Excellent Plot of land for sale in Springwater, Ontario Canada

Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 83,474,244.35

Localização

Country:	Canadá
State/Region/Province:	Ontário
CEP:	ON L0L 1P0
Adicionado:	05/10/2026

Informação adicional:

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Esales Property ID: es5555252

3103 FLOS Rd EIGHT W, Springwater, ON L0L 1P0, Canada

Executive Overview: 107-Acre Development Asset

An extraordinary strategic real estate opportunity has opened in the rapidly expanding Township of Springwater, Ontario. Encompassing 107 acres (433,013 square meters), this massive land parcel represents a cornerstone development asset situated directly in the path of upcoming growth, making it an ideal acquisition for visionary homebuilders, master-plan developers, and institutional investors. Total size is 107 acres of which has 96 developable acres.

Strategic Location & Subdivision Alignment

This expansive plot sits directly adjacent to a major multi-phase residential subdivision. The property features exceptional frontage that runs seamlessly corner-to-corner along the designated Phase 4 section. Furthermore, the newly built Rylan Road directly approaches and terminates right at the boundary line of this land, establishing a natural, ready-built access point for future roadway extensions and utility

connections.

Positioned in a designated future New Settlement Area, the property offers unparalleled potential for serviced, high-density residential or mixed-use development. With surrounding landowners in the corridor holding their family parcels tightly for 40 to 50 years, opportunities to acquire land of this scale and strategic alignment are exceptionally rare in the Simcoe County market.

Clean Ownership Structure

The property is offered with absolute financial clarity and a clean title, providing smooth transaction security for prospective buyers:

* Unencumbered Title: 100% free and clear of all debts, loans, mortgages, or financial encumbrances.
* Legal Documentation: Official land deeds and survey documentation are readily available upon request to qualified buyers.

Pricing Valuation & Investment Thesis

Priced at C$120 Million, the valuation reflects comprehensive market analysis based on comparable serviced, high-density development land within the immediate regional growth corridor. As Simcoe County experiences ongoing population growth driven by its proximity to the Greater Golden Horseshoe and the Highway 400 infrastructure expansion, large contiguous parcels bordering existing municipal services command premium long-term value.

Property Summary

Feature	Property Details
Location	Springwater Township, Simcoe County, Ontario, Canada
Total Parcel Size	107 Acres / 433,013 Square Meters
Listing Price	-C$120,000,000 CAD
Development Status	Designated New Settlement Area (High-Density Potential)
Access & Frontage	Directly borders Phase 4; Rylan Road terminates at boundary
Title & Encumbrances	Clean title; 0 debts, loans, or mortgages
Target Acquisition	Residential Land Developers & Institutional Investors

Location & Regional Connectivity

Springwater is strategically located in Simcoe County, bordering the city of Barrie to the south and providing rapid access to major transport corridors, employment hubs, and lifestyle destinations across Southern Ontario.

* Highway Infrastructure: Direct connectivity to Highway 400 allows effortless commutes to Toronto and regional distribution centers.
* Commercial Aviation: The site is served primarily by Toronto Pearson International Airport (YYZ), located roughly 90 kilometers (56 miles) to the south via Highway 400 (a 1-hour drive). Regional flights

and private charter facilities are also available nearby at Lake Simcoe Regional Airport (CYLS).

Global Capital Alignment & Macro Real Estate Drivers

Global interest from hundreds of institutional investors and asset managers to engage with Prime Minister Mark Carney stems from the Canada Investment Summit, which concluded in mid-September 2026. While the summit broadly targeted a massive scale of global capital, the primary drivers for real estate, infrastructure, and institutional delegations seeking to partner with the federal government on Canadian real estate and development include:

1. The $2.7 Billion Toronto Rental Housing Expansion

A primary point of interest for residential real estate allocators is the major federal capital injection into multi-family real estate. In August 2026, the federal government announced a $2.7 billion investment to build over 18 housing projects in Toronto. This initiative aims to deliver over 5,600 new rental units while offering over $1.8 billion in low-cost financing via the CMHC construction loan program. Real estate developers and funds are actively negotiating terms on these joint public-private developments.

1. The $13-Billion 'Build Canada Homes' Agency

The federal real estate strategy relies heavily on private sector cooperation through the Crown corporation Build Canada Homes (BCH), launched with $13 billion in initial capitalization. BCH's mandate is to scale up factory-built and mixed-income housing by using underutilized federal and municipal lands. Institutional delegates are actively seeking partnerships to acquire land allocations and deploy capital at a massive scale.

1. Privatization and 'Asset Recycling' of Major Real Estate

Canada is opening up the operations of its four largest international airports (Toronto, Vancouver, Montreal, and Calgary) to private investment while retaining federal land ownership. For mega-allocators and commercial infrastructure funds, airport terminals and surrounding commercial grounds represent premier, recession-resistant real estate holdings.

1. Regulatory Overhauls (The 'Quick Yes' or 'Quick No')

To overcome permitting delays that historically kept foreign and domestic investors underweight in Canadian real estate, new expedited project reviews legislate a target one-year review timeline. Funds are assessing whether these regulatory fast-tracks will reliably lower execution risks for massive zoning and land development projects.

1. Seeking Inflation-Hedging Assets Amid Geopolitical Tension

Amid trade disputes and tariff standoffs, institutional asset managers are actively shifting capital into Canadian infrastructure and hard real estate portfolios. Roughly 66% of surveyed asset owners report prioritizing these assets because they serve as reliable inflation hedges backed by a stable, transparent

legal framework.

About the Area

Located in Simcoe County in southern Ontario, Canada, Springwater is a picturesque township known for its scenic rural charm, vibrant agricultural roots, and serene natural landscapes. Encompassing several friendly communities—including its administrative hub of Midhurst, as well as Elmvale and Anten Mills—the township borders the city of Barrie to the south. Positioned within the Greater Golden Horseshoe region, Springwater offers residents and visitors a peaceful, countryside lifestyle while remaining closely connected to modern urban conveniences.

The township's identity is deeply rooted in its outdoor recreational offerings and rolling green space. A primary destination within the municipality is Springwater Provincial Park, a historic sanctuary featuring peaceful walking trails, rich hardwood forests, and day-use picnic grounds. Nature lovers also frequent the nearby Minesing Wetlands, one of southern Ontario's largest and most ecologically significant wetland complexes, which provides exceptional opportunities for canoeing, birdwatching, and exploring native wildlife habitats.

Beyond its natural parks, Springwater maintains a warm, community-oriented atmosphere enriched by local events and heritage. The town of Elmvale hosts popular annual gatherings, such as the Elmvale Maple Syrup Festival, which draws visitors from across the province to celebrate local culinary traditions. The township also balances its quiet rural residential neighborhoods with growing local businesses, agricultural markets, and easy access to nearby ski hills, golf courses, and the sandy shores of Wasaga Beach along Georgian Bay.

Springwater does not have its own commercial passenger airport, though regional general aviation operates nearby at Lake Simcoe Regional Airport (CYLS) and Barrie Airpark. For commercial flights, the nearest major international airport is Toronto Pearson International Airport (YYZ), located roughly 90 to 100 kilometers (56 to 62 miles) to the south in Mississauga. Travelers can easily reach Toronto Pearson from Springwater via Highway 400 in about 1 hour by car, while Billy Bishop Toronto City Airport (YTZ) serves as a secondary option approximately 105 kilometers to the south for regional flights.

Main Features

* 433013 m2 of land for development (107 Acres)
* Excellent location close to many amenities
* Stunning views.
* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Ontario Canada fast online.

Comum

Pés quadrados acabados:	433013 m^2
Tamanho do lote:	433013 m^2

Lease terms

Date Available:

Informação adicional

URL do site: http://www.arkadia.com/UAJM-T3566/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5555252