



# Future Development Land

20929 2ND CONCESSION ROAD, EAST GWILLIMBURY

**MUST  
SELL**

**FLEXIBLE  
FINANCING  
OPTIONS  
AVAILABLE**

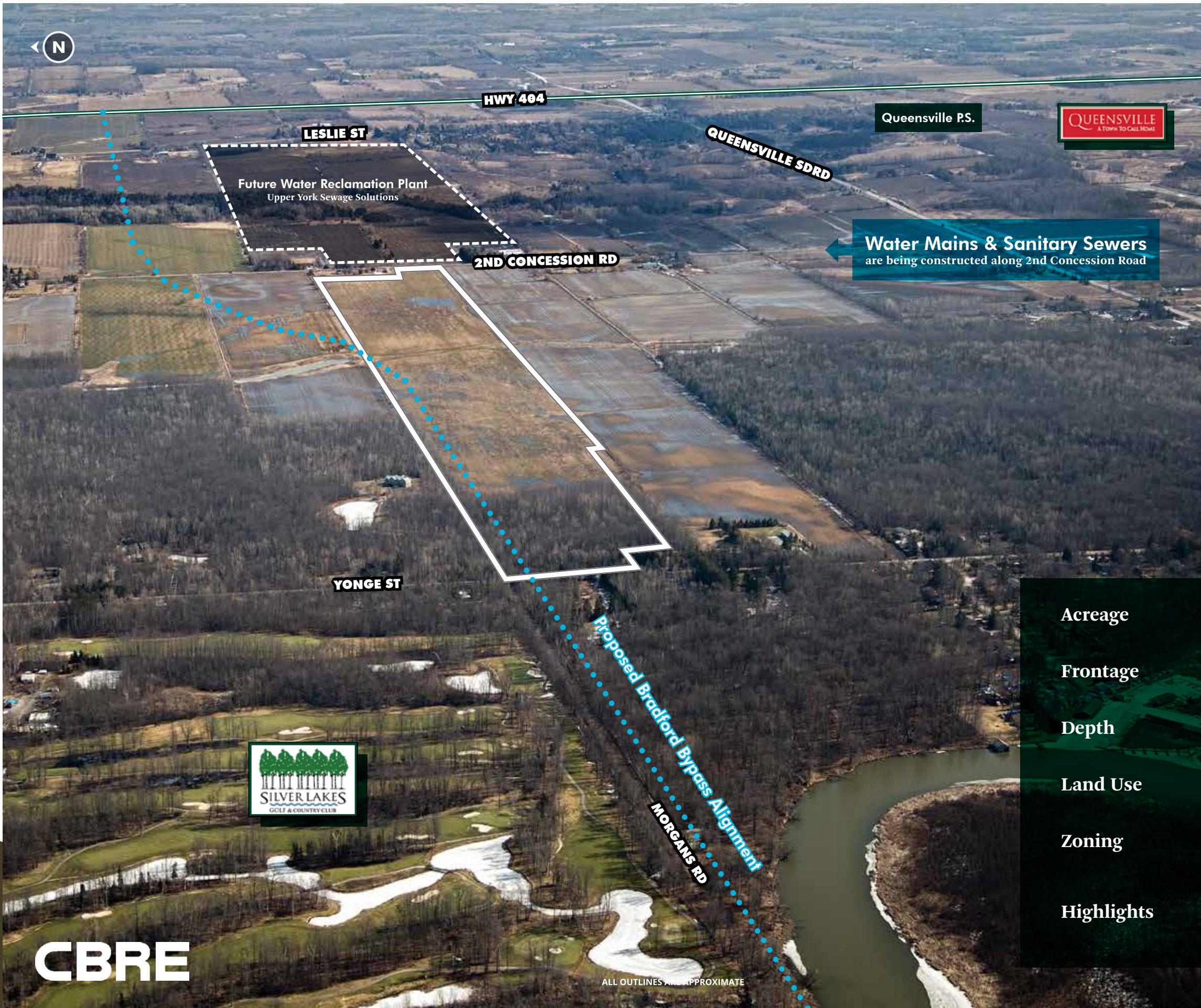
**YONGE ST**

**2ND CONCESSION RD**

*Proposed Bradford Bypass Alignment*

**CBRE**

ALL OUTLINES ARE APPROXIMATE



# Future Development Land

20929 2ND CONCESSION ROAD, EAST GWILLIMBURY

## Land Use Context



- Greenbelt — Protected Countryside
- Agricultural/Long Term Growth Area

<b>Acreage</b>	±93.82 acres
<b>Frontage</b>	±262.27 feet on 2nd Concession Road ±411.22 feet on Yonge Street
<b>Depth</b>	±6,177.20 feet
<b>Land Use</b>	Agricultural/Long Term Growth Area Greenbelt Protected Countryside
<b>Zoning</b>	Agricultural (A)
<b>Highlights</b>	10 minutes to East Gwillimbury GO 12 minutes to Bradford GO 5 minutes to Highway 404

# CBRE

ALL OUTLINES ARE APPROXIMATE

# Offer Submissions

All offers are requested to be submitted to:  
**Ian Hunt | ian.hunt@cbre.com**

CBRE Limited  
 2005 Sheppard Avenue East  
 Suite 800  
 Toronto, ON · M2J 5B4

**Asking Price: \$7,850,000**

## Location Map



- NEARBY DEVELOPMENTS**
- A** Queensville by Aspen Ridge Homes and Countrywide Homes
  - B** Hillsborough by Andrin Homes and Great Gulf Homes
  - C** Creekside at Sharon Village by Sundial Homes
  - D** Sharon Village by Great Gulf Homes, Greenpark Homes, Vogue, Yorkwood and Mosaic Homes
  - E** Hometown by Menkes, Acorn Homes, and Fernbrook Homes

- INSTITUTIONAL AMENITIES**
- 1 River Dr. Park Community Centre
  - 2 Queensville Community Centre
  - 3 Park Avenue Public School
  - 4 Holland Landing Community Centre
  - 5 Holland Landing Public School
  - 6 Town of East Gwillimbury - City Hall
  - 7 EG Sports Complex
  - 8 Sharon Public School
  - 9 Huron Heights Secondary School
  - 10 Dr. John M Denison Secondary School
  - 11 Holy Trinity Catholic High School
  - 12 Bradford District High School
  - 13 Mother Teresa Catholic School
- COMMERCIAL AMENITIES**
- 14 Lowe's
  - 15 LA Fitness
  - 16 Costco Wholesale
  - 17 Real Canadian Superstore
  - 18 Silvercity Newmarket Cinemas
  - 19 Walmart Supercentre
  - 20 Home Depot
  - 21 Upper Canada Mall
- TRANSPORTATION**
- 22 404 Interchange @ Queenville Sdrd.
  - 23 Bradford GO Station
  - 24 East Gwillimbury GO Station



**CONTACT US**

**Ian Hunt\***  
 Senior Vice President  
 416 495 6268  
 ian.hunt@cbre.com

**Jason Child\***  
 Senior Vice President  
 416 495 6249  
 jason.child@cbre.com

**Daniel Satoor**  
 Sales Representative  
 416 495 6203  
 daniel.satoor@cbre.com



\*Sales Representative \*\*Broker. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Google Earth 3/17

**CBRE Limited**  
 2005 Sheppard Ave E,  
 Suite 800  
 Toronto, Ontario, M2J 5B4  
 www.cbre.ca/child-hunt

To Receive the Due Diligence Package Please Complete and Return to allison.conetta@cbre.com

**CONFIDENTIALITY AGREEMENT FOR 20929 2<sup>nd</sup> CONCESSION ROAD, EAST GWILLIMBURY**

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through Jason Child, Ian Hunt, and Daniel Satoor have been retained by the Vendor on an exclusive basis to arrange the sale of 2<sup>nd</sup> Concession Road, East Gwillimbury (the "Property"). All Inquiries and communications with respect to the property shall be directed to any of the above listing agents of CBRE. We have requested from the Vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Vendor and CBRE, including, without limitation, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the Vendor's request we will provide all pertinent financials of the company looking to purchase the above mentioned property to the Vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the Vendor on the above mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the Vendor (or any parties assisting the Vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the Vendor and CBRE.

We agree to indemnify and save harmless the Vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the Vendor also reserve the right not to release information.

The Buyer agrees to continue to work through CBRE Limited for the above mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the Buyer wishes to make any offer within said timeframe and the Buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the Buyer has acknowledged by signing below.

The Buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The Buyer and or their representative will not at any time contact the vendor directly.

CBRE and the Vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the Vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the Vendor or CBRE. A fax or scan of a signed copy of this Agreement shall be deemed to be original signed copy.

**THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.**

Proponent Name	_____	Representative/Advisor	_____
Company	_____	Company	_____
Email Address	_____	Email Address	_____
Phone Number	_____	Phone Number	_____
Date Signed	_____	Date Signed	_____
Signature	_____	Signature	_____

*(I have the authority to bind the Corporation)*