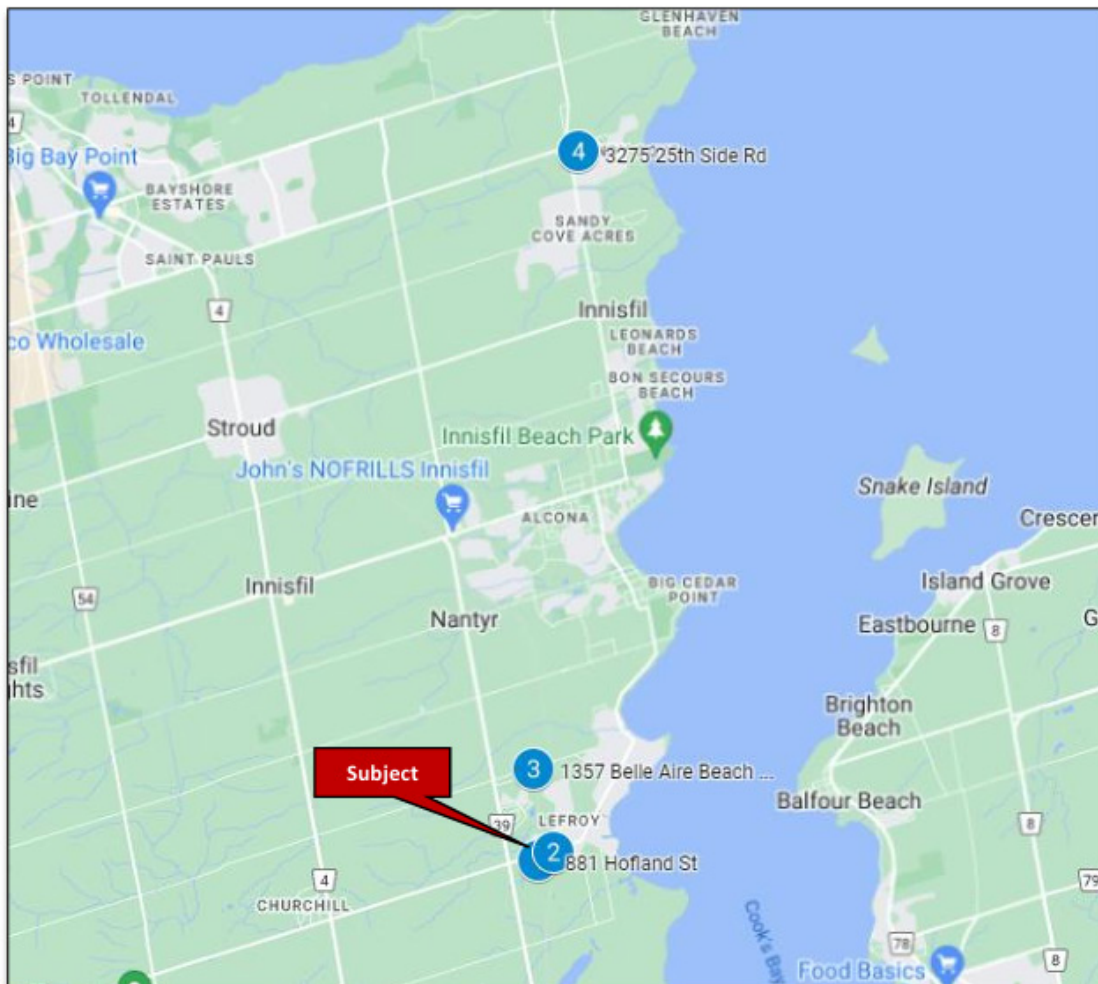
PROJECT OVERVIEW

LOCATION HIGHLIGHT

- **Proximity to GTA:** Innisfil, Ontario, presents a unique and appealing option for potential homebuyers and investors. Located just 70 kilometers from Toronto, this town enjoys a strategic position south of Barrie, making it close to Toronto and an ideal choice for those seeking a balance between peaceful suburban living and urban convenience.
- **Affordable Housing:** In comparison to other areas in the GTA, housing prices in Innisfil are more budget-friendly. This makes it an ideal choice for first-time homebuyers, young families, and retirees looking for a tranquil and affordable place to live.
- **Natural Beauty:** Nestled by the picturesque shores of Lake Simcoe, Innisfil offers a serene environment while being in close proximity to major urban centers. Ongoing development projects, including new infrastructure and community facilities, further enhance the town's appeal. With abundant recreational opportunities, beautiful natural surroundings, and a growing sense of community spirit, Innisfil emerges as a promising destination for real estate investment, providing a perfect blend of tranquility and modern convenience for various homebuyers.



ACTIVE DEVELOPMENT APPLICATIONS MAP



ADJACENT USES MAP:



Adjacent Uses	
North:	Low Density Residential
South:	Low Density Residential / Commercial Retail
East:	Railway / Community Center
West:	Low Density Residential / Institutional / Public Park

Site Description

Size, Shape & Area: The subject property is an irregular shaped parcel located to the east of Church Drive via Town-owned laneway known as Hall Street. The site has dimensions of ± 379.66 feet along the broken westerly boundary, ± 279.07 feet along the north boundary, ± 379.89 feet along the east boundary, and ± 205.22 feet along the south boundary, as per the client's site plan. The total subject property area is ± 2.14 acres as per Geowarehouse. An aerial image is provided below.

Aerial Image



Topography & Drainage: The site offers a relatively flat and level topography. Drainage is assumed adequate.

Easements & Rights of Way: No easements or right of ways were noted upon a cursory review of the title of the subject property. However, the verification of easements and the discovery of other encumbrances to the Bundle of Rights is the subject of a title search, and goes beyond the scope of this report.

Environmental Concerns: Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls and / or petroleum leakage which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor, did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or buried within the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimate is predicated on the assumption that

Contact us today about our

INNISFIL DEVELOPMENT OPPORTUNITY!

