



## Development Land

**Acreage: 10 Acres**

**Price: \$1,250,000.00**

King City residential development land. 10 acres on King Road. Designated as Low Density Residential 1 Area and Environmental Protection. Future road connection provided through adjacent property with approved draft plan. Attractive table land bounded with treed, stream valley system.

Property to be developed with Municipal water and sanitary sewers.

The subject property is described as Part of Lots 6 & 7, Concession 4, Township of King and more particularly described as Parts 2 & 6, Plan 65R-24459.

The subject property is situated on the north side of King Road, approximately 2,000 feet east of Jane Street. To the west is a 50 acre property, recently approved with a draft plan of subdivision. This approved draft plan provides for an internal road intended to extend easterly into the subject property. Lands adjacent to the north and east of the property are designated as Environmental Protection.

The subject property is 9.87 acres in area with a frontage onto the King Road of 171 feet. The property consists of clear table land extending east from the westerly lot line. This table land is framed by a treed valley to the east and north while a small woodlot is located next to the front or south portion of the site.

Presented by

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The subject property is located within the planning boundary of the village of King City, as per OPA 540. King City, with a current population of 5,000 persons has experienced virtually no growth over the past 20 years due to lack of servicing infrastructure. King City is now connected to the York/Durham Sanitary Servicing System and projects are moving forward to provide additional water capacity. Under the approved King City Community Plan (OPA 540) the village will have a design population of 12,000 by the year 2021.

Under the King City Community Plan, the property is designated as Low Density Residential Area 1 and Environmental Protection Area. This residential designation permits full serviced residential development at a gross density of 5 to 6 units per hectare.