

For Sale

159135

Highway 10

Melancthon | Dufferin County



Future Development Land

±47 Acres | Highway 10 Frontage

Property Highlights



Introduction

Cushman & Wakefield ULC (“C&W” or the “Advisor”) on behalf of TDB Restructuring Limited, solely in its capacity as Court appointed Receiver (the “Receiver”) and not in its corporate or personal capacity, is pleased to offer for sale 159135 Highway 10, Melancthon (the “Property” or “Site”). Featuring a total gross land area of 47.00 acres, the Site represents an excellent opportunity to acquire future development land in Dufferin County. There is a derelict farmhouse and farm buildings on the Property.

The Property fronts Highway 10 in the Township of Melancthon, immediately adjacent to the Township of Southgate and approximately 1.3 km from Dundalk, providing convenient access to Dundalk’s established amenities and services within an attractive rural setting. Highway 10 provides strong regional connectivity to Shelburne, Orangeville and communities throughout Dufferin County, and the surrounding area offers retail, schools, recreation, parks and trails. Located along the Dufferin–Grey County boundary, the Property is well positioned to benefit from the significant growth underway in Dundalk and across the broader regional market.

Future Development Outlook

The Property is well positioned to benefit from the significant growth planned for Dundalk and the surrounding townships of Southgate and Melancthon. Ontario Regulation 165/22, a Minister’s Zoning Order (MZO) covering approximately 329 acres in Dundalk demonstrates strong provincial and municipal support for continued expansion along the Highway 10 corridor. As new residential communities, infrastructure and commercial amenities are delivered, the area is expected to accommodate substantial population growth, driving demand for housing, services and employment. The Property is positioned to capitalize on this long-term development momentum as the area continues to evolve as a key destination for future growth.

Strong Population Growth Outlook

Dufferin County’s population is forecast to grow by approximately 47%, from 68,400 in 2021 to 100,700 by 2051. Within the County, Melancthon is projected to grow by approximately 34%, from 3,200 to 4,300 residents, and nearby Shelburne by approximately 61%, from 9,400 to 15,100 residents, over the same period. The Property’s location adjacent to Southgate also gives it exposure to one of the region’s most significant growth communities, with Dundalk’s serviced population projected to grow more than fivefold, from 2,803 in 2021 to approximately 14,865 by 2046. Together, sustained growth in Dufferin County and significant expansion in Dundalk support continued demand for housing, amenities, services and commercial investment in the surrounding market.

Property Details

PIN	341500012 (159135 Highway 10, Melancthon)
Total Gross Site Area	47.00 acres
Total Undevelopable Site Area (Est.)	14.10 acres
Total Net Developable Site Area (Est.)	32.90 acres
Official Plan	Rural Environmental Protection
Zoning	General Agricultural

Township of Melancthon Official Plan

Rural - This designation generally applies to secondary agricultural areas. In addition to agricultural, agriculture-related and on-farm diversified uses, permitted uses include detached dwellings, secondary dwelling units, garden suites, forestry and resource management facilities, resource-based industries, aggregate extraction (subject to approvals), golf courses, equestrian and trail riding facilities, tourist accommodations, institutional uses requiring a rural location and other rural economic development uses.

Environmental Protection - This designation conserves and protects provincially significant wetlands and other important natural heritage features and ecological systems. Permitted uses are limited to activities that maintain or support the environmental integrity of these lands, including legally existing uses, essential watershed management and flood and erosion control works, wildlife and fisheries management, archaeological activities and low-impact passive recreational activities such as walking trails.

Zoning By-law

General Agricultural - Within this zone, no person shall use any land for any purpose other than the permitted uses. The uses permitted in this zone are a farm, kennel, nursery, animal hospital, forestry, wayside pit, and home occupation.

Net Developable Area Estimate

Based on GRCA mapping, the approximately 14.10 acres of the Property within the regulated area are assumed to be undevelopable pending further study of the natural hazards affecting the lands, resulting in an estimated net developable area of approximately 32.90 acres.

Servicing

Information regarding the Site’s servicing is not available online; however, it is assumed that the Site is not municipally serviced, as the surrounding lands are also not serviced. Within Dufferin County, local municipalities are responsible for the provision and management of municipal services. Currently, there are limited development sites with access to municipal services, with the majority of the Township relying on private servicing.

Saugeen Valley Conservation Authority (SVCA) and Grand River Conservation Authority (GRCA)

The Property is located within the regulated areas of two conservation authorities. While a portion of the Property is regulated by the SVCA, all of the environmental lands are within the GRCA’s jurisdiction. Approximately 14.10 acres of the Property are located within the GRCA-regulated area and are identified as flood hazard and wetland lands. Development within this portion of the Property may be subject to additional review and approval requirements to ensure that natural hazards, including flooding risks, are appropriately addressed and mitigated. Any proposed development will need to demonstrate compliance with applicable conservation authority regulations and environmental protection policies.

Recent residential development in Dundalk demonstrates established market demand for newer detached family homes. New subdivisions have introduced modern detached housing with contemporary layouts, larger living spaces and family-oriented designs, and recent resales of this product have achieved between \$680,000 and \$785,000. These sales provide a useful benchmark for the type of residential product being successfully delivered and resold in the local market.

Area New Construction Resales – Southgate / Dundalk

				
Address	105 Werry Avenue	301 Moody Street	9 Aitchison Avenue	341 Russell Street
Sale Date	August 2026	June 2026	June 2026	February 2026
Price	\$680,000	\$785,000	\$725,000	\$765,000
DOM	11	47	43	34
Beds/Baths	4 / 3	4 / 3	4 / 5	4+1 / 4
Lot Size	38.06 x 131.33 feet	33.99 x 138 feet	38.29 x 99.32 feet	45.11 x 131.23 feet



Location Highlights

Location Overview

Dufferin County is experiencing sustained population and employment growth. The County’s 2025 Official Plan forecasts its population to grow from approximately 68,400 in 2021 to 100,700 by 2051, along with employment increasing to 40,900 jobs over the same period. Growth is being directed to established settlement areas and supported by long-term investment in infrastructure, housing, transportation and economic development, positioning the County for continued expansion over the coming decades.

The Township of Melancthon is a predominantly rural community in northwest Dufferin County, located north and west of Shelburne and connected by Highway 10, Highway 89 and County Road 124. The Township’s population is forecast to grow by approximately 34%, from 3,200 residents in 2021 to 4,300 by 2051, with employment projected to increase from approximately 600 to 900 jobs. Agriculture remains a key component of the local economy, complemented by on-farm businesses, agri-food activity and renewable energy infrastructure.

The Property is located in the Township of Melancthon, immediately adjacent to the Township of Southgate and Grey County, providing close proximity to Dundalk’s amenities and services while maintaining its rural setting. Its location offers convenient access to nearby communities, retail, schools, recreation and regional transportation routes, along with the broader growth and lifestyle opportunities across Dufferin and Grey Counties. Notably, the Property is located approximately 1.3 km north of Dundalk, where the serviced population is projected to grow more than fivefold, from 2,803 in 2021 to approximately 14,865 by 2046. More broadly, Grey County is forecast to grow by approximately 23%, from 115,270 in 2026 to 141,940 by 2046, supporting continued growth and investment in the surrounding market.



Distance to Area Amenities



40 MIN

Orangeville

40 MIN

Collingwood

1 HR 20 MIN

Innisfil

Population Growth

	Current Population	Projected Population in 2051	Growth
DUFFERIN COUNTY	68,400	100,700	+47%
MELANCTHON	3,200	4,300	+34%
SHELBURNE	9,400	15,100	+61%
GREY COUNTY	115,270	141,940	+23%
DUNDALK	2,803	14,865	+430%

Location Highlights

Area Amenities

1.

Tim Hortons
2.

LCBO
3.

McDonald's
4.

Foodland - Dundalk
5.

Eat N' Good Restaurant
6.

The Junction Family Restaurant
7.

La Tino'z Pizza
8.

Guardian Village Pharmacy
9.

Giant Tiger
10.

Beyond the Gate Restaurant
11.

The Topsy Fox Pub & Grill
12.

New Orleans Pizza
13.

No Frills
14.

Pet Valu
15.

BarBURRITO
16.

Osmow's Shawarma
17.

Home Hardware
18.

Sharpes Farm Supplies

Parks & Leisure

19.

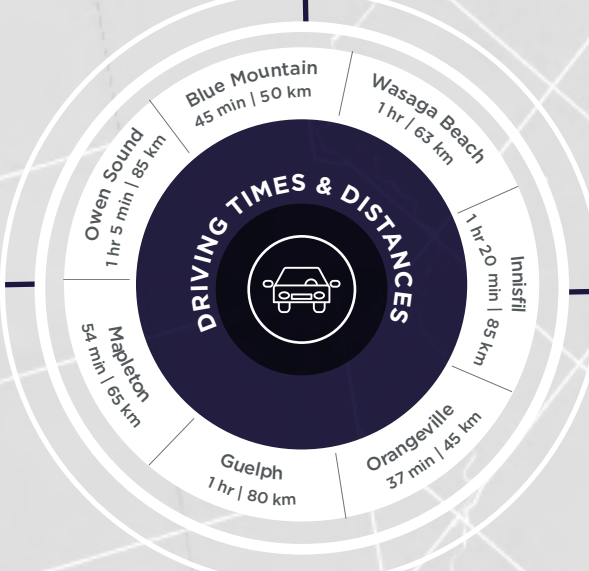
Dundalk Arena & Community Centre
20.

Dundalk Pool
21.

Corbetton Park
22.

Shelburne Golf & Country Club
23.

Centre Dufferin Recreation Complex



National Capital Markets Group

Contact:

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Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor for the disposition of 159135 Highway 10, Melancthon, Ontario. Interested parties will be required to execute and submit the Receiver's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

The Property is available for sale individually, or as a portfolio with the following additional development/residential sites:

1. 516276 County Road 124, Melancthon
2. 476259 Third Line, Melancthon
3. 772288 Highway 10, Dundalk
4. 381 & 421 Braemore Street West, Dundalk
5. 241 Patterson Street, Beeton

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the Advisors at:

Dan Rogers, Reilly Hayhurst & Mike Murray.
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
cushmanwakefield.com