

FOR SALE
37.11 ACRE RESIDENTIAL
SUBDIVISION OPPORTUNITY



725 TENTH LINE, COLLINGWOOD

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Offering at a Glance

The Property includes 37.11 acres of land and is located on Tenth Line in central Collingwood, directly adjacent to Blue Mountain Golf & Country Club. The surrounding area is a natural expansion of Collingwood which is rich in amenities, including access to daily needs retail & services within walking, bike-path or short driving distance.

A Draft Plan of Subdivision has been advanced for the Site for several years, inclusive of a permitted model home built on-site as part of the future marketing strategy for the development. The Draft Plan of Subdivision is currently under appeal with the Town of Collingwood. The previously approved Draft Plan of Subdivision contemplated the development of 131 Single-Detached lots, 56 Freehold Townhouse lots and 91 Condo Townhouses.

The Property may be acquired individually or as part of the Property Portfolio Opportunity. Submission of offers to the Listing Team on the Sales Officer's form of Agreement of Purchase and Sale should be addressed to the attention of Dan Rogers, Rene Serin, Jeff Lever, Reilly Hayhurst or Mike Murray at the address provided at the end of this memorandum.





Opportunity Highlights



Established Commercial and Lifestyle Area

The subject Property is located on the east side of Tenth Line, south of Mountain Road in the heart of Collingwood. Located 1.5 kilometers from Collingwood's amenity rich downtown area which features a wide variety of retailers as well as restaurants, breweries and cultural attractions. Walmart Supercentre, Home Depot, FreshCo and many other daily needs retailers are located within a 5-minute drive of the Site, as well as Highway 26 which connects Collingwood to the surrounding communities. The area is well-positioned with respect to outdoor recreation amenities, including being less than 5 kilometers from Blue Mountain Village and its various ski and golf clubs. The Property also benefits from easy access to numerous trails, including the 34-kilometer Georgian Trail less than 200 meters away and an abundance of surrounding area green spaces and beaches.



Rapidly Growing Location

The population of the Town of Collingwood increased 21.9% over the 2016-2021 census period, making it one of the fastest growing municipalities in the province and has become the major commercial centre in northwest Simcoe. The Town's permanent population forecast to increase from approximately 26,500 residents today to more than 32,000 by 2033 and 42,000 by 2051. As the region's primary urban node, Collingwood benefits from strong connectivity to surrounding communities and major Ontario markets, including Barrie and the Greater Toronto Area, positioning the community for continued economic expansion and growth. Simcoe County is projected to grow by more than 194,000 residents by 2051.



Strong Residential Market Fundamentals

The Town of Collingwood continues to benefit from resilient residential fundamentals within the broader Simcoe County and South Georgian Bay housing market. According to CREA, Muskoka & Simcoe County, non-waterfront residential sales in the Lakelands West region, which includes Collingwood, increased 4.6% year-over-year in Q1 2026, underscoring the continued appeal of lifestyle-oriented residential markets such as Collingwood.

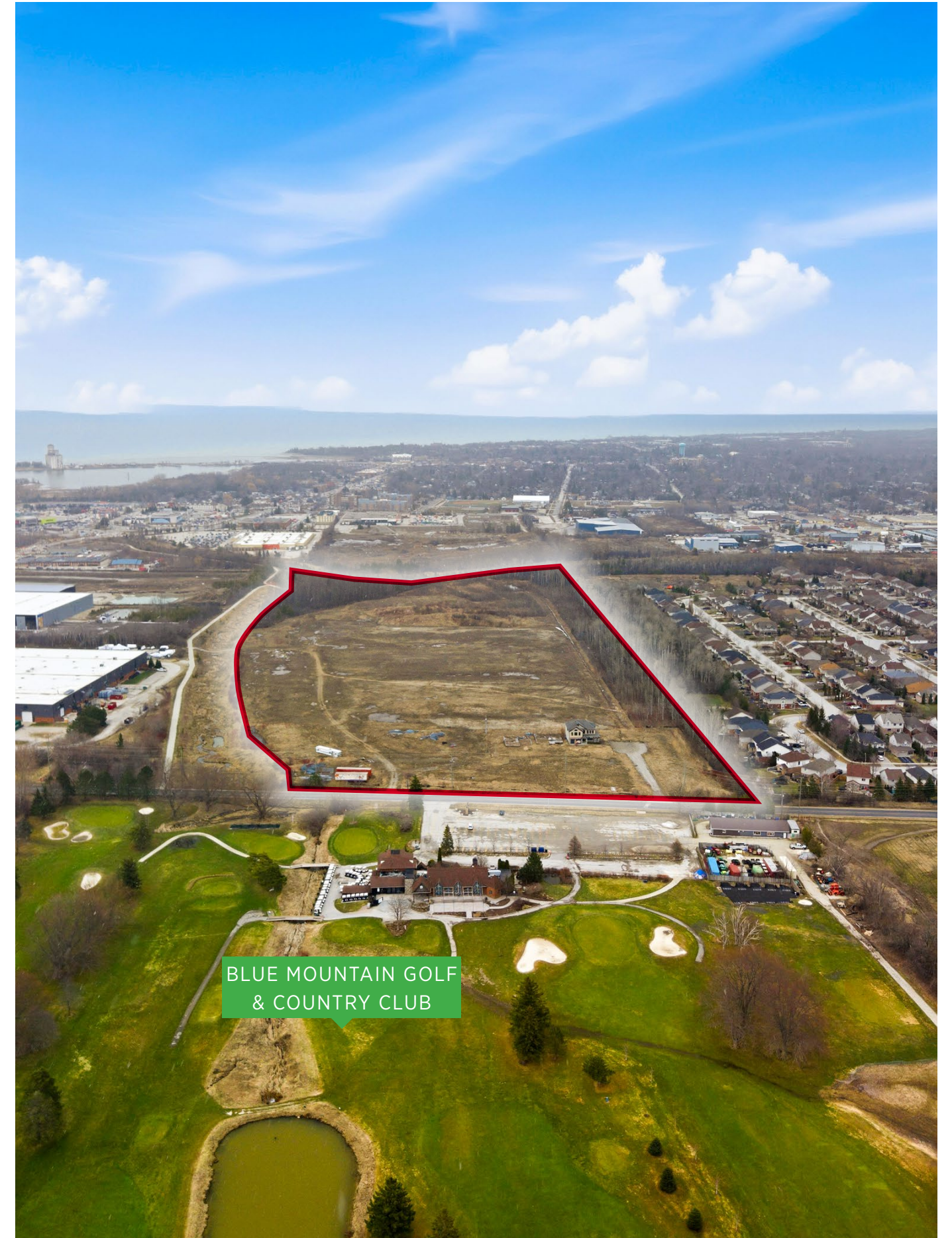


Approved Development Concept

The Vendor has successfully rezoned the Property and obtained conditional draft plan of subdivision approval from the Town of Collingwood. The approved Draft Plan features a mix of housing types including 131 Single Detached units, 56 Street Townhouse units and 91 Condo Townhouse units. As the Draft Plan was advanced for an extended period of time, the owners received permit for construction of a model home on the Property in order to prepare for estimated development timelines. The conditional Draft Plan of Subdivision, which lapsed on March 26, 2026 is currently under appeal by the owner. Substantial Property due diligence has been completed to date and is available for review in C&W's online data room.

Property Details

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|---------------------------------------|---|
| PIN | 582600605 |
| Total Gross Site Area | 37.11 ac / 1,616,608 sf |
| Undevelopable Area | 2.93 ac / 127,630 sf |
| Net Developable Area | 34.18 ac / 1,488,665 sf |
| Official Plan (Current) | Residential, Environment Protection – Valleyland Creek |
| New Official Plan 2024 (Under Appeal) | Future Neighbourhood Environmental Protection |
| Zoning | Residential 3 (R3-47 (H17))* Recreation (REC) Environmental Protection (EP) |
| Development Approvals Status | Draft Plan Approved (*Under Appeal) |
| Total Approved Units | 278 residential units |
| Proposed Built Form | <ul style="list-style-type: none"> • 131 single detached lots • 56 freehold townhouse lots • 91 condo townhouses |
| Property Portfolio Opportunity | <ol style="list-style-type: none"> 1. 725 Tenth Line, Collingwood (37.11 ac) 2. Port Dover Lands (96.13 ac) 3. 66 Tisdale Rd, Port Dover (19.01 ac) 4. 215 Victoria St, Simcoe (1.02 ac) 5. Floradale Rd, Elmira (25.9 ac) |

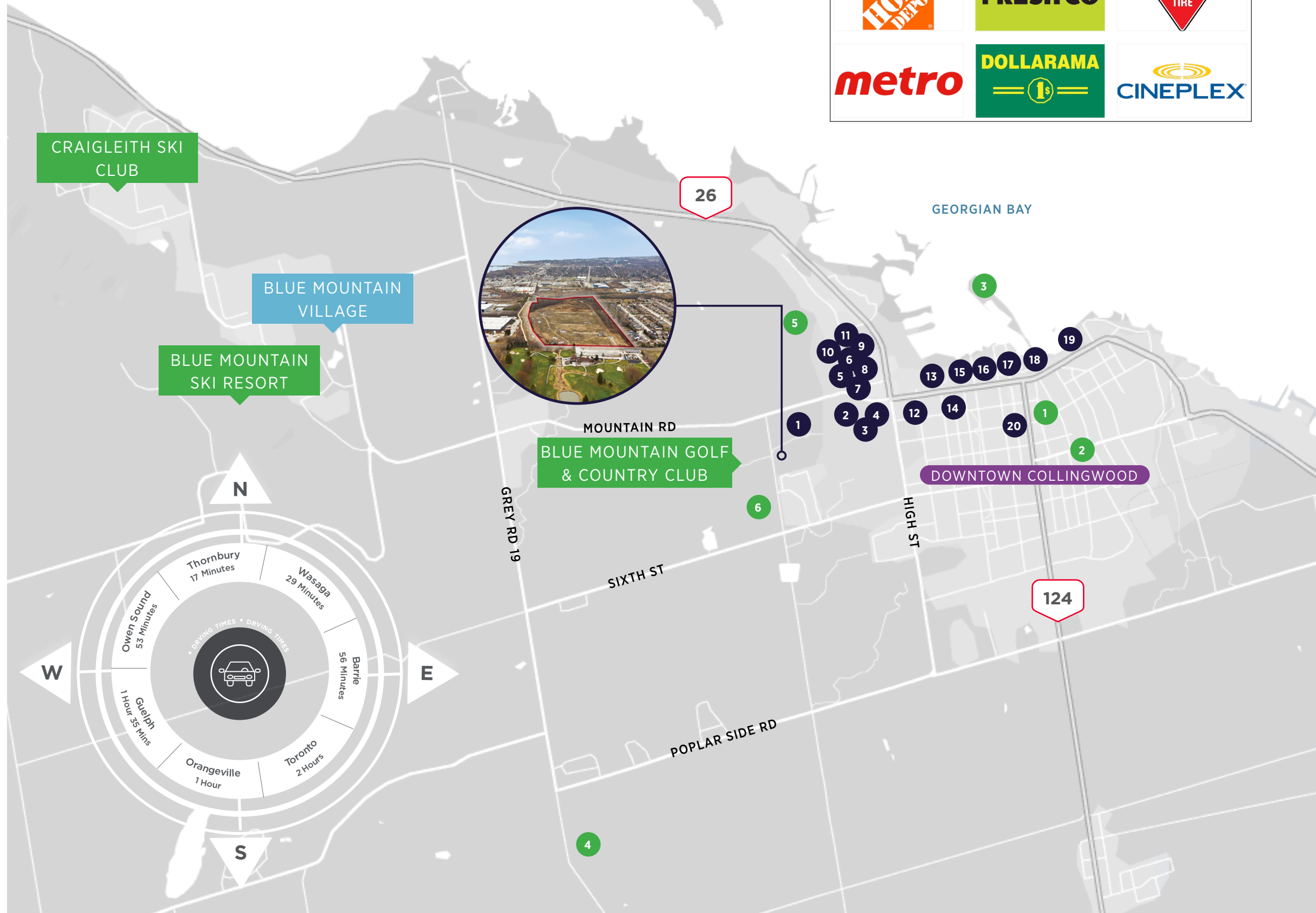


Area Amenities

- 1 Side Launch Brewing Company
- 2 Walmart Supercentre
- 3 Metro
- 4 The Home Depot
- 5 Marks
- 6 FreshCo
- 7 Galaxy Cinemas
- 8 Dollarama
- 9 Winners & HomeSense
- 10 Sport Chek
- 11 Canadian Tire
- 12 M&M Food Market
- 13 Northwinds Brewhouse & Kitchen
- 14 Swiss Chalet
- 15 McDonald's
- 16 Shoppers Drug Mart
- 17 LCBO
- 18 Rexall
- 19 The Iron Skillet
- 20 Loblaws

Parks & Leisure

- 1 Collingwood Eddie Bush Memorial Arena
- 2 Central Park Arena
- 3 Millennium Overlook Park
- 4 Osler Golf & Ski Club
- 5 Cranberry Gold Course
- 6 Blue Mountain Golf & Country Club



5-MINUTE DRIVE

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Submission Guidelines

Cushman & Wakefield ULC has been retained by the Sales Officer as exclusive advisor to seek proposals for the disposition of 723 Tenth Line, Collingwood, Ontario. Interested parties will be required to execute and submit the Sales Officer's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering, which may be accessed via a virtual data room ("Data Room").

Virtual Data Room

A virtual Data Room has been created for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their Offers as unconditional as possible. Secure access to the site is restricted to those who have executed a Confidentiality Agreement ("CA") and will be issued a separate email granting access once the CA is received.

Submissions

Submission of offers may be submitted for the individual Property or as part of a development lands portfolio and will be considered on an as-received basis, unless otherwise directed by the Advisor, and are directed to include a 7-day irrevocable period for acceptance by the Sales Officer. An Offer Submission Instruction Letter from the Sales Officer will be provided in the Data Room.

Offers are to be submitted to the Advisor at:

Dan Rogers, Jeff Lever, Rene Serin, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

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