



# For Sale

## 157 Acres Estate Lot



1052 SIDEROAD 20, NEW TECUMSETH, ON LOG 1T0



### Contact

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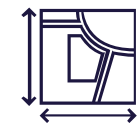
## Property Highlights



1052 SIDEROAD 20, NEW TECUMSETH  
Located NE corner of Highway 9 and Sideroad 20



Excellent location immediately outside Schomberg, close to Highway 400 (7 Min.), Upper Canada Mall (17 Min.). Easy access to private schools in Newmarket, Aurora and King



156.99 Acres



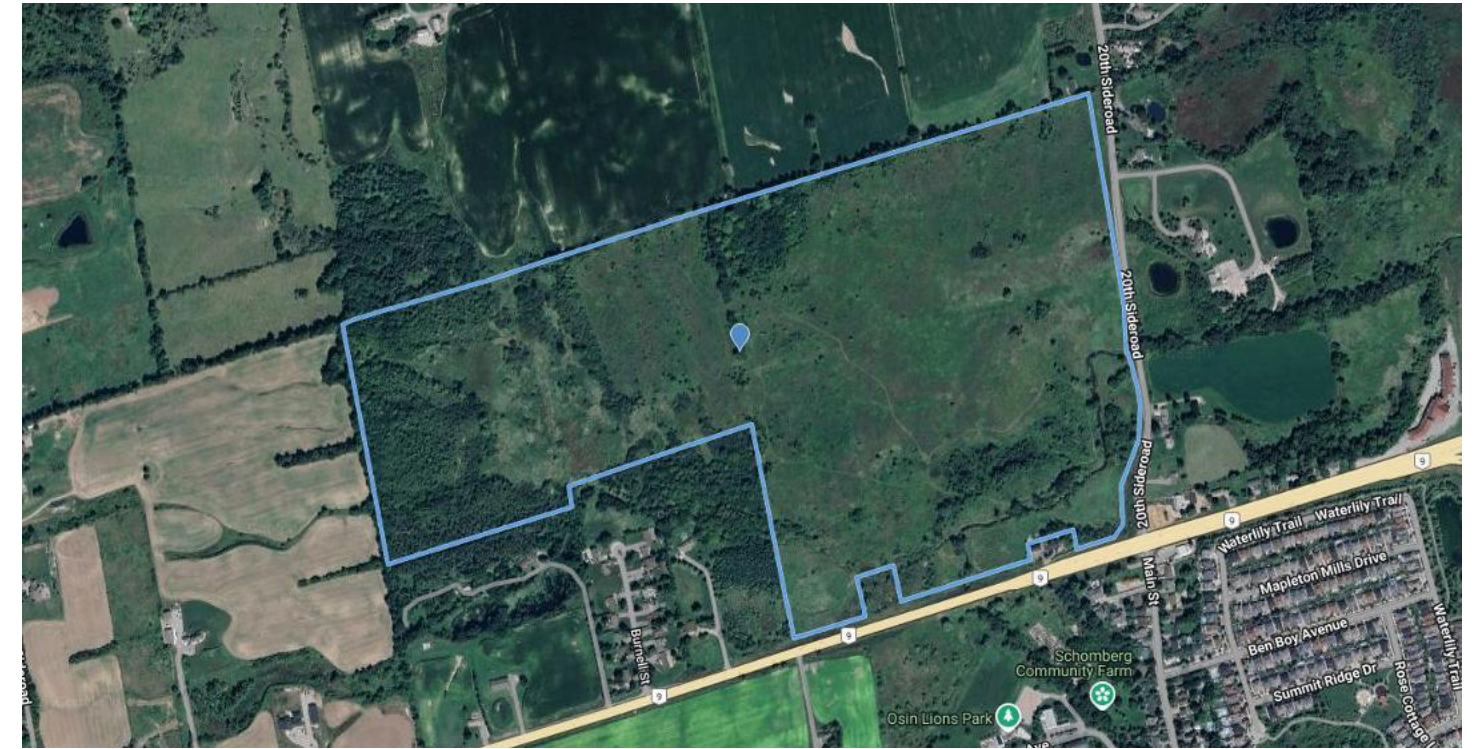
Rolling hills, trails, creek, forest providing private setting and magnificent views on the city



Estate Lot. As per zoning bylaw, construction of one single family home is permitted.



Zoning: Agricultural One (A1), environmental protection (EP) and subject to environmental protection overlay



<b>PIN</b>	581640143
<b>Legal Description</b>	CON 1 S PT LOTS 19 & 20 RP 51R4221 PARTS 1 & 2 PT PART 3
<b>Land Area</b>	156.99 acres
<b>Zoning</b>	A-1
<b>Property Type</b>	Residential
<b>Existing Improvements</b>	Raw Land
<b>Official Plan</b>	Rural
<b>Settlement Area</b>	Immediately adjacent - south side of HWY 9 is the Village of Schomberg
<b>Water / Wastewater</b>	<100m to Existing Infrastructure

(South Side of HWY 9 & Sideroad 20)

## Location Overview

The Property is formally located within the New Tecumseth township, one of the fastest growing Townships within the Toronto Census Metropolitan Area (28.3% increase between 2016 - 2021). The location of the Property benefits most from the property's location immediately adjacent to the Village of Schomberg which is widely considered a charming, historic village in King Township, located less than an hour north of Toronto near Highways 9 and 27. Known for its quaint, walkable main street, it serves as a rural hub, offering local shops, restaurants, and a strong local community. Culturally Schomberg is known for its historic downtown with specialty shops, the annual "A Main Street Christmas" event, and the unique "Schomberg Scarecrow Competition" and home to the "World's Largest Inukshuk". Situated north of the Oak Ridges Moraine and south of the Holland River, Schomberg has become a popular stop for visitors seeking a small-town atmosphere, similar to Unionville, with a mix of modern, cozy cafes and historic charm.

The expansive Site benefits from exceptional proximity to major regional commuter routes with a variety of immediately accessible community amenities, schools and main street attractions. Although not identified as a near-term subdivision opportunity, the location of the Property provides for a strategic investment for future development potential as a natural extension to existing water and wastewater infrastructure located adjacent to the Property on the south side of HWY 9. In the immediate future, the site provides a truly unique building opportunity for a vast estate residence which is well-connected to an established neighborhood, community infrastructure and amenities and a variety of public golf courses and private membership establishments.



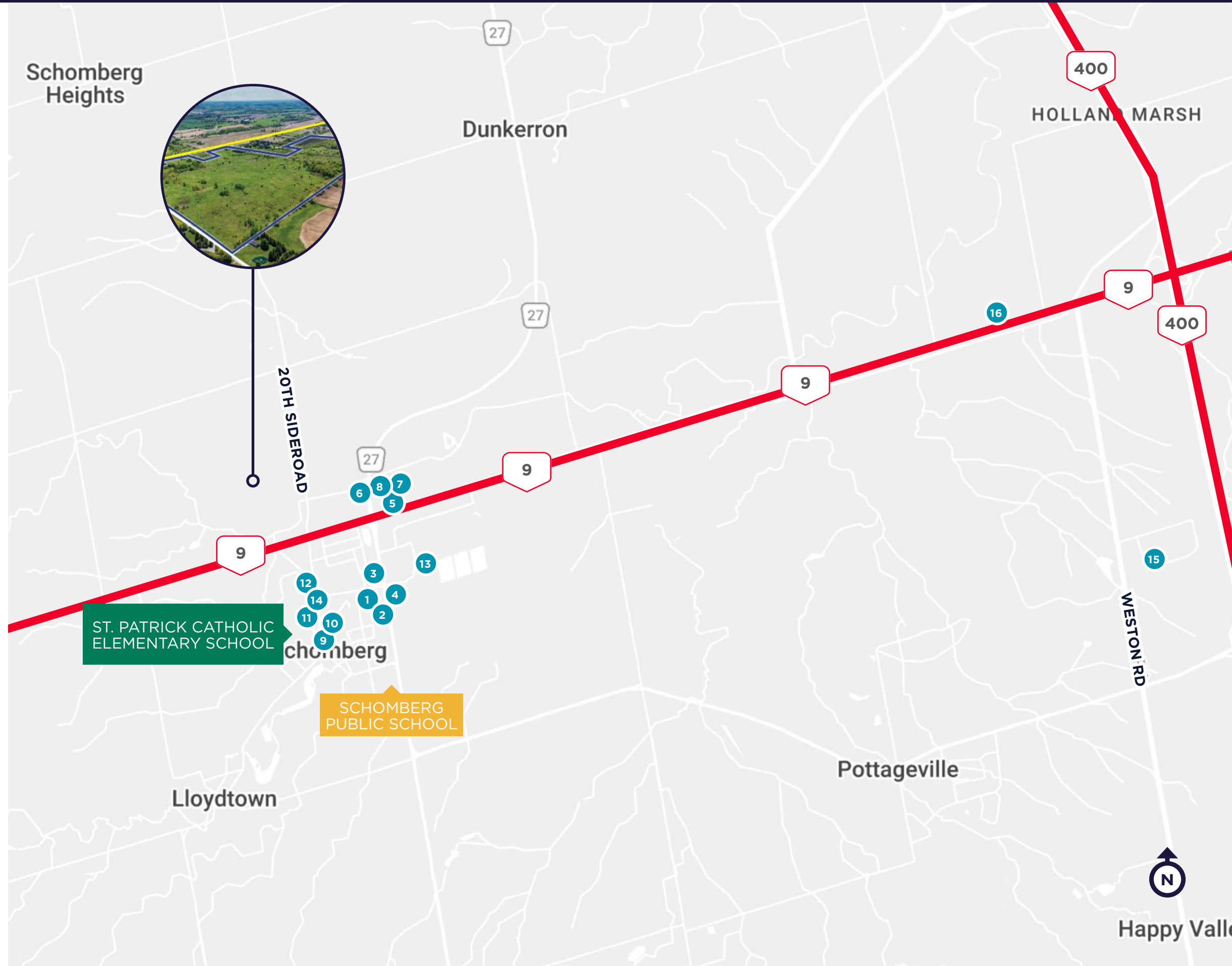
Biggest Inukshuk



The Schomberg Pub & Patio

### Community Amenities

- 1 Foodland
  - 2 LCBO
  - 3 Schomberg Pharmacy
  - 4 McDonalds
  - 5 A&W
  - 6 Subway
  - 7 Mr. Sub
  - 8 Scoops Ice Cream
  - 9 Craft Kitchen & Beer Bar
  - 10 Schomberg Pub & Patio
  - 11 Chilaquiles Box
  - 12 Historia Cantina
  - 13 Trisan Community Centre
  - 14 Schomberg Community Hall
  - 15 Carrying Place Golf & Country Club
  - 16 Highway 9 Farmers Market
- Public School
  - Catholic School



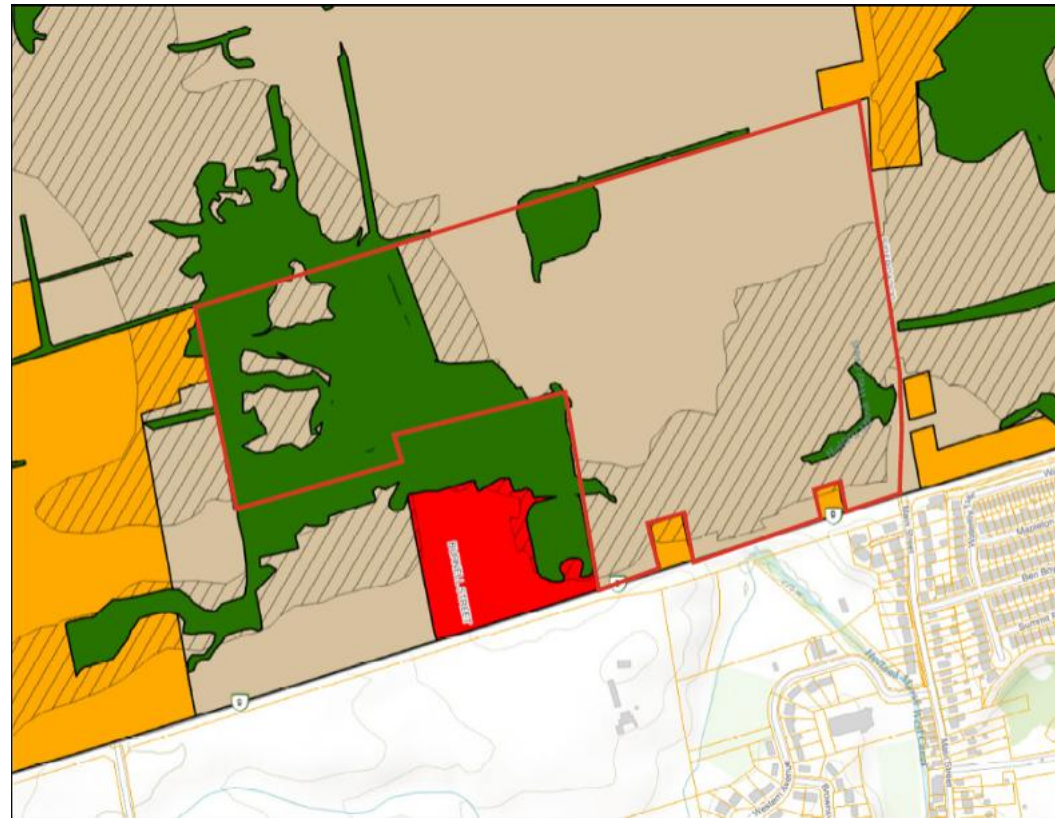
## Property Designation

**EP2 Overlay**

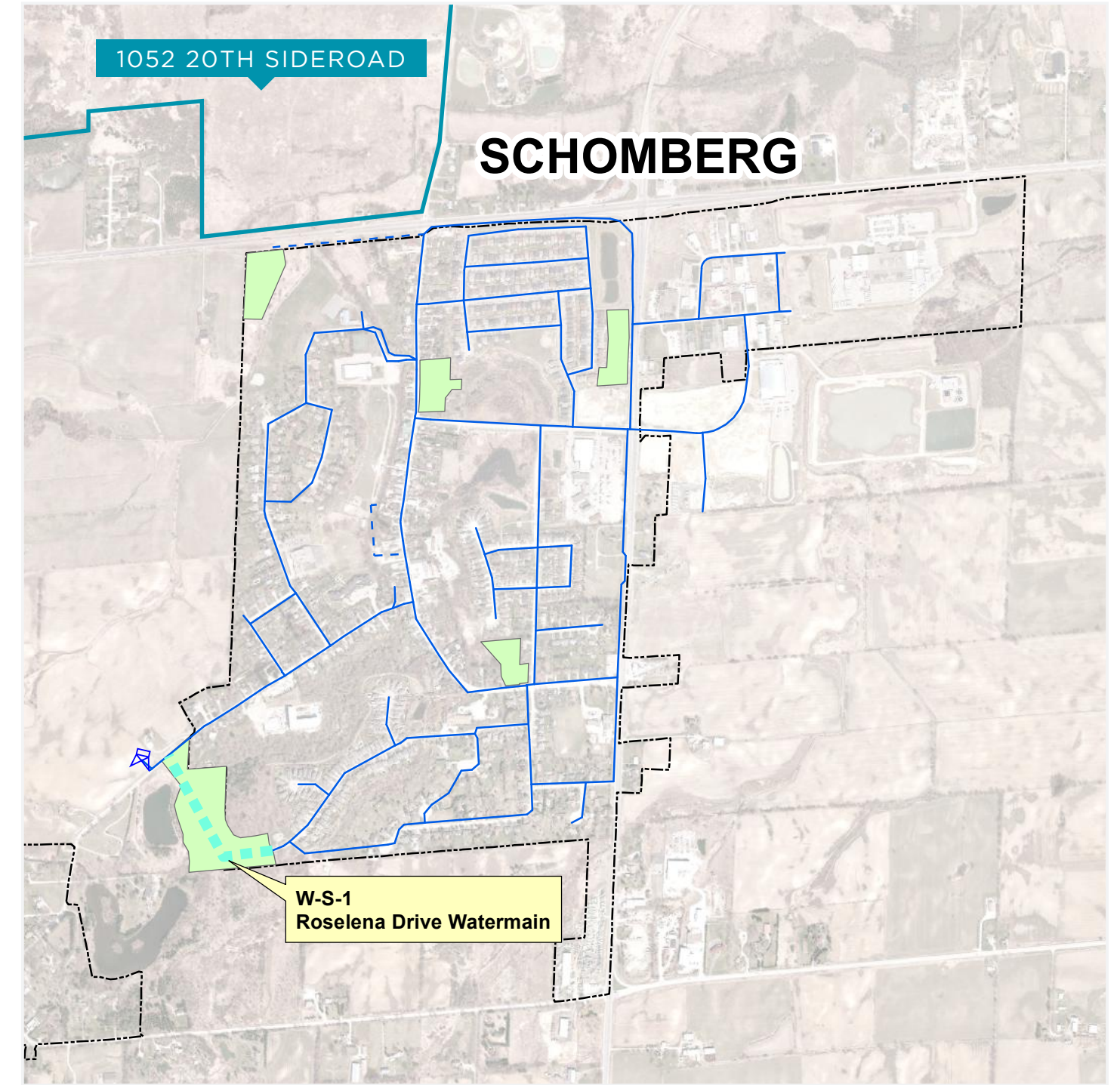


**Zoning 2021**

- DBC - Downtown Beeton Com...
- RHC - Rural Highway Commerc...
- RI - Rural Industrial
- ER - Estate Residential
- HAM - Hamlet Residential
- EI - Extractive Industrial
- ROS - Recreational Open Space
- A1 - Agricultural One
- A2 - Agricultural Two
- LR - Low-Rise Residential
- MR - Mid-Rise Residential
- NC - Neighbourhood Centre
- I - Institutional
- OS - Open Space
- EP - Environmental Protection
- DCC - Downtown Core Comme...
- DCT - Downtown Core Transiti...
- CC - Corridor Commercial
- MC - Major Commercial
- EA1 - Employment Area One
- EA2 - Employment Area Two
- WM - Waste Management
- SSA - Special Study Area
- CSR1 - Communally Serviced R...
- CSR2 - Communally Serviced R...
- CSR3 - Communally Serviced R...



## Market Context



## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1052 Sideroad 20 in New Tecumseth, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield ULC for consideration of the Seller. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

### PRICE

The Property is offered for sale with an asking price of \$3,895,000

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