 **JLL** SEE A BRIGHTER WAY

For Sale

Yonge Street & Line 8

9.45 Acres Zoned Development
Site in Bradford

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The Offering

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale 2362 Line 8 (the "Site" or “Property”), comprising 9.45 acres of prime residential development land in Bradford. Strategically positioned on the north side of Line 8, 450 meters east of Yonge Street, the Site is in proximity to the planned Highway 400-404 Link (Bradford Bypass) interchange and Bradford GO station, both within two kilometers.

The existing development concept consists of a seven (7) storey condominium project with 239 units totalling 223,942 square feet ("SF"). Developers have the option to execute on the existing plans or explore the potential to revise the design and built form.

Salient Details

Site Area	9.4 AC
Developable Area	5.6 AC
Frontage	675 FT
Zoning	R3*3 (H5), EP
Official Plan	High Density Residential

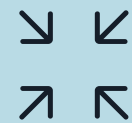


Investment Highlights



Prime Development Opportunity

The Property’s favourable dimensions and high density zoning are optimal for redevelopment



Prime Location

High-profile location in Bradford along Line 8 near Yonge Street, in close proximity to Bradford Downtown and Lake Simcoe



Excellent Transit Connectivity

Well positioned near Bradford GO, Highway 400, 404 and soon to be built Bradford Bypass



Strong Demographics

Bradford is one of the fastest growing cities in Canada due to its strategic location within commuting distance to the Greater Toronto Area with affordable housing options, access to transit and natural amenities



Location Overview

Bradford is a rapidly growing community in Simcoe County, Ontario, strategically positioned approximately 75 kilometers north of downtown Toronto within the Greater Toronto Area's north corridor. As part of the Town of Bradford West Gwillimbury, this suburban market has emerged as a significant growth center driven by its excellent transportation connectivity, including direct Highway 400 access and GO Transit rail service to Union Station, making it an attractive location for both residents commuting to Toronto and businesses seeking regional distribution capabilities.

Bradford's economic growth is fundamentally driven by significant population expansion, with the community ranking among Ontario's fastest-growing municipalities. The local economy is supported by residential construction activity, retail trade serving the growing population base, transportation and logistics operations, and an increasing base of professional services. The community benefits from a family-oriented demographic profile with above-provincial-average household incomes and a younger age structure, creating sustained demand for commercial services and retail amenities.





Planning Framework

Zoning approved for 218 residential units

The Site is located in Special Policy Area 11, which permits high-density “adult lifestyle” development featuring residential apartments in compact form. The designation allows for a maximum of 218 residential units suitable for older adults, with southern creek lands accessible directly from Line 8 while northern creek lands will receive access upon surrounding property development. High density residential development requires Site Plan Agreements per Council requirements, implementing functional servicing reports, environmental impact studies, and other Town-approved documentation.

The Site falls under two zoning designations, the R3*3 Special Exception zone with H5 holding provision, and the Environmental Protection zone. The R3*3 Special Exception zoning includes specific provisions such as a 3.0 metre minimum rear yard, and 1.5 parking spaces per unit requirement. The Site currently falls under H5 holding provision, which may be lifted once clearance has been obtained from the Ministry of Natural Resources for removal of Butternut Trees, and a development agreement has been executed and satisfied by the council.

Financing and Offering Process

Free and Clear

The Property will be offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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