

YONGE & HARRIS

40-60 Harris Avenue, Richmond Hill, ON

PARTIALLY SERVICED 49-UNIT TOWNHOUSE DEVELOPMENT OPPORTUNITY



THE DEVELOPMENT



SITE AREA
2.55 Acres (111,299 SF)



SITE DIMENSIONS
290 ft x 385 ft



PROJECT GFA
118,536 SF



OF UNITS / BLOCKS
49 Units / 8 Blocks



UNIT TYPE
3-Storey, 4-Bedroom
Traditional Townhouses



AVG. UNIT SIZE / FRONTAGE
2,419 SF / 20 Feet



ENTITLEMENT STATUS
Municipal Approvals Received
Permits Ready to be Issued*



SERVICING STATUS
Roadway Graded & Paved
Municipal Services Installed

**Subject to payment of outstanding Development Charges*

THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 40A, 40B and 60 Harris Avenue, Richmond Hill, Ontario (the “Property” or “Site”), a unique opportunity to acquire a 2.55-acre, partially serviced townhouse development site in one of the GTA’s most sought-after residential markets.

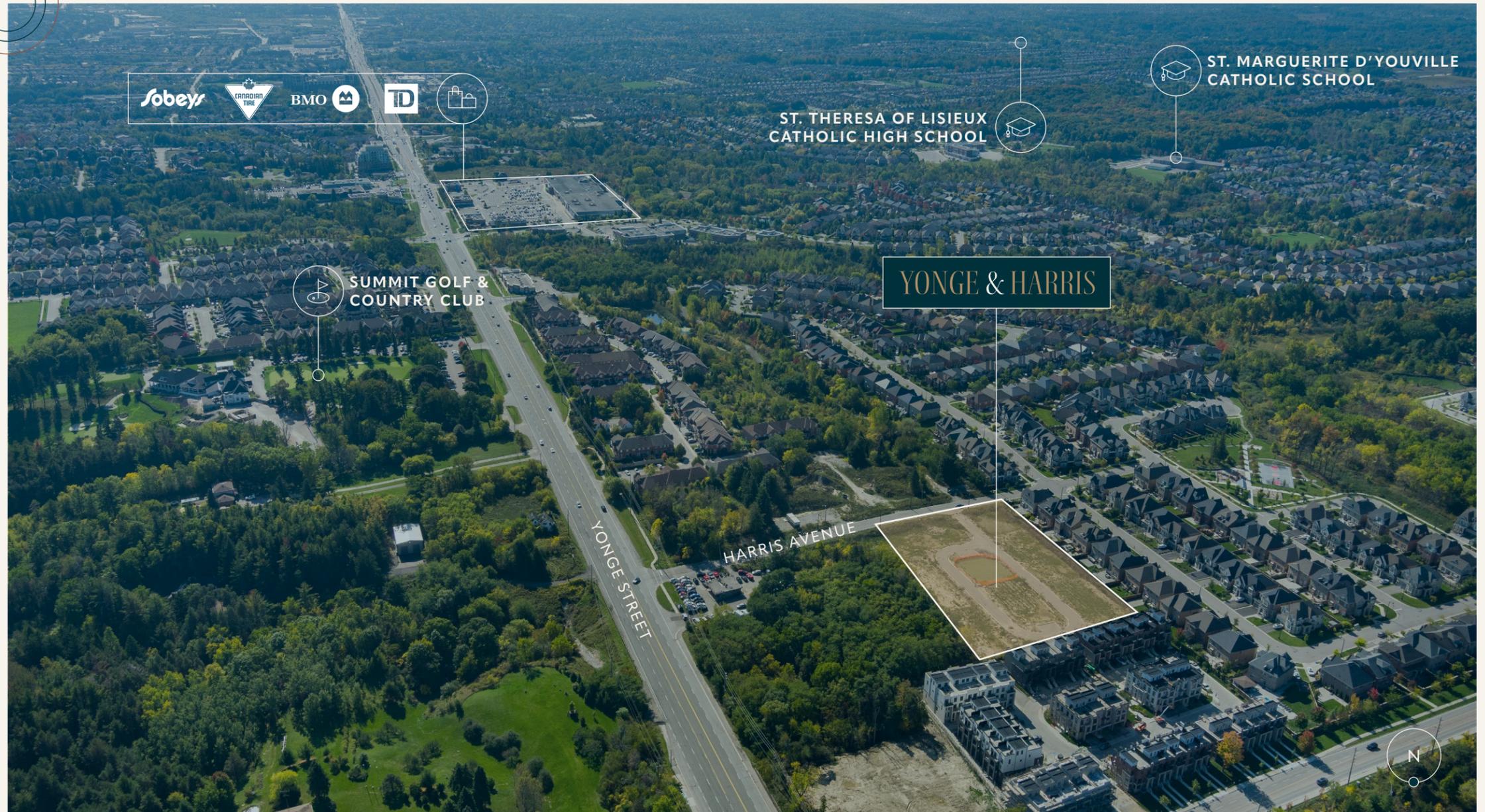
The Site is located 100 metres west of Yonge Street, on the north side of Harris Avenue, within the desirable Jefferson neighbourhood in north Richmond Hill, east of King City. The existing approved development concept comprises 49 townhouse units across eight blocks, with the majority of the public road and private site servicing completed to date.

York Region has seen a major transformation in recent years, with Vaughan, Markham and Richmond Hill continuing to experience remarkable growth and densification. There are a number of projects in the immediate area that have been recently developed or

are currently proposed due to the resilient demand in this submarket. Richmond Hill remains one of the most attractive residential markets to live in the Greater Toronto Area (“GTA”), owing to its excellent offering of amenities and education, including nearby Summit Golf & Country Club, Richmond Hill High School, St. Theresa of Lisieux Catholic High School, Richmond Green Sports Centre and Park, and Hillcrest Mall, among others. Due to its high quality of life, Richmond Hill has an affluent demographic profile, with an average household income over \$175,000 and a homeownership rate of approximately 85% within a 3-kilometre radius of the Property.



KEY INVESTMENT HIGHLIGHTS

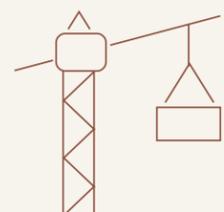


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1 Opportunity to Complete Project in Near-Term

The Property offers a future developer the opportunity to acquire a development site that is well-advanced from a servicing standpoint and allows for construction to start imminently. The ability to build out the project in the near-term significantly reduces development risk for a purchaser. Several key servicing requirements have been completed to date, including grading and paving of the private roadway, installation of municipal services to lot lines and public roadway servicing along Harris Avenue on behalf of the neighbouring property owners.



2 Resurgent Market Fundamentals

Development in Richmond Hill continues to appeal to the GTA's most prominent builders, owing to its strong population growth and ideal demographic supporting residential housing demand. Housing market conditions have tightened in Richmond Hill during the first two months of 2026, with new listings for resale homes decreasing at a faster pace than home sales. The Bank of Canada's 25-basis point rate cuts in September and October of 2025 are expected to lead to further improvement in market activity once sale prices level off and trade uncertainty subsides.





3 Established Residential Community

The Property is located in the north end of Richmond Hill, one of the GTA's most desirable residential municipalities, offering an attractive blend of suburban green spaces and urban convenience. With excellent access to the 400-series highway network and multiple forms of transit, as well as a wide range of amenities and a highly developed education sector, Richmond Hill provides residents with a unique combination of rural and urban amenities.



Summit Golf & Country Club
Source: scoregolf.com



Oak Ridges Conservation Reserve
Source: alltrails.com



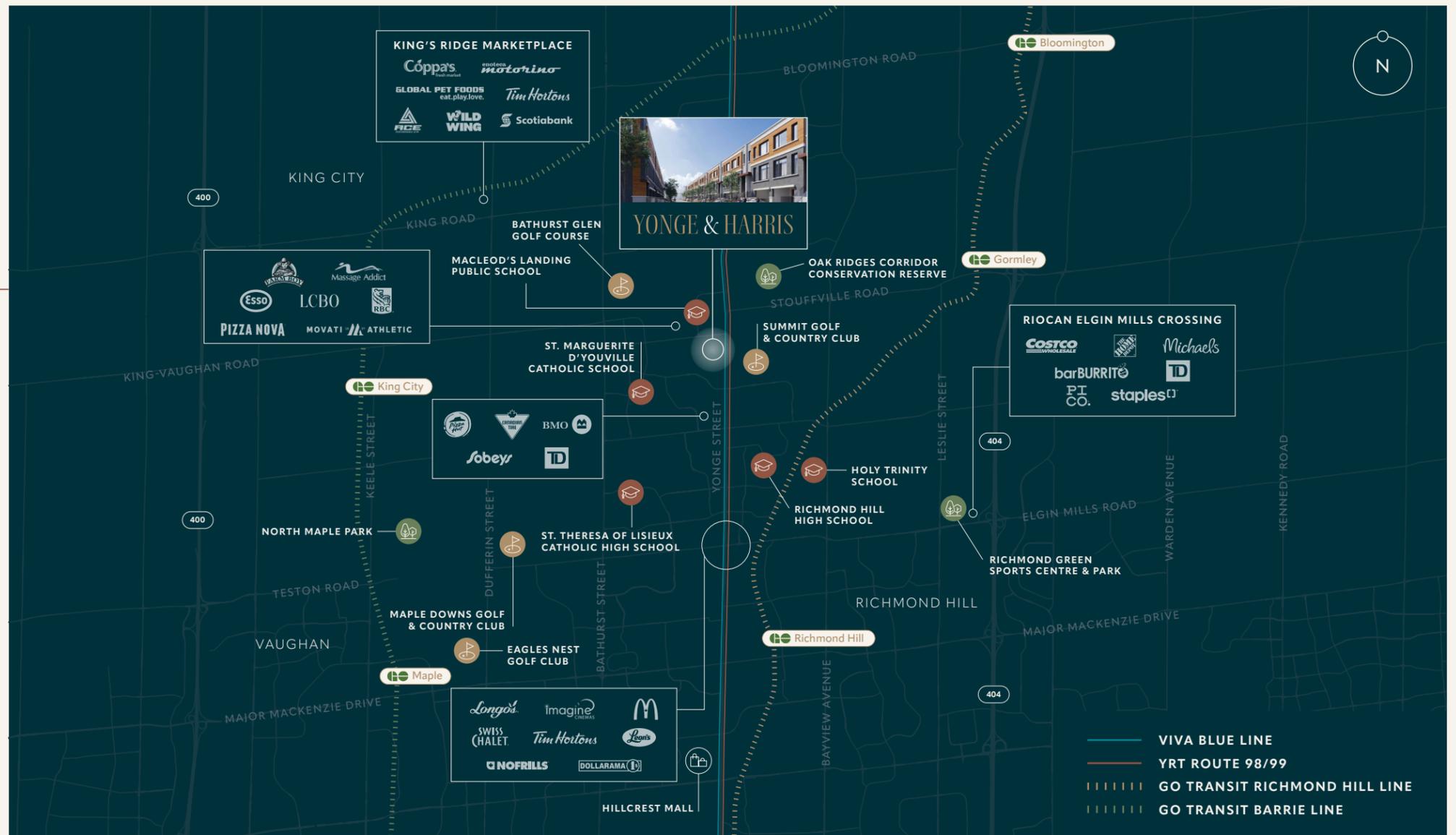
APPROVED SITE PLAN



4 Affluent Demographic Profile

Richmond Hill continues to experience substantial growth and is expected to reach approximately 300,000 residents by 2051, driven by major infrastructure projects planned over the next decade such as the Yonge North Subway Extension. With an average household size of 2.8 people, Richmond Hill has a strong presence of family households and is characterized by a diverse range of age groups. In addition, the average household income within 3 kilometres of the Property is \$176,844 and nearly two-thirds of all households have an average household income above \$100,000, reflective of the affluent population within the immediate area.

Source: JLL, ESRI, City of Richmond Hill



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OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties are invited to submit a Letter of Intent to the Advisor for consideration.

All inquiries regarding the Property should be directed to:

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