

32.49 ACRES

Britannia Farm Development Parcel



FOR SALE

5490-5576 HURONTARIO STREET, MISSISSAUGA



INVESTMENT HIGHLIGHTS

Prime Transit-Oriented Site

- » Located along the Hurontario Corridor, within Mississauga's Britannia neighborhood.
- » Upcoming Hurontario LRT: Dedicated transit right-of-way will span 18 kilometers and provide a strategic linkage between GO train service at Brampton Gateway Centre and Port Credit, Mississauga.
- » Integral to the development of the Britannia Farm parcel will be Bristol station which shall be located at the Britannia Farm Development, allowing residents and visitors higher-order transit options to connect like never before. Completion is expected in Fall 2024.
- » Community amenities include; 1.8 Kilometers to Highway 401, 2.5 kilometers to Highway 403, 2.8 kilometers to Heartland Town Centre, 4.3 kilometers to Mississauga City Centre & Square One shopping district and 5 kilometers to the Cooksville GO Train Station.

Landmark Development Community

- » The Britannia Farm Master Plan contemplates significant density across a range of uses which will intensify around the future Bristol Station LRT Stop.
- » Preliminary estimates by Urban Strategies Inc. include approximately 2.3 million square feet of residential (2,092 units), retail and office gross floor area.
- » It is anticipated that the Region of Peel will accommodate 21% of the growth in the Greater Toronto and Hamilton Area through 2051, representing forecasted growth of more than 2.2 million residents by 2051. Larger municipalities such as Mississauga and Brampton will need to pursue infill opportunities to accommodate additional residents and more compact housing forms will have to be pursued. The City of Mississauga is expected to grow to 995,000 residents by 2051, underscoring the need for housing.

Strong Market Fundamentals

- » The Britannia Farm parcel is one of the last opportunities to develop & create a large scale, master-planned community in Mississauga.
- » Single Family Homes and Townhouse projects are limited in the area, which provides strong benefits for the timing of marketing and sales at the subject Property.
- » There are a number of developments in the immediate area with the majority of projects just to the south surrounding the intersection of Hurontario and Eglinton. In total between Highway 401 and Highway 403 there are 26 buildings proposed with over 12,000 residential units and nearly 8.9 million square feet of GFA.

Specifically the majority of the density proposed in the area is attributed to three multi phase developments including:

- » The Hurontario / Elia multi-phase development by The Elia Corporation;
- » The Hurontario at Eglinton multi phase development by Plaza Partners and Crown Realty Partners; and
- » The remaining phases of the Pinnacle Uptown development by Pinnacle International.



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PROPERTY DETAILS

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| PIN | 131880327 |
| Legal Description | PART LOT 3 CONCESSION 1 WEST OF HURONTARIO STREET, TORONTO TOWNSHIP PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 43R39920 SUBJECT TO AN EASEMENT OVER PARTS 2, 3 & 4 43R39920 AS IN R0785575 SUBJECT TO AN EASEMENT OVER PART 10 43R39920 AS IN R0964606 SUBJECT TO AN EASEMENT OVER PARTS 5 & 8 43R39920 AS IN R0964607 SUBJECT TO AN EASEMENT IN GROSS OVER PART 11 43R39920 AS IN PR3631840 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7,8,9 & 10 43R39920 AS IN PR3631841 CITY OF MISSISSAUGA |
| Total Site Area | 32.48 acres (USI Model - 31.94 acres) |
| Frontage | 1,271 FT (Hurontario Street) 1,509 FT (Bristol Road) |
| Zoning | I1 - Institutional |
| Official Plan (OPA 79) | Mixed Use Area (Sch. 10 - Land Use) Neighbourhood Area (Sch. 1 - Urban System) Intensification Corridor (Sch. 1 - Urban System) |
| Approved Density | Up to 3.0 FSI |



SUBMISSION GUIDELINES

Based on information contained herein, and other information that may be made available by the Advisor or Vendor, interested parties are invited to submit an Offer to Purchase (“OTP”) on the Vendor’s form. Offers will be received on a specific date which will be communicated by the Advisor at least 7 days in advance. Initial Offers, regardless of form and content, will not create any binding legal obligations upon the Vendor or the Advisor. The Vendor is under no obligation to select any of the Offers and reserves the right to amend the offering procedure at any time and without notice.

PRICE

The Property is offered for sale on an unpriced basis and will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Dan Rogers, Jeff Lever, Rene Serin, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON L3R 8T3 | Canada

National Capital Markets Group

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