

FOR SALE

Low-Rise Residential Development Opportunity



2329 CONCESSION RD 8, COLGAN (ADJALA-TOSORONTIO), ONTARIO



Investment Highlights



Strategic Growth Location
Situating in Colgan (Adjala-Tosorontio), the Property benefits from a growing rural setting with convenient access to Vaughan, Orangeville, Barrie and major transportation routes, including Highways 9, 27, 50 and 400. Located directly across from the Colgan Crossing residential development, the Property is well positioned to benefit from continued population growth, expanding infrastructure, amenities and increasing demand for larger-format housing within commuting distance of the GTA.



Strong Local Market Fundamentals
The surrounding area is experiencing continued residential expansion, with more than 600 homes currently under construction across five nearby developments. Immediately adjacent to the Subject Site, Colgan Crossing is a large-scale, 643-home master-planned community featuring detached homes and bungalow townhouses on lots ranging from approximately 40 feet to more than 70 feet. New projects in the broader area offer a mix of townhouses and large-format detached homes, with starting prices generally ranging from approximately \$797,000 to \$2,000,000, demonstrating demand across multiple buyer segments. Resales within Colgan Crossing have recently ranged from approximately \$1.35 million to \$1.70 million for homes of 3,800 to 5,000 sf, supporting the area’s position as an established market for upscale, family-oriented housing.



Poised for Growth
The area has seen significant population and employment growth projected across both municipalities through 2051. New Tecumseth is forecast to experience substantial expansion, while Adjala-Tosorontio is also expected to grow steadily, reinforcing the broader need for new commercial, employment, and residential development opportunities in the area. Supported by updated County growth management policies and its location within the existing settlement and employment areas, the Property is well positioned to respond to evolving market demand and play a meaningful role in the next phase of growth along this emerging corridor.



Property Overview

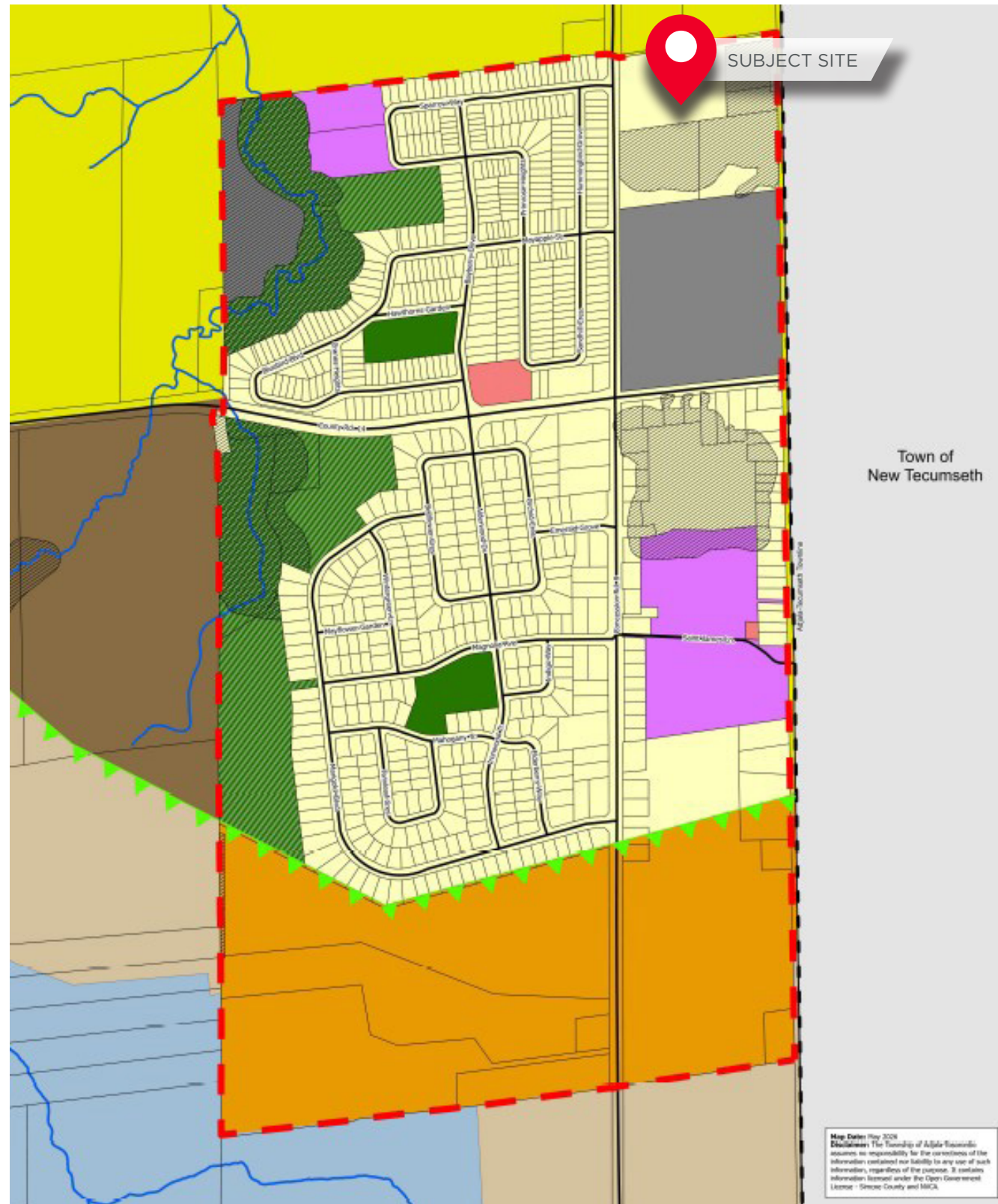
Property Details

Address	2329 Concession Road 8, Colgan
PIN	581790246
Legal Description	PT LT 11 CON 8 ADJALA AS IN RO1240717; ADJALA/TOSORONTIO
Land Size	300,711.07 sf (6.90 ac)
Existing Improvements	Single-family detached
Zoning	Hamlet Residential: (HR1), (HR1-37), and (HR1-38) (Site Specific By-law 2024-041)
Official Plan	Residential



Property Overview

Land Use Map



Development Potential

The Property represents a supported development concept within a primary growth corridor in Simcoe County. The site is designated as an Urban Settlement Area in the March 2026 Official Plan and is positioned directly across from recently completed Colgan Crossing subdivision. The opportunity fulfills the Township's mandate for contiguous growth and leverages the sustainable and logical progression of development preferred by Council. Municipal water and wastewater infrastructure to be aligned with the existing facilities existing within the neighboring subdivision with newly constructed water, wastewater and storm sewer services located adjacent to the Property.

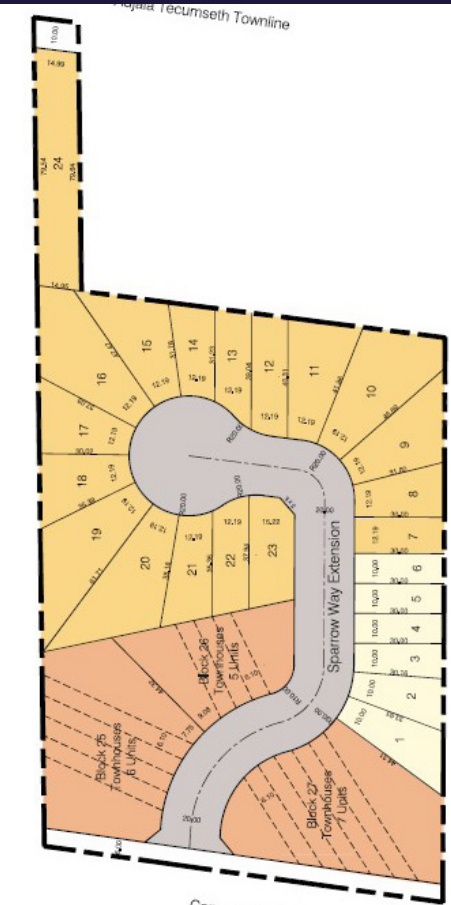
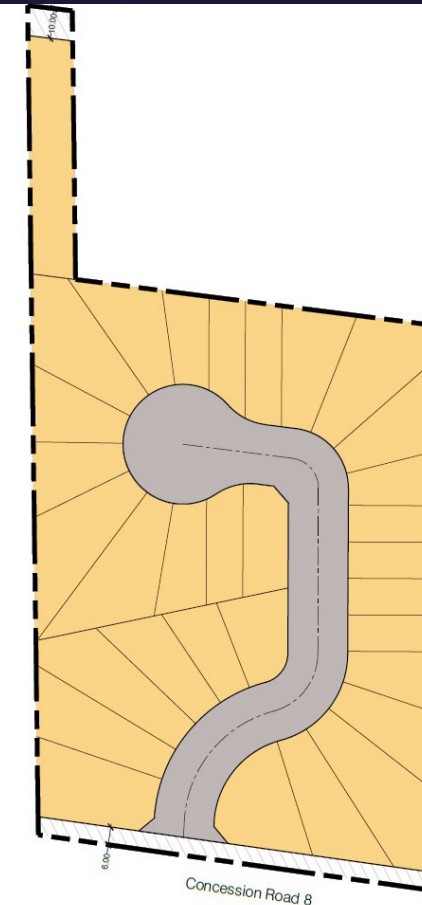
Designated Residential, the municipal policies for Colgan establish a minimum density target of 40 residents and jobs per gross hectare for serviced areas. This supports a diverse and profitable range of housing options for the Property, including detached, semi-detached, and townhouses housing types.

A Natural Heritage Report has been completed for the Property and available for review as the Property has been successfully removed from the Greenlands land use overlay facing other properties in the area.

The Biglieri Group has been retained by the Vendor to complete a Planning Review of the Property (August 2026) which supports the future development potential for low-rise residential land uses. The complete Planning Report may be accessed through the C&W project dataroom. Preliminary concept plans for the Property consist of the following site plans:

1. 32 single family detached homes with 40' frontages.
2. 42 units consisting of 24 single family detached homes with 32' and 40' frontages and 18 townhome units with 20' frontages.

Both concept plans propose municipal a municipal road and cul-de-sac.



Location Overview

Location Highlights

Located within the Town of New Tecumseth in Simcoe County, Colgan is a growing rural community strategically positioned between the Greater Toronto Area and Central Ontario. The area benefits from proximity to several established communities including Tottenham to the east, Schomberg to the south, and Orangeville to the west, providing residents with access to a broad range of amenities, services, schools, employment opportunities, and recreational facilities. The Property enjoys convenient access to major transportation routes including Highway 9, Highway 27, Highway 50, and Highway 400, offering efficient connectivity throughout Simcoe County, York Region, Peel Region, and the Greater Toronto Area.

The surrounding area has experienced significant residential growth in recent years, particularly within Tottenham, where several master-planned communities have expanded the local housing stock while supporting increased retail, commercial, and community infrastructure. Schomberg offers a charming small-town atmosphere with boutique shops, restaurants, and community amenities, while Orangeville serves as a major regional service centre featuring a full range of retail, healthcare, cultural, and employment opportunities. Together, these communities provide an attractive balance of rural character and urban convenience, making the area increasingly desirable for families, professionals, and retirees seeking larger residential properties within commuting distance of the GTA.

The Property represents an opportunity to acquire a substantial landholding within one of Southern Ontario’s fastest-growing rural markets. The Property is well-positioned to benefit from continued population growth and investment throughout South Simcoe and North Peel. Its desirable location, strong regional connectivity, and proximity to major urban centres create a compelling opportunity for long-term ownership, estate residential use, or future development potential.

Demographics - New Tecumseth



43,000+
Population



40
Average Age



3
Average Household Size



\$110,000
Average Household Income



83.9%
Owner Occupied Households

Drive Times



Tottenham	3 mins
Highway 9	7 mins
Highway 400	25 mins
Bolton	30 mins
Orangeville	30 mins
Newmarket	38 mins
Vaughan	38 mins
Downtown Toronto	1 hr 10 mins

Amenities Within a 10 Minute Drive - Tottenham & Schomberg







Colgan Crossing by Tribute Communities

Colgan Crossing is a large-scale, master-planned residential developed by Tribute Communities in partnership with Greybrook Realty Partners in the village of Colgan. The development occupies roughly 191 acres across two adjoining parcels and represents a significant expansion of the existing rural settlement. The community contains approximately 640 homes, comprising a mix of single-detached residences and townhouses. Colgan Crossing has been designed as a low-density, family-oriented community that combines estate-style housing with a traditional neighbourhood structure. Housing types include bungalow townhomes and detached homes situated on a broad range of lot frontages, including approximately 40-, 50-, 60-, 70- and larger 70-foot lots. The overall site plan is organized around a curvilinear internal road network, with residential enclaves arranged around landscaped areas, stormwater-management ponds and existing natural features.

A defining feature of Colgan Crossing is its rural setting. The community is surrounded by agricultural lands and extensive open space, providing residents with a quieter, countryside-oriented environment while remaining within commuting distance of established communities in the northern Greater Toronto Area. Residents access nearby Tottenham for day-to-day shopping, services and community amenities. Tottenham offers grocery stores, restaurants, schools, parks and recreational facilities, while the broader communities of Alliston, Bolton, Newmarket and Vaughan provide access to larger commercial and employment centres. Regional connections are available through the surrounding county-road network, with Highway 9 providing east-west access and Highway 400 located to the east. Construction began in 2022 with the first homeowner occupancies beginning in late 2023. The project also required substantial new infrastructure, including local roads, utility networks and a dedicated wastewater-treatment facility to support the development.

Colgan Crossing Resales



Address	21 Wintergreen Lane	79 Marigold Boulevard	24 Magnolia Avenue
Sale Date	June 2026	June 2026	January 2026
Price	\$1,345,000	\$1,700,000	\$1,465,000
Lot Size	60.66 x 123.44 Feet	70 x 265 Feet	61.98 x 118.5 Feet
Beds / Baths	5 / 5	5 / 5	5 / 5
Finished Area	3,850 sf	5,049 sf	3,834 sf
Days on Market	22	174	57

Area Development Activity

Under Construction

Project	Deer Springs	Parson’s Glen	Beeton Village	LIVELY	GreenRidge
Address	1665 Tottenham Rd	Stewart St W & Dayfoot St	6491 8th Line	1234 Concession Rd 5	Line 9 & Patterson St N
Developer	Honeyfield Communities	Devonleigh Homes	Flato Developments	Signature Communities	Flato Developments
Type	Towhhouse	Single Detached	Single Detached & Townhouses	Single Detached	Single Detached & Townhouses
Units	~300	102	135	25	87
Unit Size Range	1,686-1,838 sf	1,394 - 2,584 sf	1,620 - 3,265 sf	3,820 - 6,230 sf	1,830 - 3,002 sf
Starting Price	\$796,900	\$879,558	-	\$2,000,000	\$817,690

Registering Now

Project	Valleyview	Village Green	Caledon Estates
Address	10th Side Road & Hoover Trail	2 Main Street East	Catherine Duffey Gate & Amos Drive
Developer	Sorbara Group of Companies	Oxnard Developments	Beaverhall Communities
Type	Single Detached	Single Detached & Townhouses	Single Detached
Units	570	116	42
Unit Size Range	2-4 Beds / 2-4 Baths	-	4,300-7,000 sf
Starting Price	up to \$2,000,000	\$1,400,000	\$2,999,900 - \$4,000,000

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 2329 Concession Rd 8, Colgan (New Tecumseth), Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room.

Price

The Property is offered for sale with an asking price of \$5,495,000.

Submissions

Offers are to be submitted to the listing team at:

Rene Serin & Trevor Henke

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