



FOR SALE

Low-Rise Residential Development Opportunity

±30.7 ACRES | CONCEPT PLAN FOR ±126 SINGLES



381 & 421 Braemore Street West

DUNDALK, GREY COUNTY, ON

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 381 & 421 Braemore Street West, Dundalk (the “Property” or “Site”). Featuring a total gross land area of 30.70 acres, the Site represents an excellent opportunity for low-density residential development in the growing Dundalk community. The Property is improved with two residential buildings that offer short-term holding income for prospective purchasers.

The Property benefits from a well-connected location within Dundalk’s established community, close to the downtown commercial core and everyday amenities including grocery, restaurants, retail and community services. Highway 10 and Highway 89 link Dundalk to Owen Sound, Shelburne, Orangeville and the broader GTA. Dundalk also offers a strong four-season lifestyle, with the 77-km Grey County CP Rail Trail, parks, sports facilities, a swimming pool and extensive hiking, cycling, snowmobiling and fishing opportunities nearby. Ongoing downtown revitalization and residential growth continue to support Dundalk’s emergence as the Township of Southgate’s primary service and growth centre.

Low-Rise Residential Development Opportunity

The Property offers an excellent opportunity for low-density residential development in the established and growing Dundalk community. Following environmental fieldwork and pre-consultation with the County of Grey and the Township of Southgate, MHBC Planning prepared a conceptual plan illustrating the potential for approximately 126 single-detached homes on the Property. Single-detached housing is particularly well suited to Dundalk’s small-town, family-oriented lifestyle and is highly marketable in the local area. With municipally serviced lands located immediately south, the Property also offers a potential opportunity to extend water and wastewater services to support future development.

Strong Population Growth Outlook

Grey County’s population is forecast to grow by approximately 23%, from 115,270 in 2026 to 141,940 by 2046. Dundalk is positioned to capture a significant share of that growth, with its serviced population projected to increase more than fivefold, from 2,803 in 2021 to approximately 14,865 by 2046. This expansion underpins long-term demand for new housing, amenities and services, and reinforces Dundalk’s role as the primary growth centre in the Township of Southgate.

Property Details

PINs	372670092 (381 Braemore Street West) 372670090 (421 Braemore Street West)
Total Gross Site Area	30.70 acres
Total Undevelopable Site Area (MHBC Est.)	11.89 acres
Total Net Developable Site Area (MHBC Est.)	18.81 acres
Official Plan	Neighbourhood Area Hazard Lands
Zoning	Restricted Agricultural (A2) Environmental Protection

Township of Southgate Official Plan

Neighbourhood Area – This designation supports complete and diverse residential communities by accommodating a broad range of housing types, including detached and semi-detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments and additional residential units. The designation encourages residential intensification through infill, redevelopment and the efficient use of vacant or underutilized lands to support growth and make the best use of existing municipal infrastructure. New development is expected to be compatible with the character of surrounding neighbourhoods while achieving a minimum residential density of 25 units per net hectare. Limited exceptions to the density target may be considered where site constraints, natural features, infrastructure limitations or specific housing mix objectives can be demonstrated, provided the overall planned density objectives for the settlement area are maintained.

Hazard Lands - New development within and adjacent to natural heritage areas must be reviewed and approved by the appropriate conservation authority in accordance with its regulations.

Zoning By-law 19-2002

Restricted Agricultural (A2) – This zone permits the agricultural uses allowed in the Agricultural (A1) zone, with restrictions on intensive livestock operations.

Environmental Protection (EP) – This zone preserves and protects environmentally sensitive lands, natural features and ecological functions. Permitted uses are limited to low-impact activities that support environmental conservation and stewardship, including forestry, conservation uses, passive recreational activities, public parks, agricultural uses and associated parking areas.

Grand River Conservation Authority (GRCA)

Approximately 16.8 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.

Net Developable Area Estimate

Based on GRCA mapping, approximately 16.8 acres of the Property are located within the regulated area. However, MHBC’s conceptual development plan identifies approximately 11.89 acres as Open Space and Environmental Protection lands. Because the concept plan was informed by preliminary environmental studies and discussions with County and Township staff, this analysis assumes those lands reflect the extent of the environmental constraints, resulting in an estimated net developable area of approximately 18.81 acres, subject to further environmental review and agency approvals.

Development Concept

In January 2024, MHBC Planning prepared a Planning Status Letter for the Property. Based on the environmental fieldwork completed to date, MHBC developed a conceptual development plan and undertook pre-consultation with the County of Grey and Township of Southgate planning staff. The concept plan illustrates the potential for approximately 126 single-detached dwelling units, together with a stormwater management facility, open space and lands designated for environmental protection. Development will require a zoning by-law amendment from the current Restricted Agricultural (A2) zone and approval of a draft plan of subdivision. To date, no development applications for the Property are posted on the County or Township websites.

Servicing

Based on the Township of Southgate Asset Management Plan (2025), the Property is not currently serviced by municipal water or sanitary sewer infrastructure. However, municipally serviced lands are located immediately south of the Property, creating a potential opportunity to extend water and wastewater services to support future development.

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.

Southgate New Construction Resales

				
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



Concept Plan

Location Highlights

Location Overview

Grey County is experiencing sustained population and employment growth. The County’s 2026 Growth Management Strategy forecasts its population to grow from approximately 115,270 in 2026 to 148,580 by 2051, along with employment increasing to 60,260 jobs. Growth is being directed to established settlement areas with existing infrastructure, while continued investment in housing, transportation, economic development and community services is expected to support the County’s long-term expansion.

Dundalk is the primary urban centre in the Township of Southgate and is experiencing significant residential growth. The community is benefiting from several major residential developments, new educational infrastructure and municipal investment, while the Township’s Dundalk Downtown Revitalization Strategy is being implemented through 2026 and 2027 to strengthen the commercial core and attract additional businesses and services. Main Street West and Osprey Street are also undergoing reconstruction in 2026, further supporting the community’s evolving infrastructure base.

The Property is well positioned within Dundalk’s established neighbourhoods, with convenient access to the community’s everyday amenities, including local retail, restaurants, schools, recreation facilities and the downtown commercial area. The Property also benefits from Dundalk’s four-season lifestyle, with extensive parks, trails and outdoor recreation throughout Southgate and Grey County.



Drive Times

	37 MIN Orangeville	45 MIN Collingwood	1 HR 20 MIN Innisfil
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Population Growth

	Current Population	Projected Population in 2046	Growth
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 381 & 421 Braemore Street West, Dundalk, 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. 159135 Highway 10, Melancthon
4. 772288 Highway 10, 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