

# FOR SALE

## 6284 3<sup>rd</sup> LINE

### TOTTENHAM, ON



Tottenham Rd

5<sup>th</sup> Line

4<sup>th</sup> Line

3<sup>rd</sup> Line

10<sup>th</sup> Side Rd



52.6 AC  
DEVELOPMENT  
EXPANSION AREA



ROYAL LEPAGE®

COMMERCIAL™

LAND &  
INVESTMENT  
GROUP



# OPPORTUNITY SUMMARY

Approximately 53 acres of prime vacant land (90% usable) located just outside of the Tottenham built up area.

- Close proximity to the Tottenham Town boundary
- Property is within the Tottenham Focus Study Area, in Phase 1 of the region's Growth Management Study
- Property is on proposed Enhanced Active Transportation Network route and benefits from other Town of New Tecumseth-proposed Transit Systems
- Property currently has a residence, with a portion being farmed
- Services available on 3<sup>rd</sup> Line

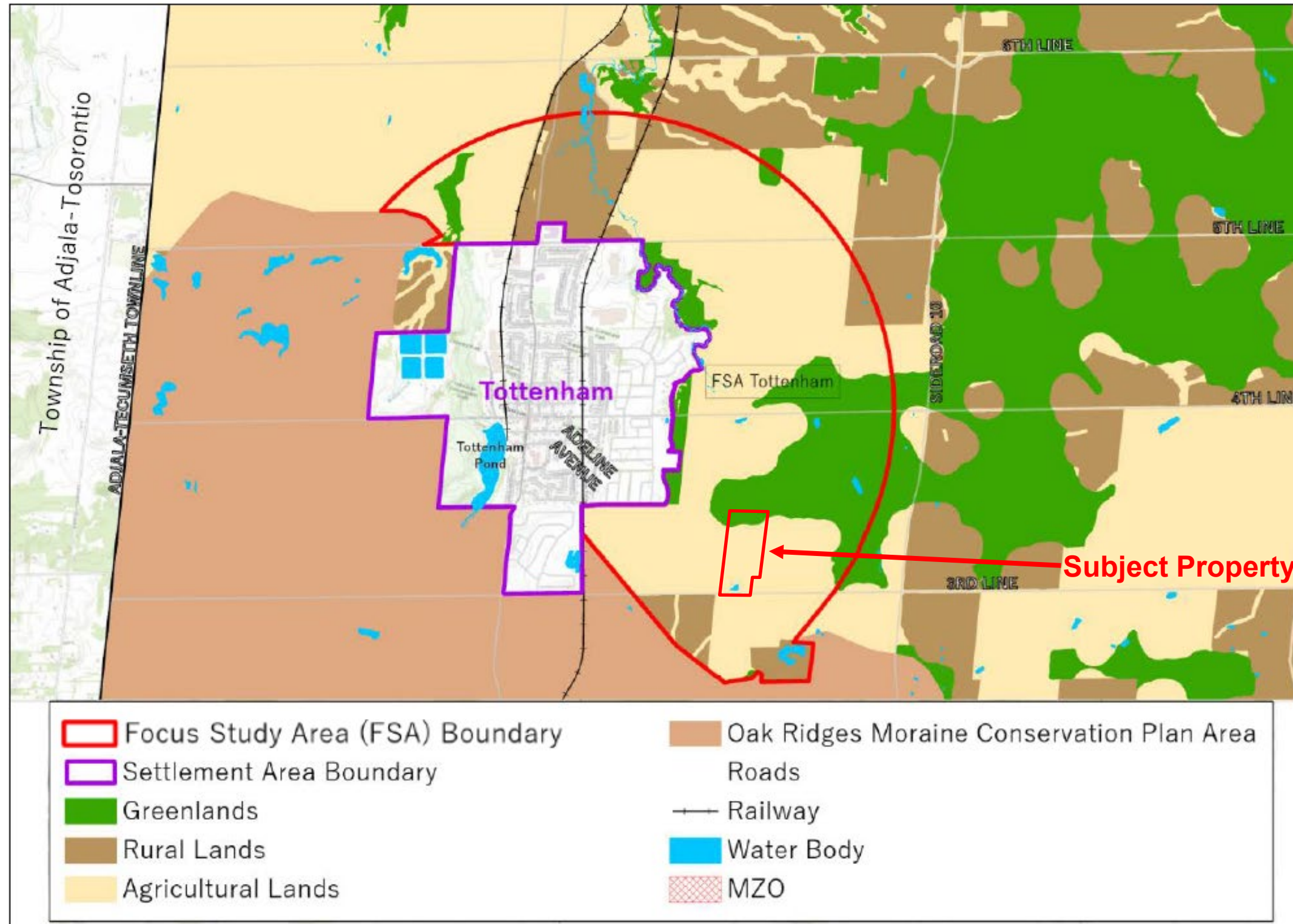
Lot Size	52.6 AC
OP Designation	Agricultural Environmental Protection 1 Environmental Protection 2 Overlay
Zoning	A1- Agricultural EP – Environmental Protection Environmental Protection Overlay





# FOCUS STUDY AREA

## SETTLEMENT AREA BOUNDARY EXPANSION



Identified as **Focus Study Area Tottenham** in the Town of New Tecumseth's Growth Management Study.

This Study helps to underpin future planning regarding Sanitary Sewers, Parks, and Long-Term Financial Plans from the Town.

This expansion is to support an Official Plan target of 50 people/jobs per hectare.

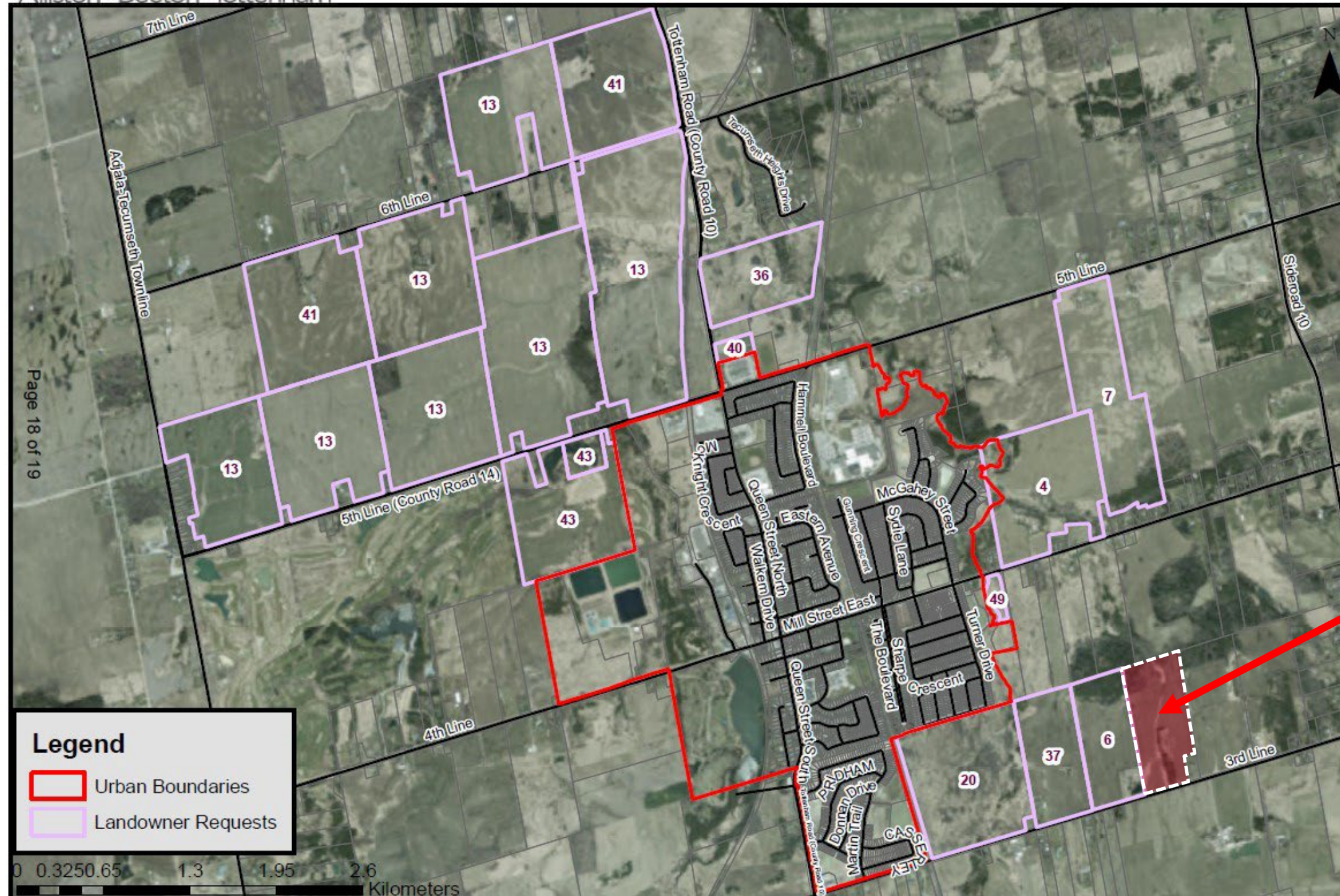


# URBAN BOUNDARY EXPANSION

## LANDOWNER REQUESTS MAP



### Landowner Requests - Tottenham



**Subject Property**

\*Numbers correspond to the attached Landowner Request Table. Harvest Proposal is Landowner Request #15.

Date: 2023-05-05



# AREA DEVELOPERS

COVENTRY  
PARK

NORTH  
ROCK

TRIBUTE

TRIBUTE

BALLYMORE

LISGAR  
AQUICON  
SUBJECT  
PROPERTY

5<sup>th</sup> Line

4<sup>th</sup> Line

3<sup>rd</sup> Line

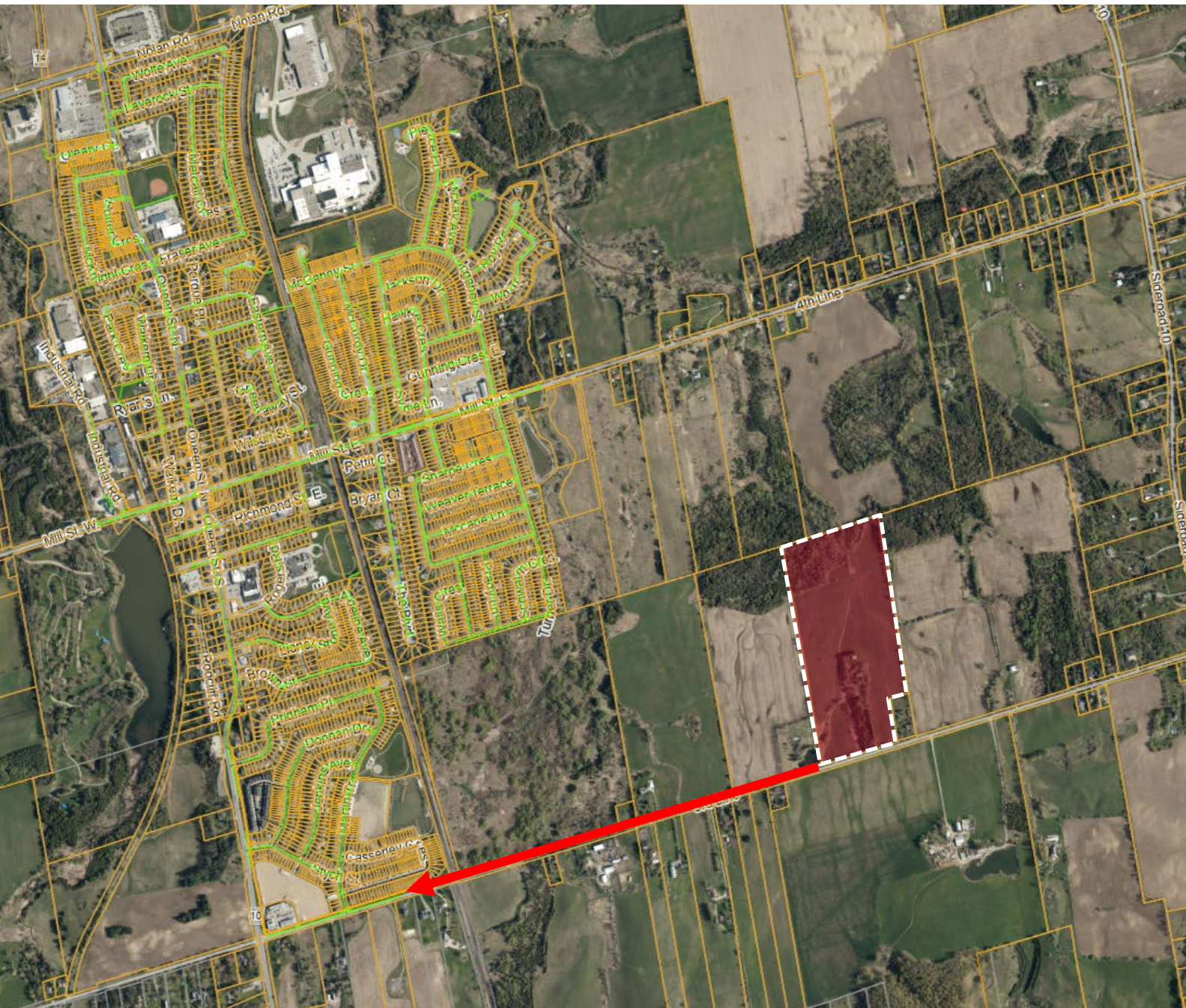
Tottenham Rd

10<sup>th</sup> Side Rd



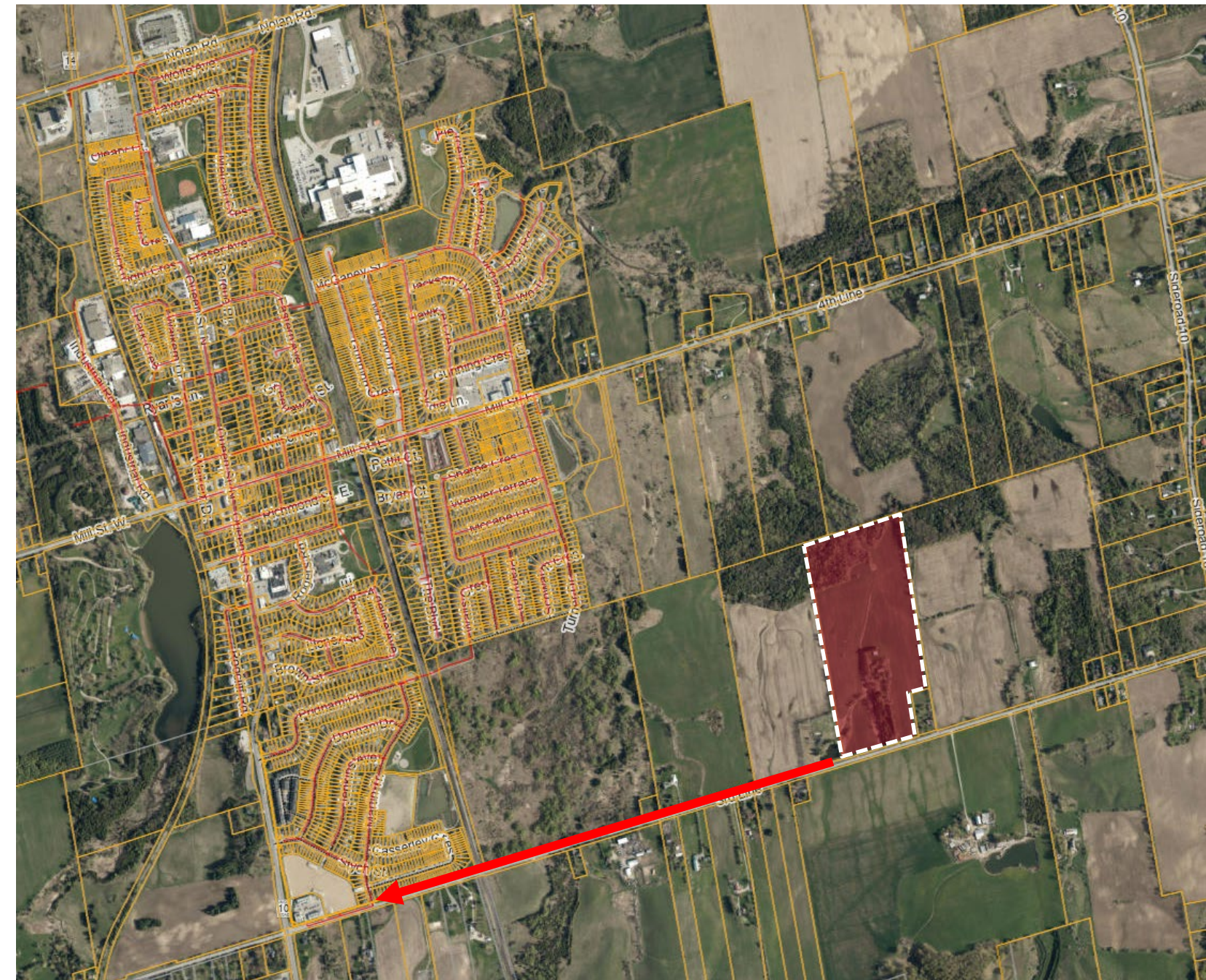
# AVAILABLE SERVICING

## Storm Gravity Main



Subject property is 1.4 km from Storm Sewer Main

## Sanitary Gravity Main



Subject property is 1.6 km from Sanitary Sewer Main



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 6284 3<sup>rd</sup> Line in Tottenham.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

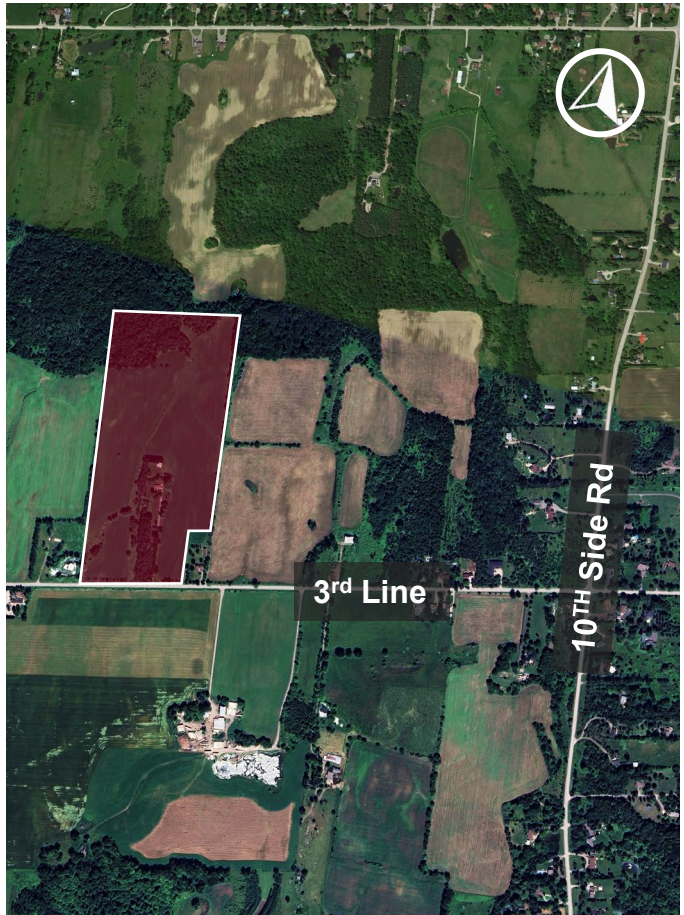
The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the investment opportunity. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Renato Viele or Arash Fatemi.

### Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



## LEAD ADVISORS

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