



FOR SALE

9297 THIRD LINE, HALTON HILLS

99 ACRES | AGRICULTURE LAND/FUTURE DEVELOPMENT

Sal Sgambelluri
Vice President, Principal
Sales Representative
416.722.2313
salsgam@lee-associates.com

Anthony Cutrara
Senior Vice President, Principal
Sales Representative
416.735.7400
acutrara@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING | 9297 THIRD LINE, HALTON HILLS



PROPERTY DETAILS

PIN	250220072
Location	Third Line / 5 Side Road
Lot Area	99.096 Acres
House	4-Bedrooms, 2-Bathrooms
Garage	3-Car Garage
Barn	± 4,000 Sq. Ft (2 ½ Levels)
Rental Income	Contact Listing Agents
Cash Crop Income	Contact Listing Agents
Frontage	±1,824' Third Line
Depth	±2,261'
Zoning	A - Agricultural
Potential Land Use	OP Employment Lands located immediately south of 5 Side Road
Services	South of 5 Side Road
Development Charges (April 2025)	\$17.92 per Sq. Ft. (Non-Residential) \$25.05 per Sq. Ft. (Non-Industrial)
Topography	Mostly Flat / Rolling
Property Taxes	\$7,052.62 (2025)
Asking Price	\$19,950,000

Lee & Associates Toronto is pleased to present **9297 THIRD LINE, HALTON HILLS** (the "Site"). The Site offers investors and developers an excellent opportunity to capitalize on an up-and-coming market poised with significant growth potential. The Site consists of 99.096 acres of which an estimated 30 acres are within the Greenbelt Overlay. The site is located on Third Line north of 5 Side Road, immediately north of the New Orlando Industrial Business Park. The Site is currently zoned Agricultural and located in a growing corridor with strong regional access, providing investors and developers with an opportunity to strategically position themselves to expand this growing community.

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.

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.

ZONING HALTON HILLS

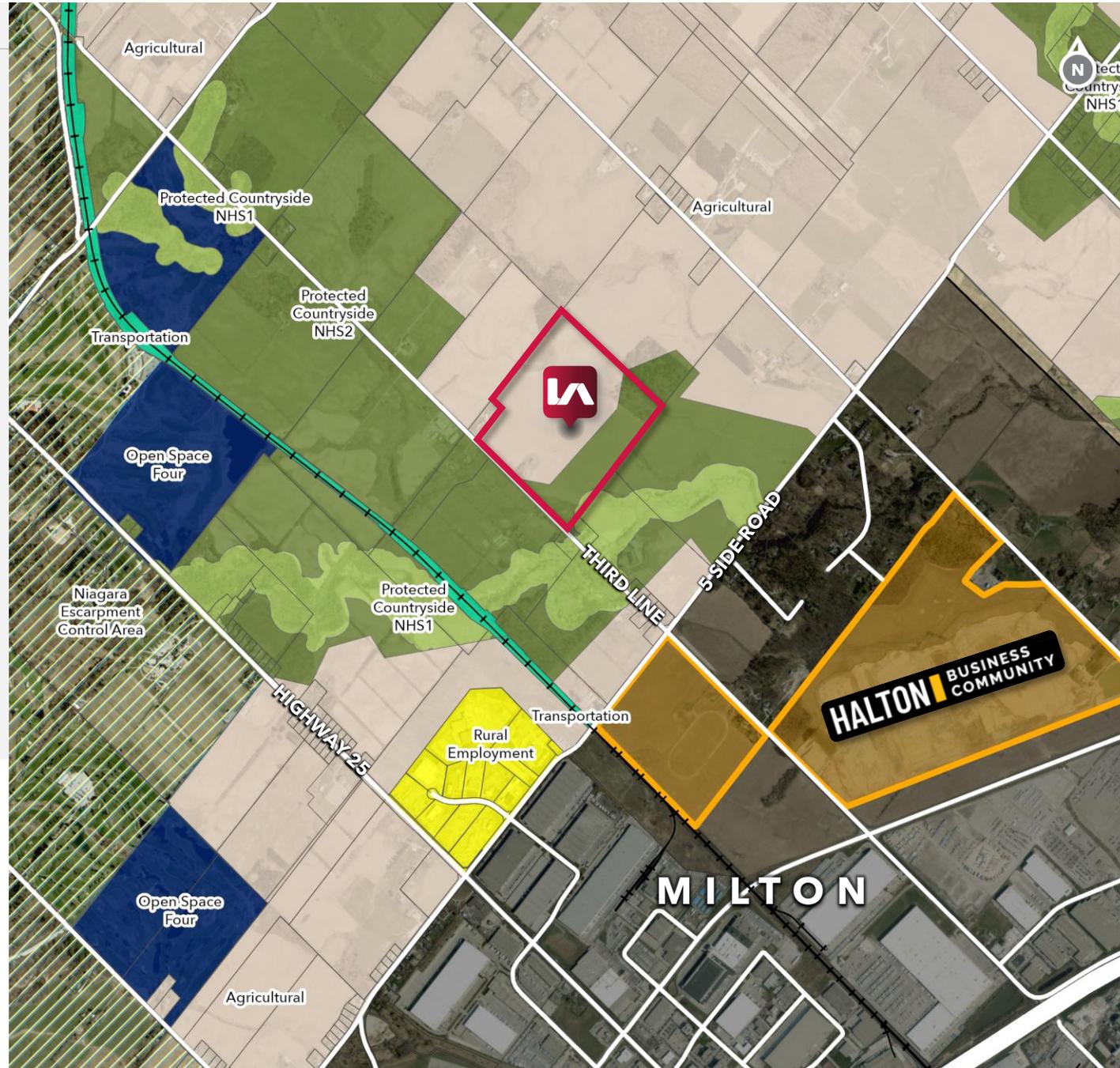
AGRICULTURAL (A)

As per the Town of Halton Hills the subject site is zoned **(A) Agricultural and (PC-NHS2) Protected Countryside Natural Heritage System Two.**

The site is in close proximity to the urban boundary, with a portion of the southern part of the subject site falling within the Greenbelt overlay and is approximately 30 acres.

While the existing Agricultural zoning permits limited rural and agricultural uses, the property is located immediately north of the New Halton Business Community - Business Park which is currently being built out to include an anticipated **4.9M Sq. Ft.** of prestige industrial space and will support a range of employment uses such as logistics, warehousing, and manufacturing.

-  Niagara Escarpment Control Area
-  Protected Countryside NHS2
-  Protected Countryside NHS1
-  Agricultural
-  Open Space Four
-  Rural Employment

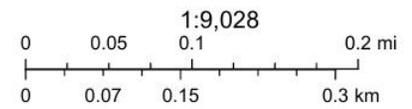


CONSERVATION HALTON HILLS

Conservation Halton Regulation Mapping



- | | | | |
|-------------------------------------------|----------------------------------|-----------------------------|------------------|
| Parcels | Shoreline Hazard | Floodplain Hazard | Spill Arrows |
| Approximate Regulation Limit | Stable Top of Bank (STOB) Hazard | Headwater Floodplain Hazard | Spill Lines |
| Shoreline 100 year Flood Elevation Hazard | Wetland Hazard | Meander Belt Hazard | Waterflow |
| Shoreline Dynamic Beach Hazard | Spill Zone Hazards | Consult Conservation Halton | Non-Regulated |
| | | | Regulated |



Conservation Halton, 2024. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Peel Region, Town of Oakville, Vantor, Conservation Halton, 2025

Conservation Halton, 2023
Conservation Halton, 2023

LOCATION OVERVIEW



LABOUR & DEMOGRAPHICS

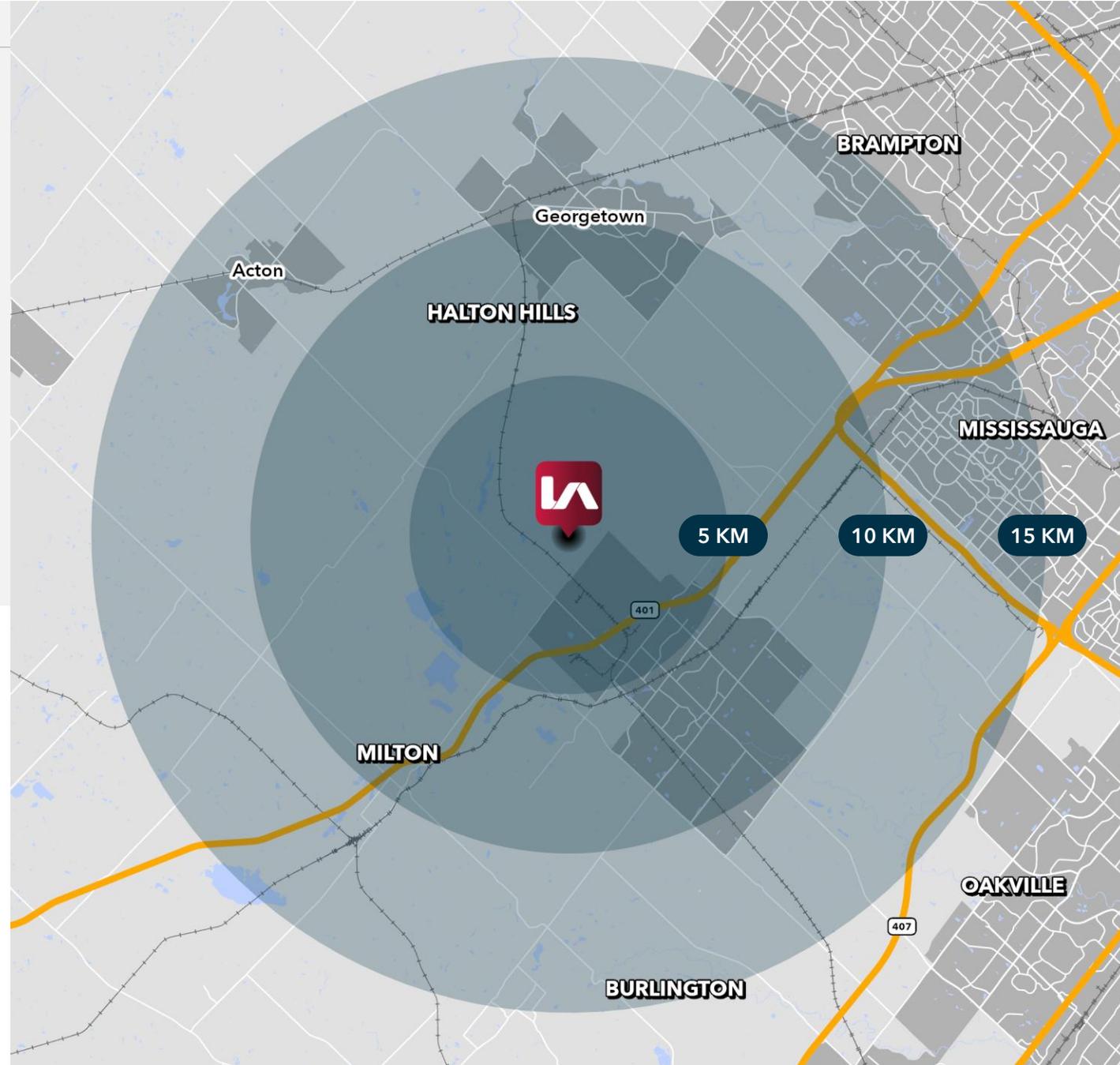
HALTON HILLS

Strategically located within the western Greater Toronto Area, Halton Hills offers a premier location for businesses seeking scalability, multimodal connectivity, and access to a highly educated workforce in Southern Ontario.

Bordering Milton, Brampton and Mississauga, Halton Hills benefits from its proximity to major highways, railways, and Toronto Pearson International Airport.

With over 115 manufacturers and operations within key sectors including advanced manufacturing, agri-food, logistics, and clean technology, Halton Hills sustains a diverse and innovation-driven economy. The Town continues to attract investment through a strategic economic development framework and business incentive programs, along with significant residential future growth.

The regional talent pipeline is supported by a high level of educational attainment, with 75% of Halton Region residents holding post-secondary credentials and 20% specializing in science, technology, engineering, or mathematics.



62,951

TOTAL
POPULATION



36,155

LABOUR
FORCE



63%

EMPLOYMENT
RATE



9297 THIRD LINE, HALTON HILLS



Sal Sgambelluri
Vice President, Principal
Sales Representative
416.722.2313
salsgam@lee-associates.com



Anthony Cutrara
Senior Vice President, Principal
Sales Representative
416.735.7400
acutrara@lee-associates.com



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

Lee & Associates Commercial Real Estate Inc., Brokerage. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.