

FOR SALE
380 ACRES
RESIDENTIAL LAND OPPORTUNITY



PIN 371190367 | 3RD LINE, SOUTH OF HIGHWAY 26, MEAFORD, ONTARIO



Offering at a Glance

Set across approximately 380 acres (270 acres usable), this expansive landholding presents a rare opportunity to acquire a significant parcel in close proximity to Meaford and the shoreline of Georgian Bay. Defined in part by the natural topography of the Algonquin Ridge, the property offers a compelling landscape with iconic views, mature natural features, and a setting that speaks to both privacy and scale. Currently designated primarily as Rural, the property supports a range of potential uses in keeping with applicable planning frameworks. These may include continued agricultural or rural uses, as well as future consideration for residential, recreational, tourism, or mixed-use concepts, subject to all required approvals.

A prior draft plan of subdivision concept explored the lands for a large-scale, resource-based recreational community incorporating a mix of residential and resort-oriented features. While no approvals are in place, this historical work, together with evolving provincial policy, highlights the broader potential of the site for buyers seeking a substantial landholding with future development optionality. Portions of the property are influenced by natural features including slope areas, environmental lands, and watercourse features. Servicing capacity and infrastructure requirements would need to be evaluated by any purchaser.

This Property represents a unique opportunity for investors, land bankers, or developers to secure a large and strategically located parcel in a growing region. The property is being offered on an as-is, where-is basis. Buyers are encouraged to conduct their own due diligence regarding zoning, permitted uses, servicing, environmental considerations, and development potential.

Submission of offers to the Listing Broker on the Monitor's form of Agreement of Purchase and Sale should be addressed to the attention of Rene Serin (Cushman and Wakefield ULC) and Sue Creed (Forest Hill Real Estate Inc.) at the addresses provided at the end of this memorandum.





Opportunity Highlights



Investment Appeal with Scale

The subject Site features a vacant parcel of land located east of 3rd line and south of Highway 26, with an approximate area of 153.90 hectares (380.30 acres). The lands are surrounded by vacant lands to the north, south and east, and residential dwellings to the west. The northern portion of the property contains steep slope areas associated with a natural landform or bluff referred to as the Algonquin Ridge. This ridge is a key natural landform on the subject lands and extends along the entire northern portion of the property adjacent to Highway 26. This landform resource provided the key basis for the consideration of the previous development proposal as a resource-based recreational use as it provides unique physical attributes and also provides for magnificent views to Georgian Bay and the Meaford Harbour.



Historical Development Activity

Planning applications were previously submitted in 2012 to develop the subject lands for a resource-based recreational development. The previously proposed development contemplated a resort community promoting health and well-being, while providing a fully integrated development with a wide variety of resort and residential accommodations, features and attractions. The previous development was referred to as the Meaford Highlands Resort (MHR). The development concept was based on a gross site area of 153.90 ha and included the following components:

- Resort Recreational – Meaford Highlands Resort inn and villas, wellness centre, aquatic centre, clubhouse and retail uses;
- Executive Nine Hole Golf Course – including a Practice Facility & Club House;
- Resort Residential - Mix of permanent and seasonal units, including both rental properties and private residences;
- Environmental Area;
- Open Space/Buffer/Trail;
- Park;
- Stormwater Management; and
- Road network

In support of this proposed development, amendments to the County of Grey Official Plan, the Municipality of Meaford Official Plan and Municipality of Meaford Zoning By-law No. 60-2009 were submitted. Supporting planning and technical studies were conducted concurrently to examine the justification for the proposal from a planning perspective, the proposed servicing strategy, environmental impacts on the subject lands and whether karst topography is present on the subject lands. Substantial Property due diligence has been completed to date and is available for review in Listing Broker's online data room.



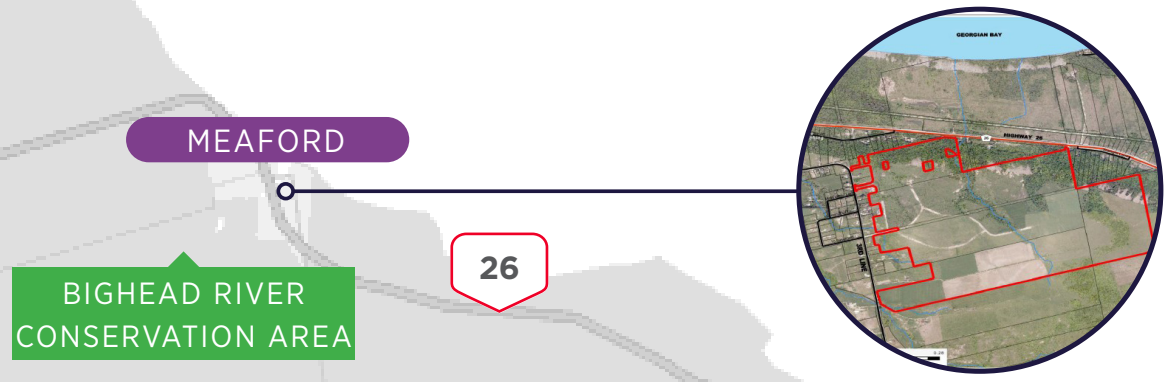
Strong, Sustained Growth Fundamentals

Based on the 2026 update to the Grey County Growth Management Strategy, the region is experiencing strong, sustained growth, with the population projected to rise from 104,710 in 2021 to approximately 148,580 by 2051. As of May 2026, the local Meaford housing market has experienced intense upward pressure, with average sold prices surpassing \$1M, reflecting continued high demand for housing in the surrounding area.

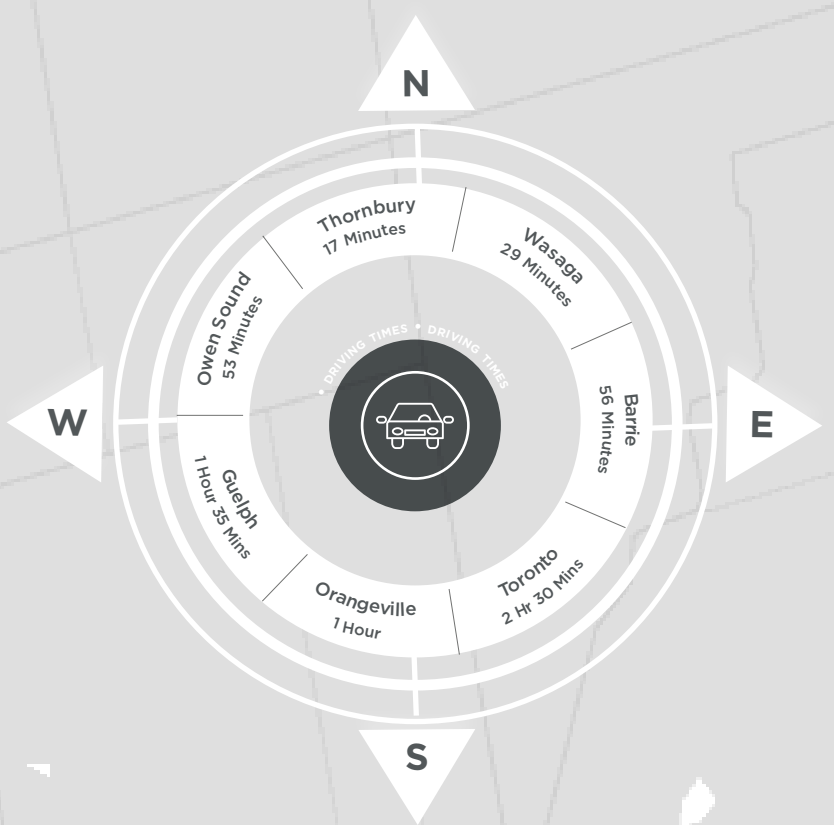
Property Details

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|------------------------------|--|
| PIN | 371190367 |
| Total Gross Site Area | 380 acres |
| Undevelopable Area | 110 ac |
| Net Developable Area | 270 ac |
| Official Plan (Current) | Rural, Hazard Lands |
| Special Policy Area | Karst |
| Current Zoning | CR - Country Residential D - Development RU - Rural EP - Environmental Protection |
| Development Approvals Status | Conceptual Development |
| Development Concept (2012) | <p>Gross Site Area: 380 acres</p> <p>Resort Recreational (MHR Inn & Villas, Spa, Retail, Aquatics and Wellness Centre): 40.85 acres</p> <p>Executive Nine-Hole Golf Course (including Practice Facility & Club House): 47.87 acres</p> <p>Resort Residential (net area, excluding roads): 113.24 acres</p> <p>Environmental Area: 99.89 acres</p> <p>Open Space / Buffer / Trail: 4.35 acres</p> <p>Park: 12.70 acres</p> <p>Stormwater Management: 14.98 acres</p> <p>Roads: 46.43 acres</p> |
| Asking Price | \$6,495,000 |





| AREA RETAIL | | |
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GEORGIAN BAY

CRAIGHEITH

CRAIGLEITH SKI CLUB

BLUE MOUNTAIN SKI RESORT

BLUE MOUNTAIN VILLAGE

OSLER BLUFF SKI CLUB LTD

PRETTY RIVER VALLEY PROVINCIAL PARK

COLLINGWOOD

COLLINGWOOD REGIONAL AIRPORT

WASAGA BEACH

STAYNER

Submission Guidelines

Cushman & Wakefield ULC and Forest Hill Real Estate Collingwood have been jointly retained by Alvarez and Marsal Canada Inc. as Court-Appointed Monitor (the "Monitor") as advisors ("Advisors") to seek proposals for the disposition of East side of 3rd Line, South of Highway 26, Meaford, Ontario with PIN 371190367. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Property which may be accessed by an online data room. Submission of offers will be considered on an as-received basis, unless otherwise directed by the Advisors. Any accepted offer is subject to approval by the Ontario Superior Court of Justice (Commercial List).

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.

East side of 3rd Line, South of Highway 26, Meaford, Ontario with PIN 371190367.

Documentation and Information Itemization GO Station

Documentation and Information Itemization

1. Confidential Information Memorandum
2. Survey - Geowarehouse
3. Property Tax
4. Zoning
5. Development Planning
6. Environmental & Geotechnical
7. Third Party Reports
8. Servicing
9. Appraisals
10. Vendors Form of Offer

Submissions

Submission of offers will be considered on an as-received basis, unless otherwise directed by the Advisor. 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:

Rene Serin & Sue Creed
Cushman & Wakefield ULC
1 Prologis Boulevard, Suite 300
Mississauga ON - L5W 0G2

Sue Creed
Forest Hill Real Estate Collingwood
114 Ontario Street
Collingwood ON - L9Y 1M3

Contact

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Forest Hill
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COLLINGWOOD