

FOR SALE

1426 QUEENSVILLE SD RD

EAST GWILLIMBURY, ON



Leslie St

Queensville Sd Rd

14.6 AC

RESIDENTIAL LAND



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Residential land located within the Green Earth Village Community Design Plan (CDP), on Queensville Sd Rd. Designated as a Neighbourhood Area allowing for primarily residential communities and supporting uses.

- Property is east of the Green Earth Village development by Royal Park.
- Uses include single-detached, semi-detached, townhouses, and low-rise apartment buildings, as well as small-scale commercial and service uses
- Existing watermain proposed along Queensville Sd Rd, with proposed wastewater servicing from Region and Town

Lot Size	14.6 AC
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Frontage	364.6 ft.
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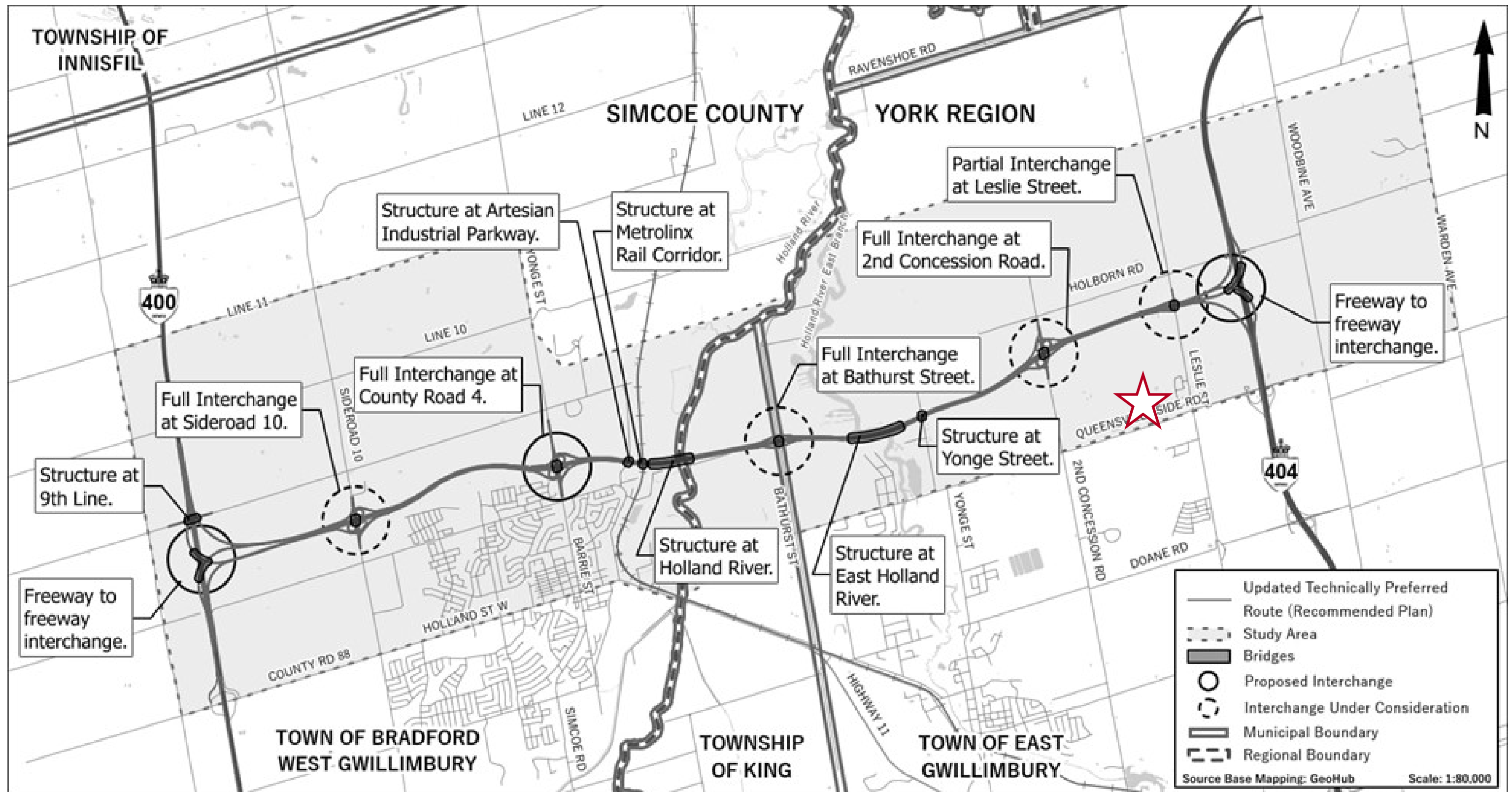
OP Designation	Neighbourhood Area Environmental Protection Area
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Zoning	RU - Rural
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Official Plan	Town of East Gwillimbury – Secondary Plan March 2025
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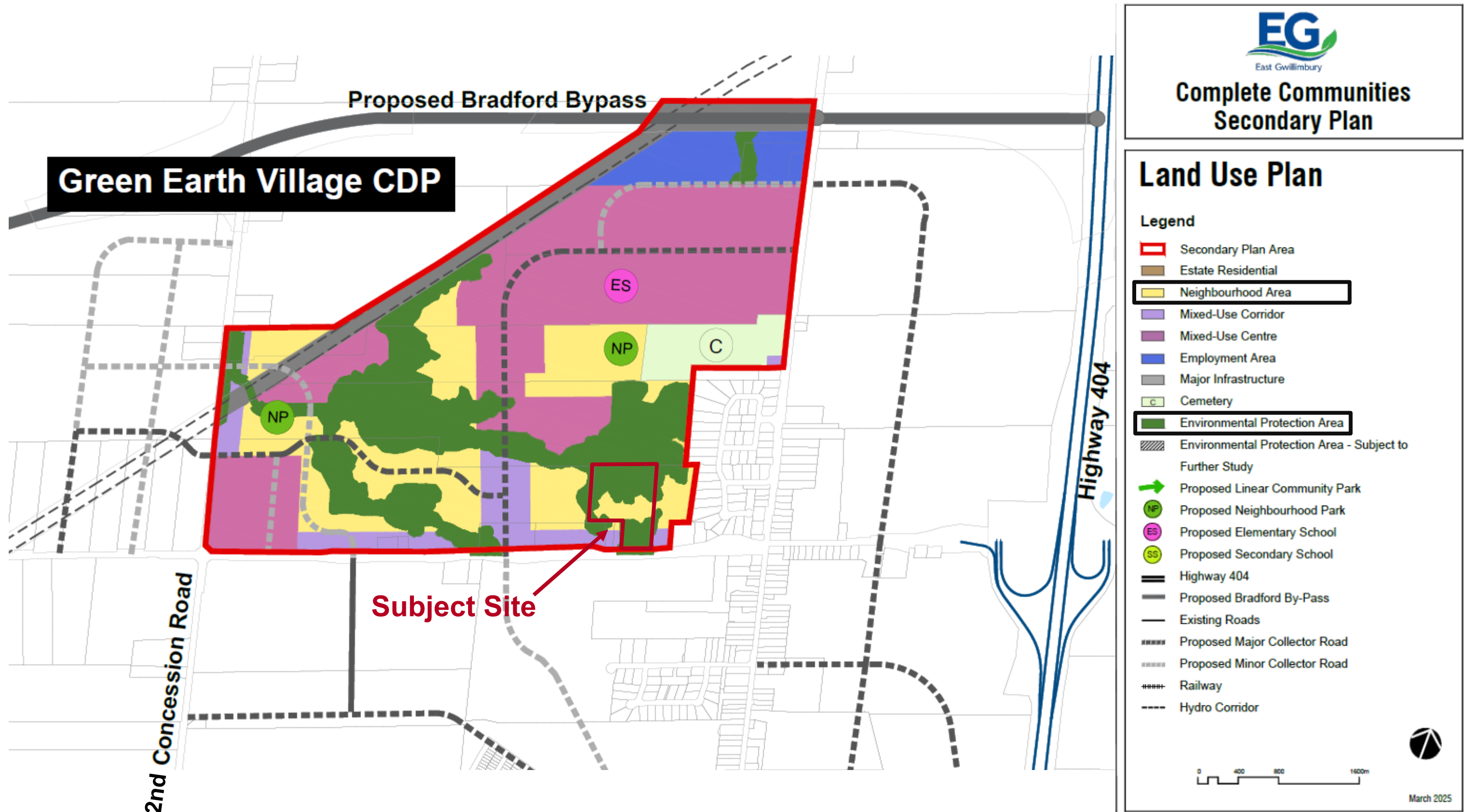


BRADFORD BY-PASS



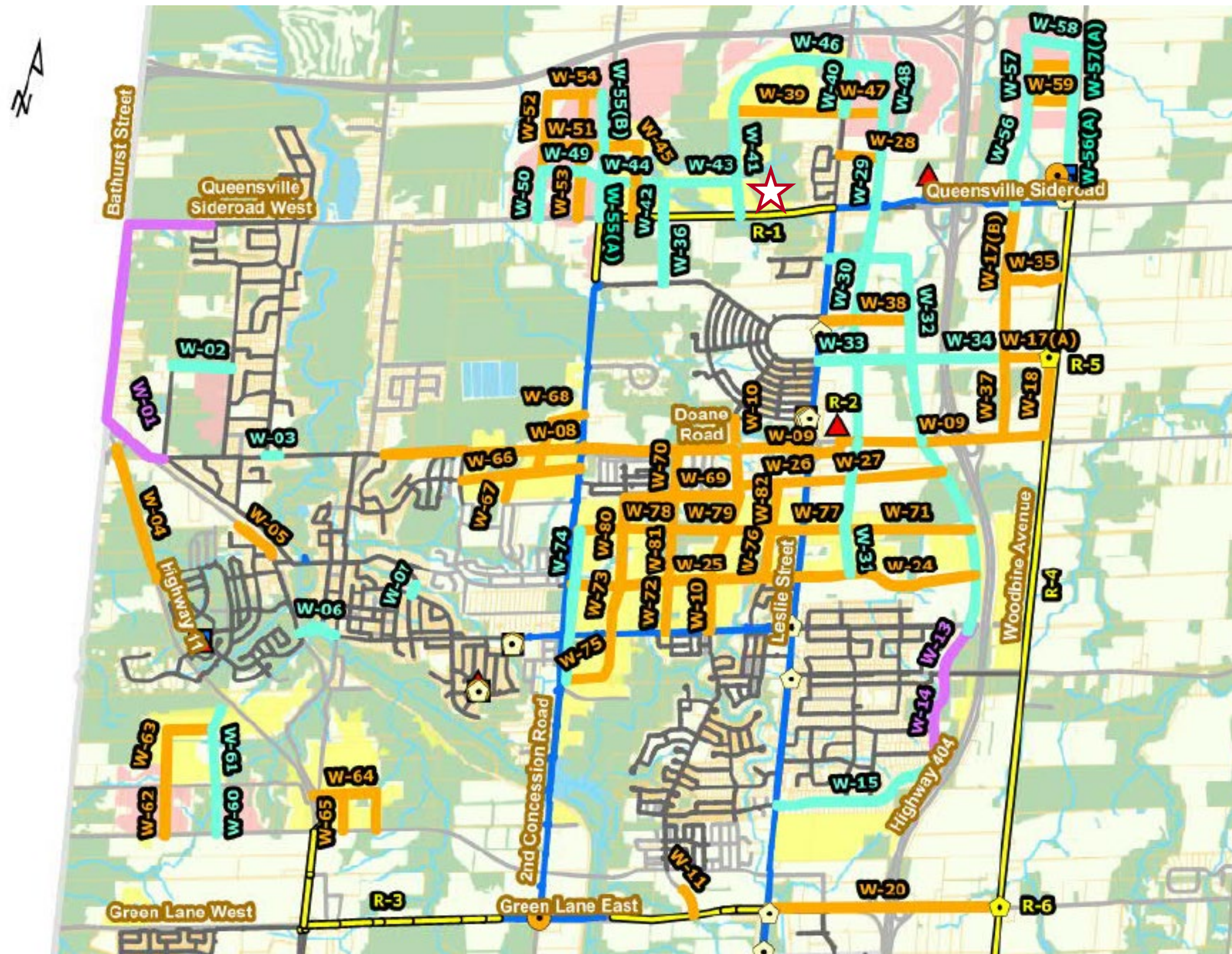
PLANNING

SECONDARY PLAN – EAST GWILLIMBURY, DRAFT MARCH 2025



SERVICING

2051 WATER MASTER PLAN – EAST GWILLIMBURY



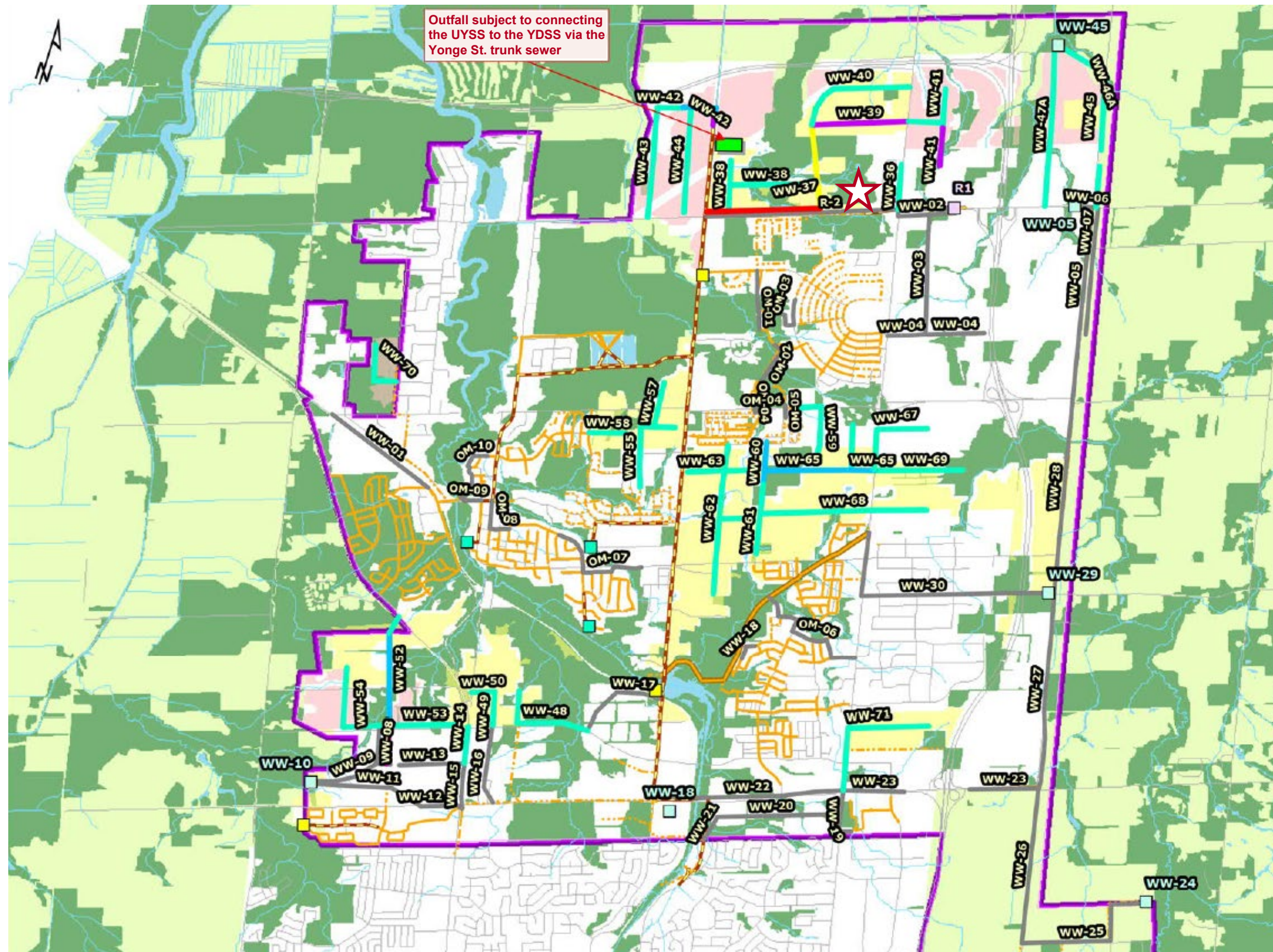
Existing Watermain along Queensville Sd Rd, with a proposed future York Region project of a watermain connecting Leslie St. and 2nd Concession Rd.

LEGEND

- Existing Region/Town Water Meter Chamber
- Existing Region/Town Well
- Existing Region/Town Water Storage
- Existing Town Water Pump Station
- Existing Town Water Main
- Existing Region Water Main
- Proposed DC Projects
- Proposed Developer Projects
- Proposed Town Projects
- Proposed Future Region Projects
- Rivers
- Waterbodies
- Natural Heritage Feature
- Greenbelt
- 70% Whitebelt Land
- 100% Whitebelt Land

SERVICING

2051 WASTEWATER MASTER PLAN – EAST GWILLIMBURY



New Forcemain proposed by York Region for pumping to 2nd Concession Rd. for 2028-2033 (**R-2**).

Gravity sewer connecting to trunk sewer on Queensville Sdrd. for 2030-2034 (**WW-36**)

Sewer proposed north of Queensville Sd Rd and east of 2nd Concession Rd. for 2040-2044 (**WW-37**)

LEGEND

- Existing Town Wastewater Pumping Station
- Existing Region Wastewater Pumping Station
- Proposed Region Wastewater Pumping Station
- Proposed Town Wastewater Pumping Station
- 2019 EGMP Update Project
- Proposed 250mm dia. Sewer
- Proposed 300mm dia. Sewer
- Proposed 450mm dia. Sewer
- Proposed 525mm dia. Sewer
- Proposed 600mm dia. Sewer
- Existing Sewer
- Sharon Trunk
- Existing Trunk
- Planned Town Future Sewer
- Proposed Water Reclamation Centre Site
- Service Area
- Natural Heritage Feature
- Greenbelt
- 70% Whitebelt Land
- 100% Whitebelt Land

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 1426 Queensville Sdrd in East Gwillimbury.

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 development potential. For additional information, please contact one of the listing advisors below.

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

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

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LEAD ADVISORS

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