

**INVESTMENT
OPPORTUNITY**



**113
ACRES**

Land Banking Opportunity

**4994 7th Line
New Tecumseth, ON | 113 ac.**

Land banking is a real estate investment strategy in which investors purchase large parcels of undeveloped land, hold it until it has been approved for development or rezoning, and then sell at a profit.

Land banking is an excellent strategy for developers and long-term land investors with development experience. With a little patience in the present, massive rewards can be reaped in the near future.

LSG is thrilled to present this exclusive land banking and long-term investment opportunity in Ontario.

This opportunity consists of 113.77 ac. of land in the growth paths of Bradford West Gwillimbury, and Bond Head to the west; and New Tecumseth, Beeton, and Tottenham to the east. The area is expecting an increase in population and corresponding intensification within the next decade, with the Town of New Tecumseth expecting to grow to 56,000 residents and accommodate 26,500 jobs by the year 2031. The promotion of density will generate demand for the development land that constitutes this banking opportunity.

LSG is raising funds for the acquisition, assembly, banking, and potential future development of this property. 60% of the required funds have already been secured. Buy now to capitalize on the land's value appreciation in the coming years.

Property Summary



- Large property with future development potential
- Located 4 min from Hwy 27
- Surrounded by developer's previously acquired land
- Property is adjacent to numerous developers' sites
- Permitted uses may generate passive income

Address: 4994 7th Line, New Tecumseth, ON L0G 1B0

Total Area: 113.77 ac.

Developable Area: 95 ac. (84%)

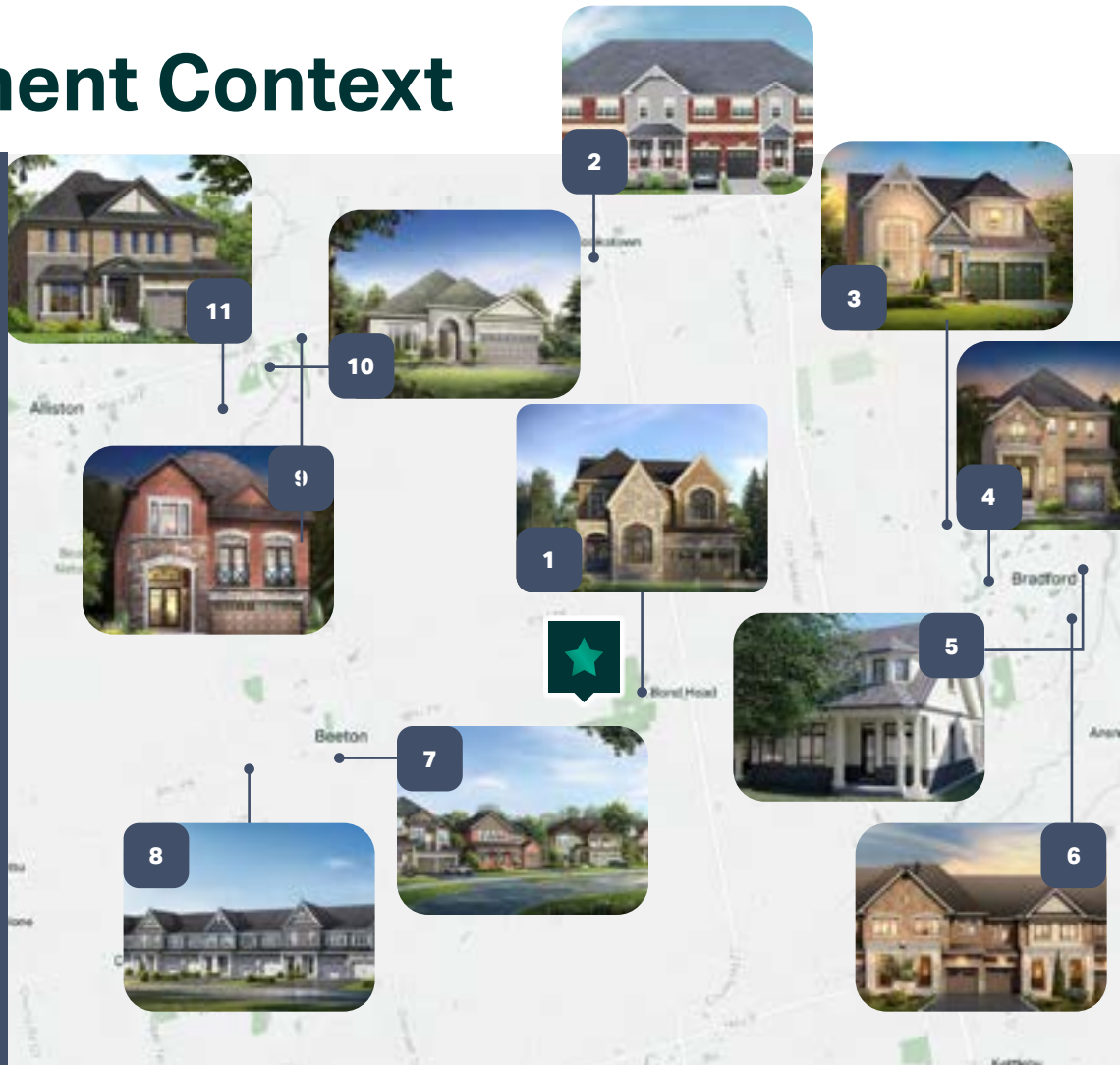
Zoning: A1

Official Plan: Agricultural

Development Context

Local Development Activity

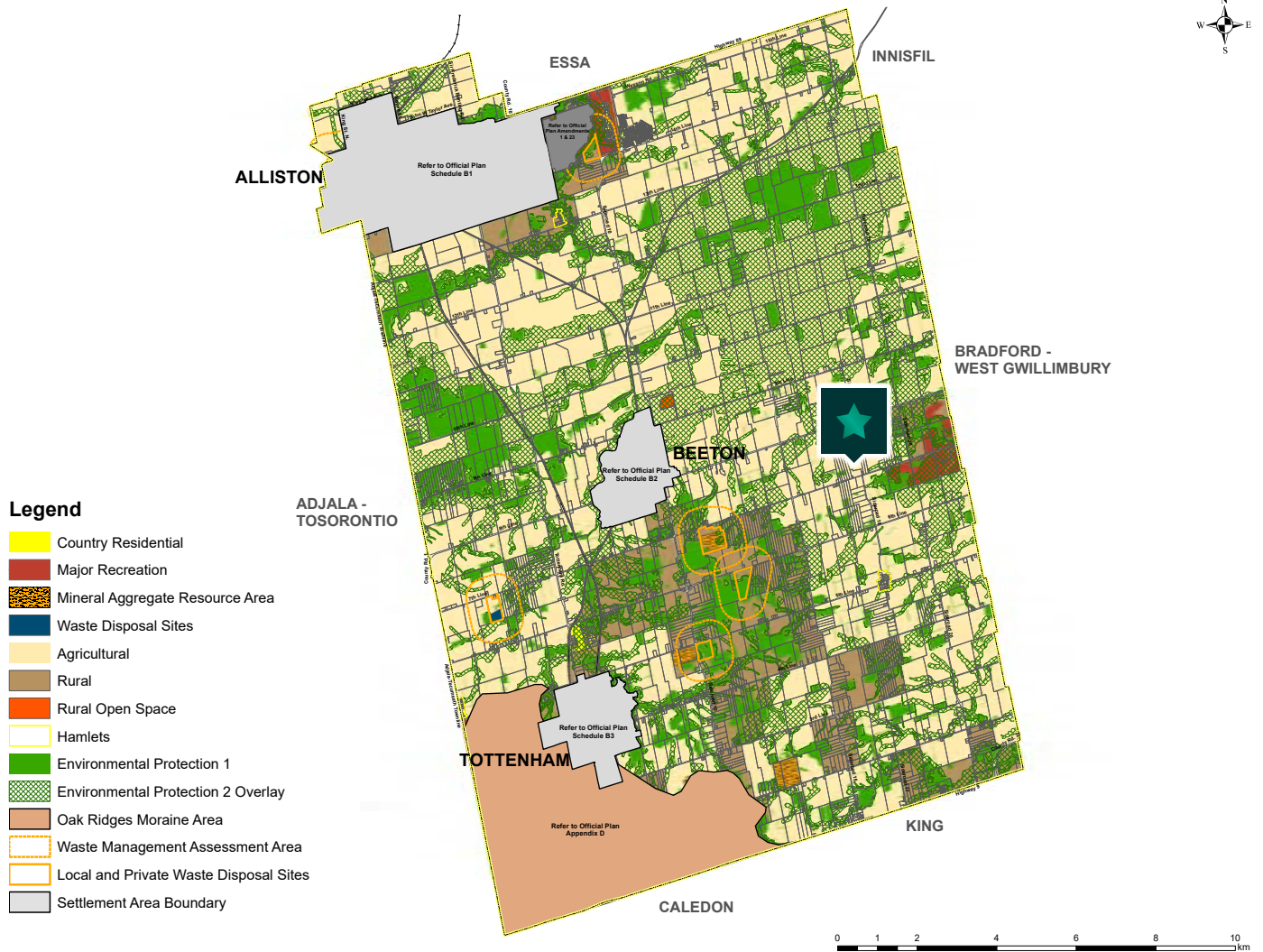
- 1 **Bondhead** by Regal Crest Homes, Sundance Homes, Aspen Ridge Homes, and CountryWide Homes
- 2 **Ravenscraig Lane** by Colony Park Homes
- 3 **Dreamsfield Phase IV** by Rosehaven Homes
- 4 **Westbrook** by First View Homes
- 5 **The Villas of Lions Park** by Serena Homes
- 6 **Green Valley East Estates** by Bayview Wellington Homes
- 7 **Valleyview** by Sorbara Group
- 8 **Beeton Village** by Flato Developments
- 9 **Treetops** by First View Homes
- 10 **Briar Hill** by Briar Hill Homes
- 11 **Honey Hill** by Highcastle Homes



Developer Land Ownership

New Tecumseth Official Plan Schedule A

4994 7th Line is designated "Agricultural" within the New Tecumseth Official Plan. Within the agricultural area, residential growth will be modest, and accommodated on existing lots of record, or through new lot creation, in accordance with the policies of the Official Plan.

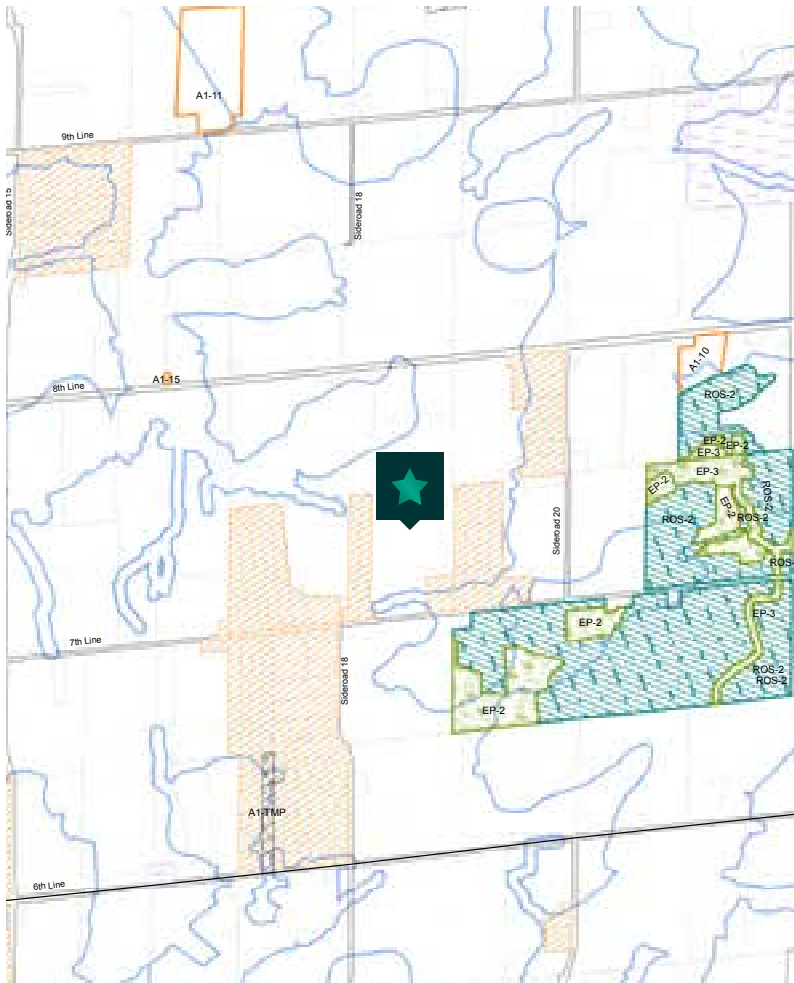


New Tecumseth Population Forecast¹

New Tecumseth is expected to grow to 56,000 residents and to accommodate 26,500 jobs by the year 2031.

Community	2016	2031
Alliston	19,341	28,055
Tottenham	5,377	12,335
Beeton	4,029	7,425
Rural/Agricultural	6,558	8,185
Total	35,305	56,000

New Tecumseth Comprehensive Zoning By-Law Schedule E



Legend

	Agricultural (A1)
	Agricultural Exception (A1-#)
	Agricultural (A2)
	Agricultural Exception (A2-#)
	Environmental Protection (EP)
	Environmental Protection Exception (EP-#)
	Estate Residential (ER)
	Estate Residential Exception (ER-#)
	Flood Plain Management Area
	Hamlet (HR)
	Institutional (I)
	Institutional Exception (I-#); I-4
	ORM Environmental Protection Area
	Open Space (OS)
	Open Space Exception (OS-#)
	Rural Highway Commercial (RHC)
	Rural Highway Commercial Exception (RHC-#)
	Rural Industrial (RM)
	Rural Industrial Exception (RM-#)
	Recreational Open Space (ROS)
	Recreational Open Space Exception (ROS-#)

As of January 2022, the property is zoned "Agricultural (A1)." Permitted uses for properties with this zoning are:

- Accessory Agri-Tourism
- Accessory Use and Building
- Agriculture
- Agricultural Processing Establishment
- Agricultural Related Uses
- Animal Hospital and Shelters
- Airfield (Private)
- Bed and Breakfast Facilities
- Conservation Uses
- Help House
- Kennels
- Secondary Agricultural Uses
- Single Detached Dwelling

These uses may serve to generate passive income with low maintenance costs while the land is banked.

Contact

For more information about this land banking opportunity, please contact Land Services Group:

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(+1) 416-888-7653

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The Club at Bond Head