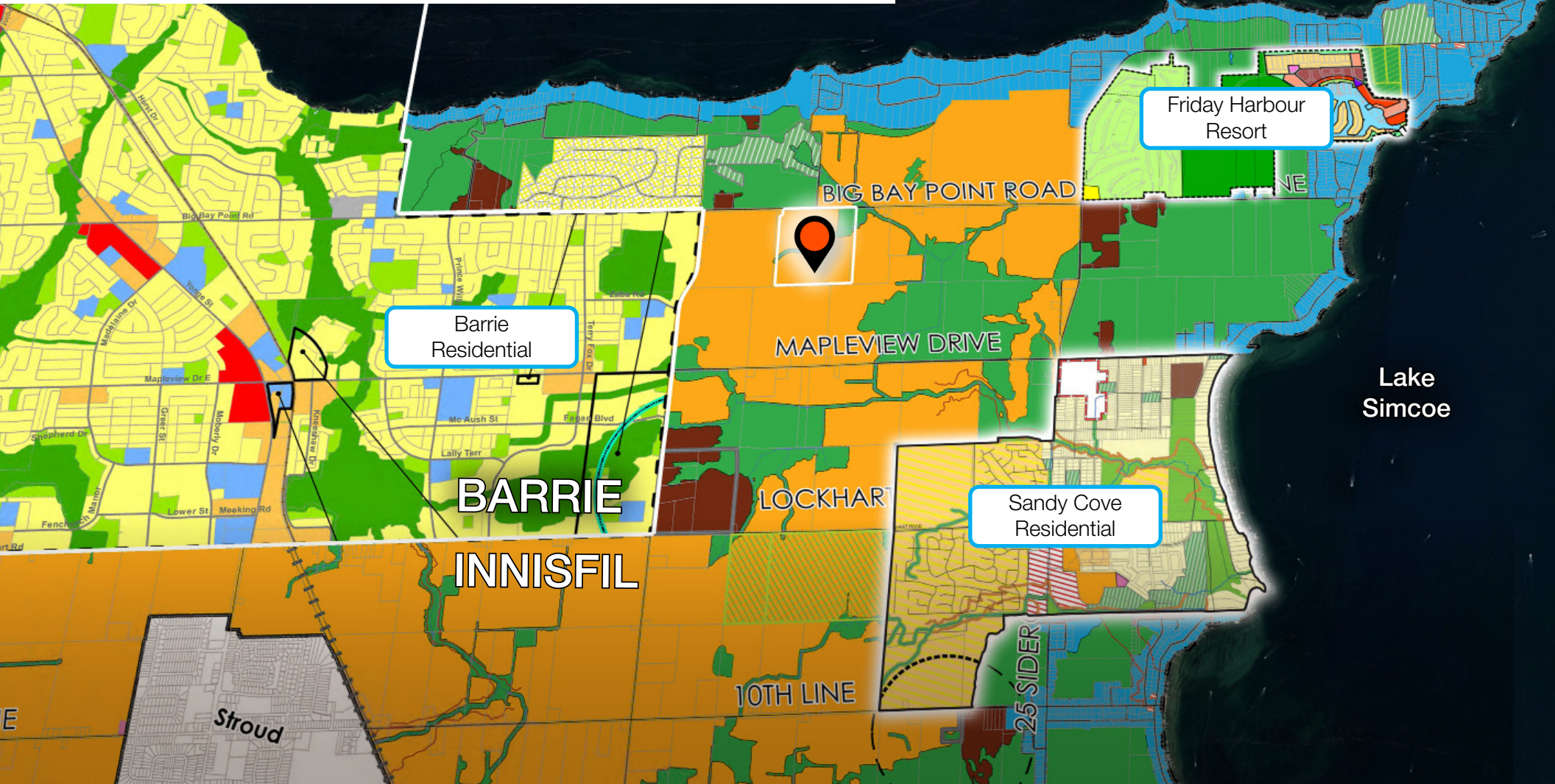


For Sale

1293 Big Bay Point Road

±101.98 acres between Barrie and Friday Harbour



Lennard:

Andrea Warren*
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*Sales Representative **Broker | Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.



Executive Summary

Lennard Commercial Realty has been exclusively retained by the Vendor to coordinate the sale of 1293 Big Bay Point Road, Innisfil (“the Subject Property”).

Land Use Context

Innisfil has experienced significant growth over the past two decades, driven by strategic developments such as the Friday Harbour Resort and the forthcoming Orbit community. The subject property at 1293 Big Bay Point Road is situated in a dynamic area, surrounded by estate residential properties, high-quality golf courses, and expanding residential communities extending from neighboring Barrie.

Opportunity

1293 Big Bay Point Road presents a strategic investment opportunity in Innisfil’s burgeoning Friday Harbour and Big Bay Point area. To the west, Barrie has been expanding rapidly, particularly following the annexation of lands from Innisfil in 2010, which has spurred residential development. To the east lies the popular Friday Harbour resort, a mixed-use development that has significantly enhanced the area’s appeal. To the south, Innisfil is poised for substantial growth with the council-approved Orbit community, a master-planned, transit-oriented development centered around the proposed Innisfil GO Station at 6th Line and 20th Sideroad. Orbit aims to accommodate approximately 90,000 residents and 20,000 jobs, with development projected to continue into the 2050s. Additionally, the Royal Victoria Regional Health Centre is building a new state-of-the-art healthcare hub at the Yonge Street and Innisfil Beach Road. All this surrounding growth positions 1293 Big Bay Point Road as a prime asset for long-term investment, aligning with the town’s dynamic growth plans.

Please submit offers to:

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*Sales Representative **Broker

Lennard Commercial Realty, Brokerage
60 Columbia Way, Suite 201
Markham, ON L3R 0C9



Big Bay Point Road

*Boundaries are approximate

1293 Big Bay Point Road

Long-term Investment Land in Innisfil



Total Lot Size
±101.98 acres



Seller
2521264 Ontario Ltd.



Offered at
\$12,800,000



PIN and Legal Description
580830039
PT LT 22 CON 12 INNISFIL BEING PT 1
51R37972 TOWN OF INNISFIL

Zoning

Agriculture and EP.

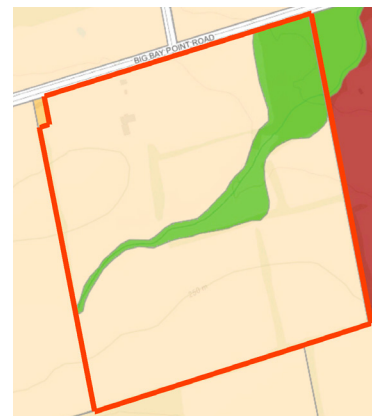
Current Land Use

Tenant occupied (rent is carefree to landlord, \$850 plus HST per month, renewing annually, long-term tenancy).

Servicing

Currently serviced by well and septic.

Zoning



Lake Simcoe Conservation Authority



House and outbuildings (as-is, where-is)



Lennard:

About Innisfil

Population Growth and Future Projections

Innisfil has experienced significant population growth over the past two decades, with [projections indicating continued expansion](#). Simcoe County anticipates a 55% increase in population by 2051, with Innisfil's population expected to reach approximately 85,000 residents, marking a growth of 40,000 from 2021 to 2051. With this population increase, Innisfil is poised for sustained demand in housing.

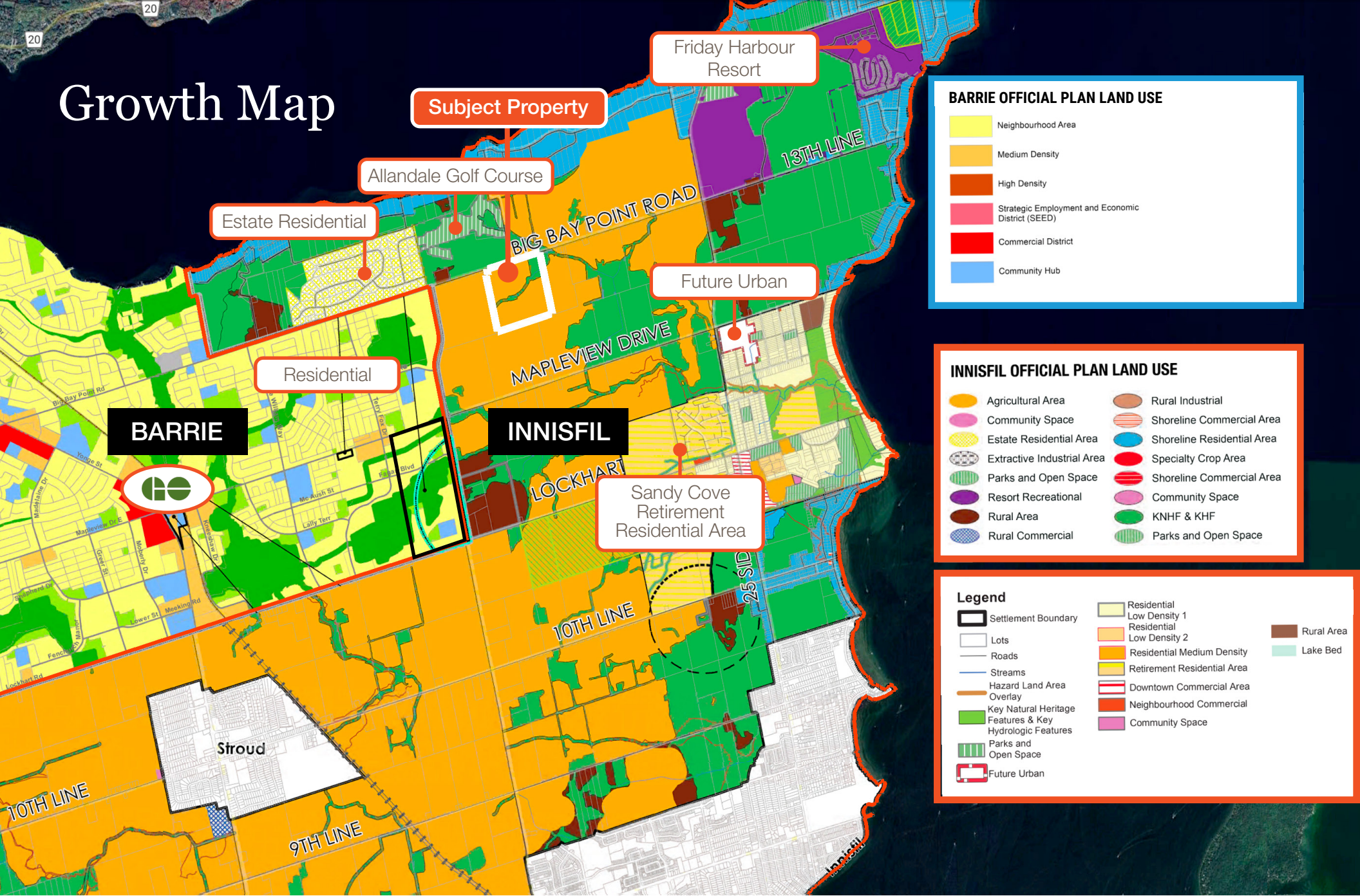
Investment Highlights

- **Strategic Location:** Situated between Toronto and Barrie, Innisfil offers convenient access to major urban centers.
- **Connectivity:** A pivotal component of Innisfil's growth is the planned Innisfil GO Station, strategically located at 6th Line and 20th Sideroad. This station is central to "The Orbit," a visionary transit-oriented development designed to accommodate approximately 90,000 residents and 20,000 jobs. The development aims to create a vibrant, mixed-use community with residential, retail, and office spaces, all seamlessly integrated with the new GO station. In neighbouring Barrie, Metrolinx is undertaking the [Barrie Line GO Expansion](#) to provide more frequent, two-way, all-day service on the Barrie Line, aiming for trains every 15 minutes, seven days a week.
- **Infrastructure Investments:** [Significant investments](#) in infrastructure in Innisfil, including transportation and public services, support the town's growth.
- **New Healthcare Hub:** coming to Yonge Street and Innisfil Beach Road, this facility will include urgent care, day surgery, diagnostic imaging, outpatient clinics, and 180 beds for transitional care, rehabilitation, and seniors' care. This [major healthcare centre](#) is expected to drive infrastructure expansion and economic growth, further establishing Innisfil as a key regional hub.
- **Proximity to Natural Amenities:** Access to Lake Simcoe and surrounding natural areas offers year-round recreational opportunities.



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Growth Map



BARRIE OFFICIAL PLAN LAND USE

- Neighbourhood Area
- Medium Density
- High Density
- Strategic Employment and Economic District (SEED)
- Commercial District
- Community Hub

INNISFIL OFFICIAL PLAN LAND USE

- Agricultural Area
- Community Space
- Estate Residential Area
- Extractive Industrial Area
- Parks and Open Space
- Resort Recreational
- Rural Area
- Rural Commercial
- Rural Industrial
- Shoreline Commercial Area
- Shoreline Residential Area
- Specialty Crop Area
- Shoreline Commercial Area
- Community Space
- KNHF & KHF
- Parks and Open Space

Legend

- Settlement Boundary
- Lots
- Roads
- Streams
- Hazard Land Area Overlay
- Key Natural Heritage Features & Key Hydrologic Features
- Parks and Open Space
- Future Urban
- Residential Low Density 1
- Residential Low Density 2
- Residential Medium Density
- Retirement Residential Area
- Downtown Commercial Area
- Neighbourhood Commercial
- Community Space
- Rural Area
- Lake Bed



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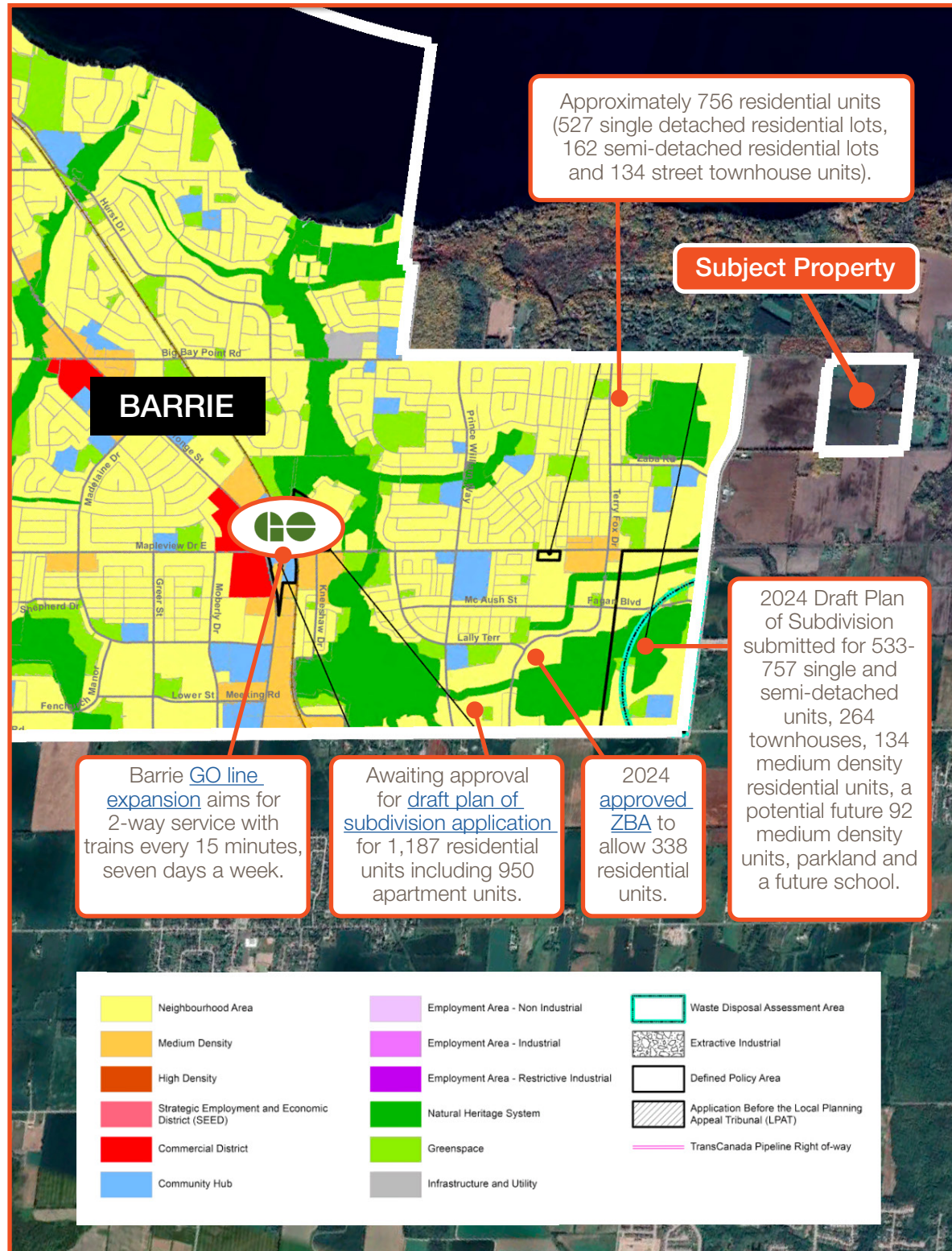
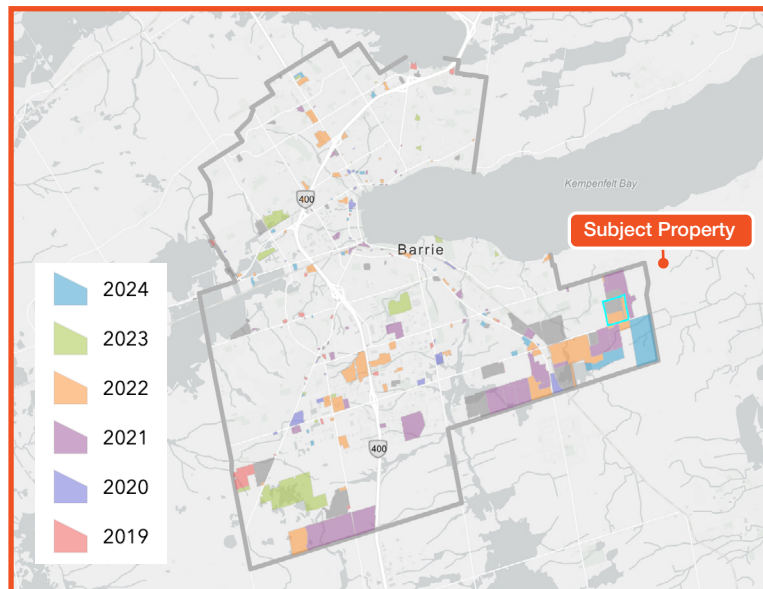
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Growth to the West: Barrie

- By the year 2051, as per the province's direction, Barrie's population is expected to double to 298,000 people.
- Barrie's new official plan to 2051 was adopted in May 2024. It introduced several key strategies to promote residential growth, including a commitment to build homes (council endorsed a pledge with a target of 23,000 homes by 2031 in addition to what was already planned).
- Barrie annexed land from Innisfil in 2010 to accommodate its extraordinary growth. Known as the Hewitt Secondary Plan area, this annexation expanded Barrie's boundaries by about 5,666 acres, and moved the Barrie boundary much closer to the subject property.

Development Projects by Year Submitted

Note the concentration of growth towards subject property.



Growth to the East: Friday Harbour

- Big Bay Point Road is a key corridor for [Friday Harbour Resort](#)'s expansion, providing primary access and serving as a boundary for some new recreational developments.
- Friday Harbour Resort is a premier destination featuring an 18-hole golf course, marina with boat rentals, boardwalk shopping and dining, as well as condo and hotel accommodations.
- An [extensive planning opinion report](#) was prepared in March 2024 in support of OP and ZBA applications to expand Friday Harbour Resort to include a 15-storey hotel (instead of 6 storeys) with 200+ rooms and conference centre, Beach Precinct with 1,500 resort residential units in 7 buildings, a racquet academy, and spa. A new plaza and outdoor amenities will encourage more visitors and permanent residents to enjoy the waterfront.
- The marina with 1,000 boat slips is one of Canada's largest inland marinas. New public spaces, including trails, boardwalks, and beaches, ensure accessibility for visitors and residents.
- **Infrastructure and servicing enhancements required for the expansion of Friday Harbour will improve the value of the subject property.**

