



MILTON

OAKVILLE

MISSISSAUGA



TORONTO
PREMIUM OUTLETS®

STEELES AVE

TRAFALGAR RD

PROLOGIS
HALTON HILLS
GATEWAY

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± 14.18 ACRES

Designated New Employment Land

8584 TRAFALGAR ROAD | HALTON HILLS

FOR SALE

LEE &
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COMMERCIAL REAL ESTATE SERVICES

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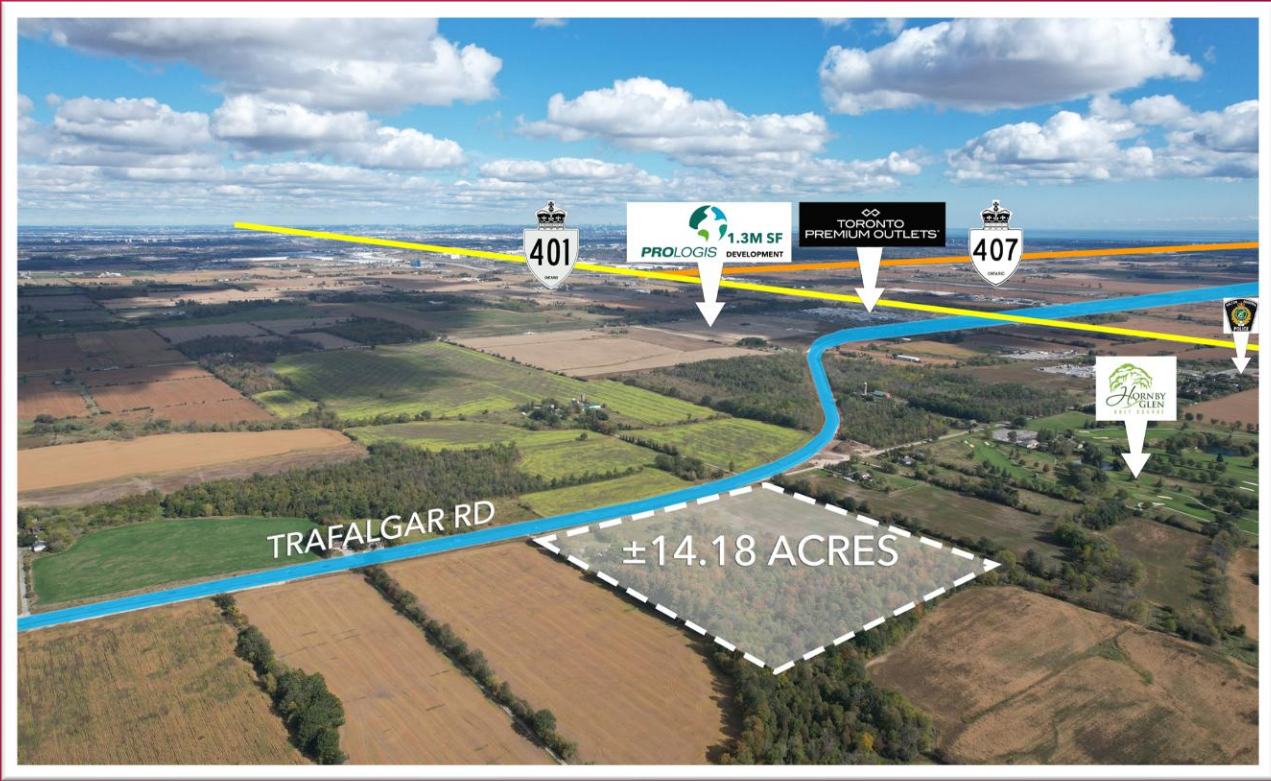
LEE & ASSOCIATES TORONTO | LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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The Offering

8584 TRAFALGAR ROAD | HALTON HILLS

Lee & Associates Toronto is pleased to present **8584 TRAFALGAR ROAD, HALTON HILLS**. The site offers investors and developers an excellent investment opportunity to acquire 14-acres of Designated New Employment Area land in a prime location with over 595' fronting on Trafalgar Road, only 2 KM north of Highway 401 and the Toronto Premium Outlet Mall. Surrounded by active development projects and excellent access to the 400-Series Highway, including the proposed Highway 413 and the recently announced 105-acre Halton Healthcare site on Trafalgar Road, future site of the new Georgetown Hospital. In addition, a new Halton Regional Police Station is being built on a 5.25-acre site at Steeles Avenue & Sixth Line in Halton Hills.



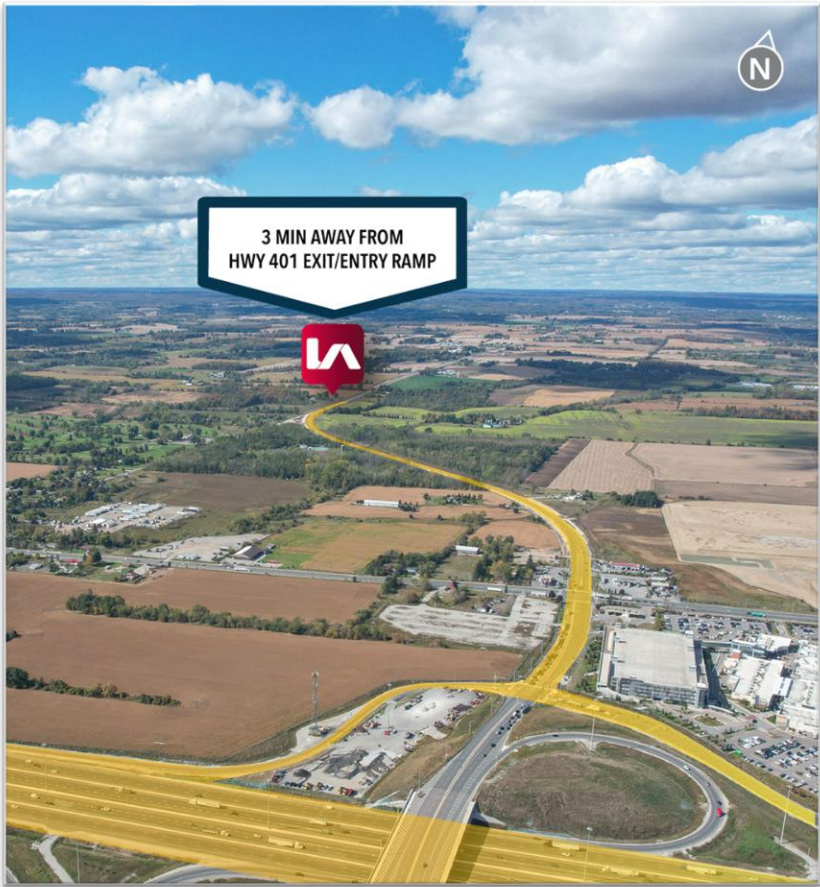
Property Address	8584 Trafalgar Road, Halton Hills
PIN	250240088
Lot Area	14.18 Acres
Frontage	±595' on Trafalgar Rd
Depth	±1,060'
Zoning	A - Agricultural
Designation	New Employment Area
Asking Price	\$10,500,000

Property Overview

8584 TRAFALGAR ROAD | HALTON HILLS



PROPERTY ADDRESS	OWNERSHIP	DEVELOPMENT	STATUS
NE corner of Steeles Avenue and Eighth Line, Halton Hills	Gilbach Real Estate Development	Water park, hotel, convention centre, restaurants, a spa and flying theatre.	SPA submitted
8250 Line 8, Halton Hills	BentallGreenOak	Anticipated development application	Anticipated
Steeles Ave & Eighth Line, Halton Hills	Prologis	Proposed Prestige Industrial Use - 3 Warehouses	ZBA
13850 Steeles Avenue W, Halton Hills	Simon Property Group	Outlet shopping centre with over 130 stores on approximately 40 acres.	Existing
12635 & 12689 Steeles Ave, Halton Hills	QuadReal	Multi-building warehouse development	ZBA submitted
8286 Hornby Road, Halton Hills	Hornby Glen Realty Inc.	Golf course	Existing



NEARBY DEVELOPMENTS



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New Community Area

New Employment Area

Existing Employment Area

Existing Designated Greenfield Area

Built-Up Area

Municipal Boundary

Urban Growth Centre

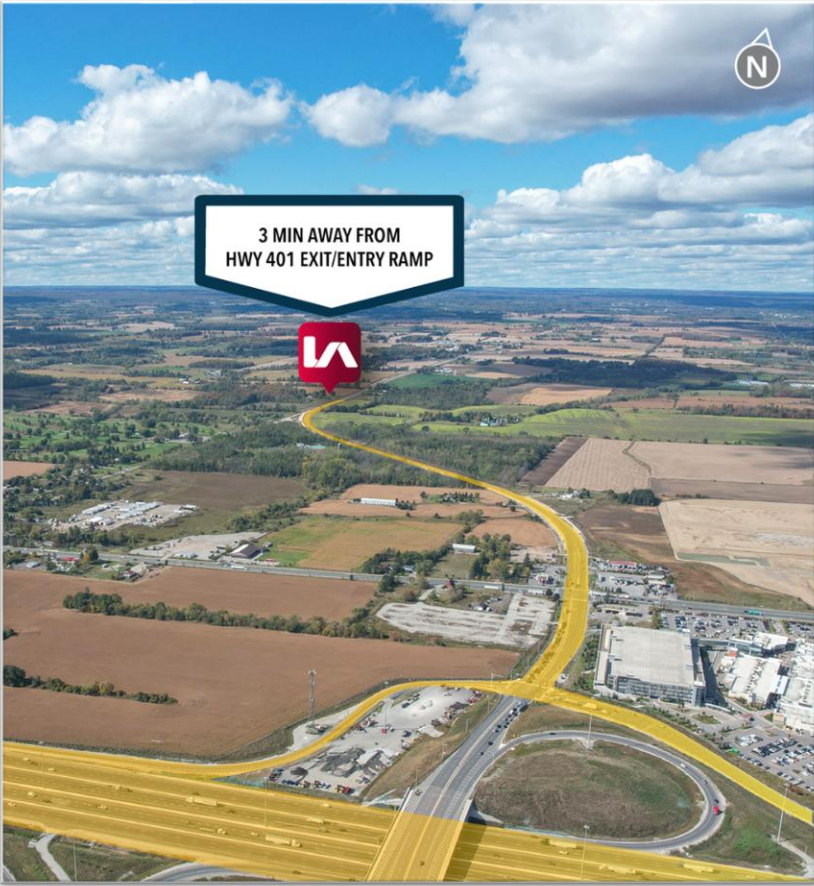
Major Transit Station

Primary Regional Node

Secondary Regional Node

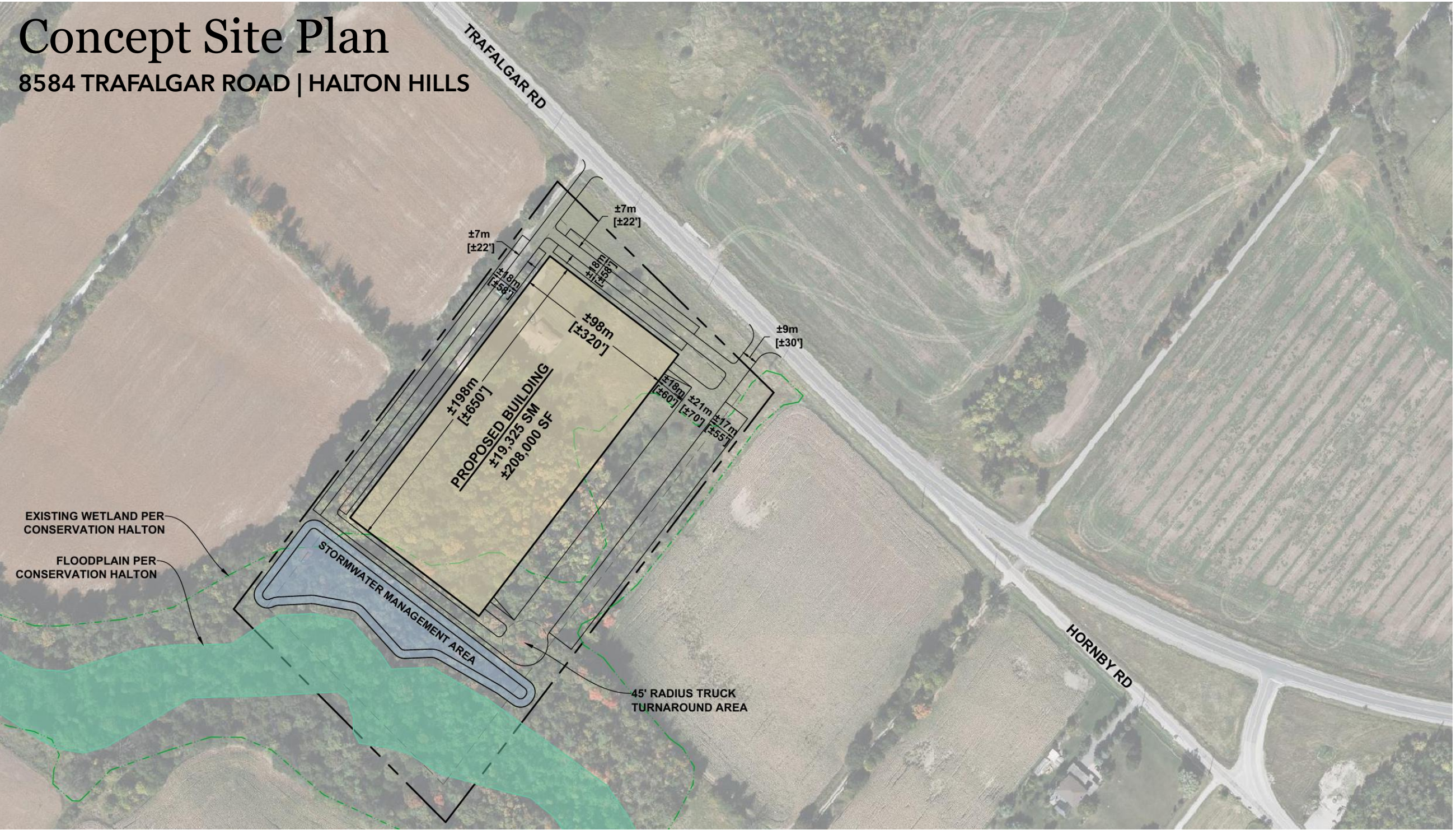
Regional Corridor

New Community Area	700 ha
New Employment Area	670 ha
Total New DGA	1,370 ha



Concept Site Plan

8584 TRAFALGAR ROAD | HALTON HILLS



Location & Key Demographics

8584 TRAFALGAR ROAD | HALTON HILLS

10 KM RADIUS

POPULATION
103,391
LABOUR FORCE
58,085
MEDIAN AGE
38
HOUSEHOLDS
31,895
MEDIAN HH INCOME
\$131,000

10-15 KM RADIUS

POPULATION
242,280
LABOUR FORCE
133,540
MEDIAN AGE
37
HOUSEHOLDS
71,715
MEDIAN HH INCOME
\$130,000

15-20 KM RADIUS

POPULATION
383,584
LABOUR FORCE
208,370
MEDIAN AGE
36
HOUSEHOLDS
112,210
MEDIAN HH INCOME
\$122,000

MAJOR EMPLOYMENT SECTORS

Advanced Manufacturing

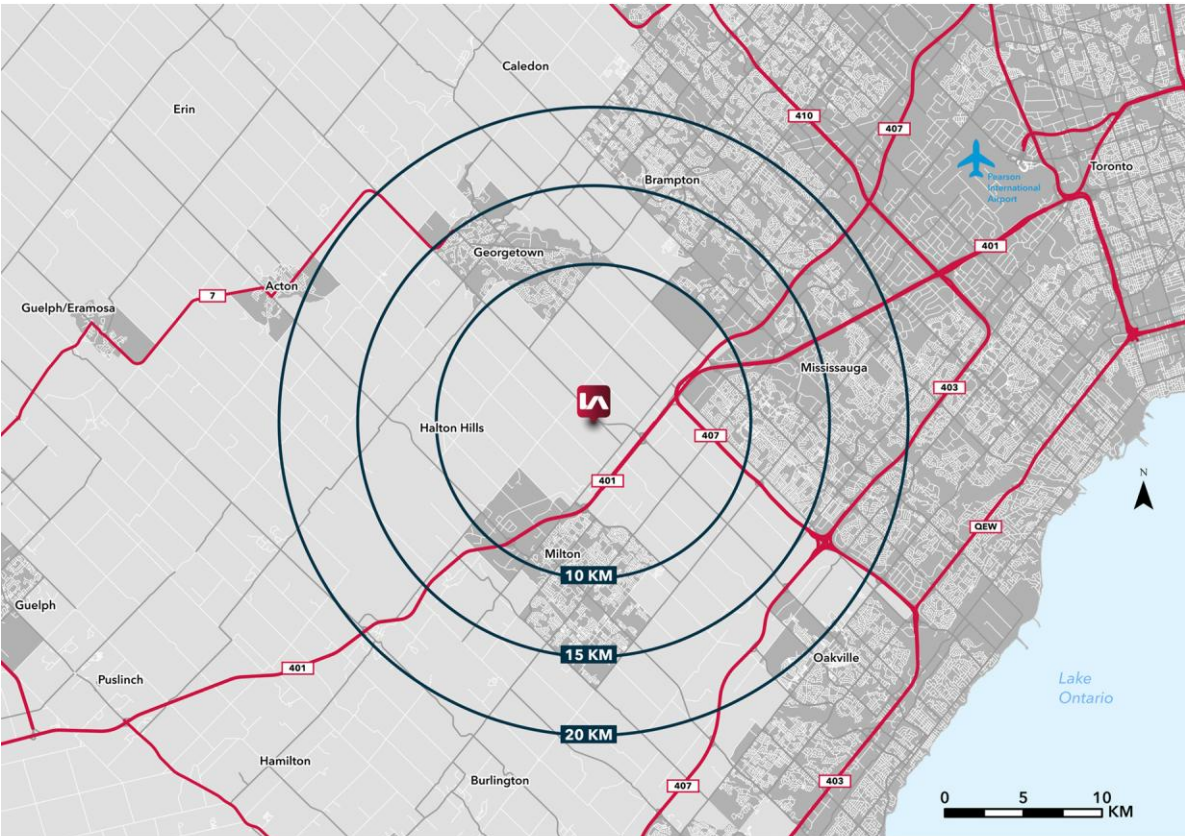
The Advanced Manufacturing sector makes up 20% of the workforce in Halton Hills. It stands as the town's second-largest employment industry, hosting more than 10% of the advanced manufacturing companies in the Halton Region. Halton Hills attracts prominent manufacturing companies across various sectors, such as metalworking, fabricated metals, machinery, food and beverage, plastics, and automotive.

Renewables and Clean Technology

Halton Hills is fully committed to Renewable Energy and Clean Technology which is driven by its ambitious aim to achieve net-zero emissions by 2030. The town's dedicated council is already taking substantial steps like installing solar panels, embracing low-carbon geothermal systems, and exploring zero-emission vehicles for public transit expansion.

Food and Agri-Business

Halton Hills strategically positions itself within one of North America's significant Food and Beverage Processing (FBP) clusters, with the FBP sector employing 5% of the town's workforce. Impressively, the town's third, fourth, and fifth largest employers all belong to this sector, reflecting its prominent presence. This achievement is driven by Halton Hills' advantageous location, diverse urban core, proximity to agricultural sources, and a strong foundation of innovation.



HALTON HILLS SUBMARKET



TOTAL POPULATION
62,951



LABOUR FORCE
36,155



AVERAGE HOUSEHOLD INCOME
\$150,800

Drive Time Analysis



HIGHWAY
401
3 MINS/ 2 KM



HIGHWAY
407
5 MINS/ 5 KM



HIGHWAY
403
14 MINS/ 19 KM



HIGHWAY
410
13 MINS/ 18 KM



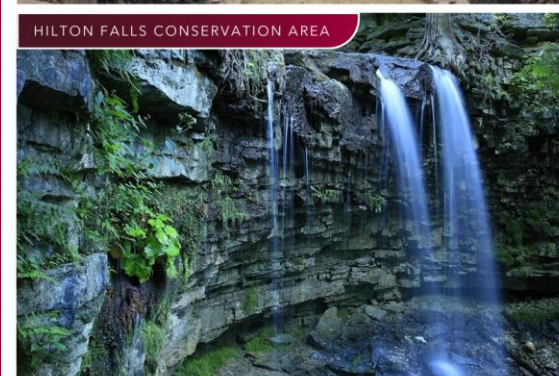
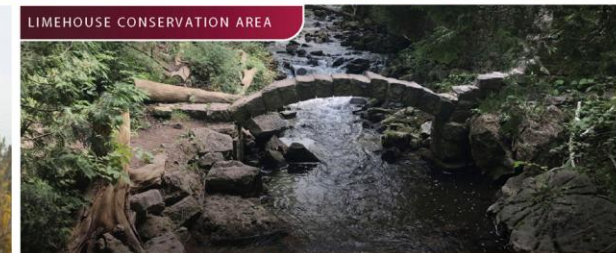
PEARSON I'NTL
AIRPORT
15 MINS/ 19 KM

HALTON HILLS

Halton Hills, Canada, is a captivating canvas for new developments, with its unique blend of natural beauty and strategic location. Nestled amidst the picturesque landscapes of Ontario, this thriving community offers a multitude of compelling reasons for investment:

- **Scenic Charm:** Halton Hills boasts stunning natural vistas, including the renowned Niagara Escarpment and the picturesque Credit River, creating a serene and visually appealing backdrop for any development.
- **Strategic Location:** Situated conveniently within the Greater Toronto Area, Halton Hills provides easy access to major transportation routes, including Highways 401 and 407, making it an ideal hub for businesses and residents alike.
- **Economic Vitality:** The town's robust economy is fueled by diverse industries, including manufacturing, technology, and agriculture. A supportive business environment and access to a skilled workforce make it an attractive destination for investment.
- **Community Focus:** Halton Hills prioritizes community well-being, offering an exceptional quality of life with excellent schools, healthcare facilities, and recreational amenities. The town's commitment to sustainable growth ensures a high standard of living for residents.
- **Heritage and Culture:** Rich in history and culture, Halton Hills features charming heritage districts and cultural events that add character and appeal to the community.
- **Green Initiatives:** The town is dedicated to environmental sustainability, with numerous green spaces, conservation areas, and initiatives aimed at preserving its natural treasures.
- **Development Opportunities:** With available land parcels and a supportive local government, Halton Hills presents a golden opportunity for forward-thinking developers to shape the future of this remarkable town.

In summary, Halton Hills combines the allure of natural beauty, strategic positioning, economic strength, and a strong sense of community, making it a truly amazing location for new developments that promise to thrive and enrich the lives of its residents for generations to come.



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