



**CUSHMAN &
WAKEFIELD**
Waterloo Region

FOR SALE

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16 SPENCE STREET

SOUTHAMPTON, ON



DRAFT PLAN APPROVED MIXED-DENSITY RESIDENTIAL COMMUNITY

DEVELOPMENT OPPORTUNITY



A 2.59-HECTARE MIXED-DENSITY RESIDENTIAL DEVELOPMENT SITE IN THE GROWING LAKESIDE COMMUNITY OF SOUTHAMPTON, ONTARIO.

Located at 16 Spence Street, Southampton, Ontario, the property occupies a prominent position at the northeast corner of Grenville Street South and Spence Street. Situated on the southern edge of the Town of Southampton, the site offers an ideal balance of a quiet residential setting while remaining within easy reach of the town's amenities. Downtown Southampton, the Saugeen River, and the renowned Lake Huron waterfront and beaches are approximately a 30-minute walk or a short drive from the property.

Comprising two contiguous parcels totaling approximately 2.59 hectares (6.40 acres), the property benefits from substantial frontage along Spence Street with additional exposure on Grenville Street South. The site's size, configuration, and corner location provide excellent access and flexibility for a thoughtfully planned residential community.

LEGAL DESCRIPTION

Part of Lots 52 and 53, Lots 54 to 69, Registered Plan 30 Part of Park Lot 16, East of Grenville Street Geographic Town of Southampton Town of Saugeen Shores County of Bruce

LOT SIZE:

2.59 Hectares (6.40 Acres)

ZONING

R2 – Residential Second Density Zone
R4 – Residential Fourth Density Zone

OF UNITS

69 residential dwelling units

SALE PRICE

\$4,750,000

LAKESIDE LOCATION

A VISION FOR MODERN LAKESIDE LIVING

The proposed development will transform the 2.59-hectare (6.40-acre) site into a thoughtfully planned mixed-density residential community featuring:

- 36 Stacked Townhomes
- 22 Street Townhomes
- 15 single-family residential lots

The proposed mix of housing offers a diverse residential product that responds to Southampton's growing housing demand. Combined with its strategic location and development potential, the property presents an outstanding opportunity to create a high-quality residential community in one of Ontario's premier lakeside markets.



LOCATION & LIFESTYLE

LOCATION HIGHLIGHTS

Premier Southampton Location – Located in one of Ontario's most sought-after Lake Huron communities, known for its waterfront lifestyle and small-town charm.

Minutes to Downtown & Beaches – Close to downtown Southampton, Lake Huron beaches, the marina, and waterfront parks.

Established Residential Neighbourhood – Surrounded by existing residential development, ideal for a thoughtfully planned community.

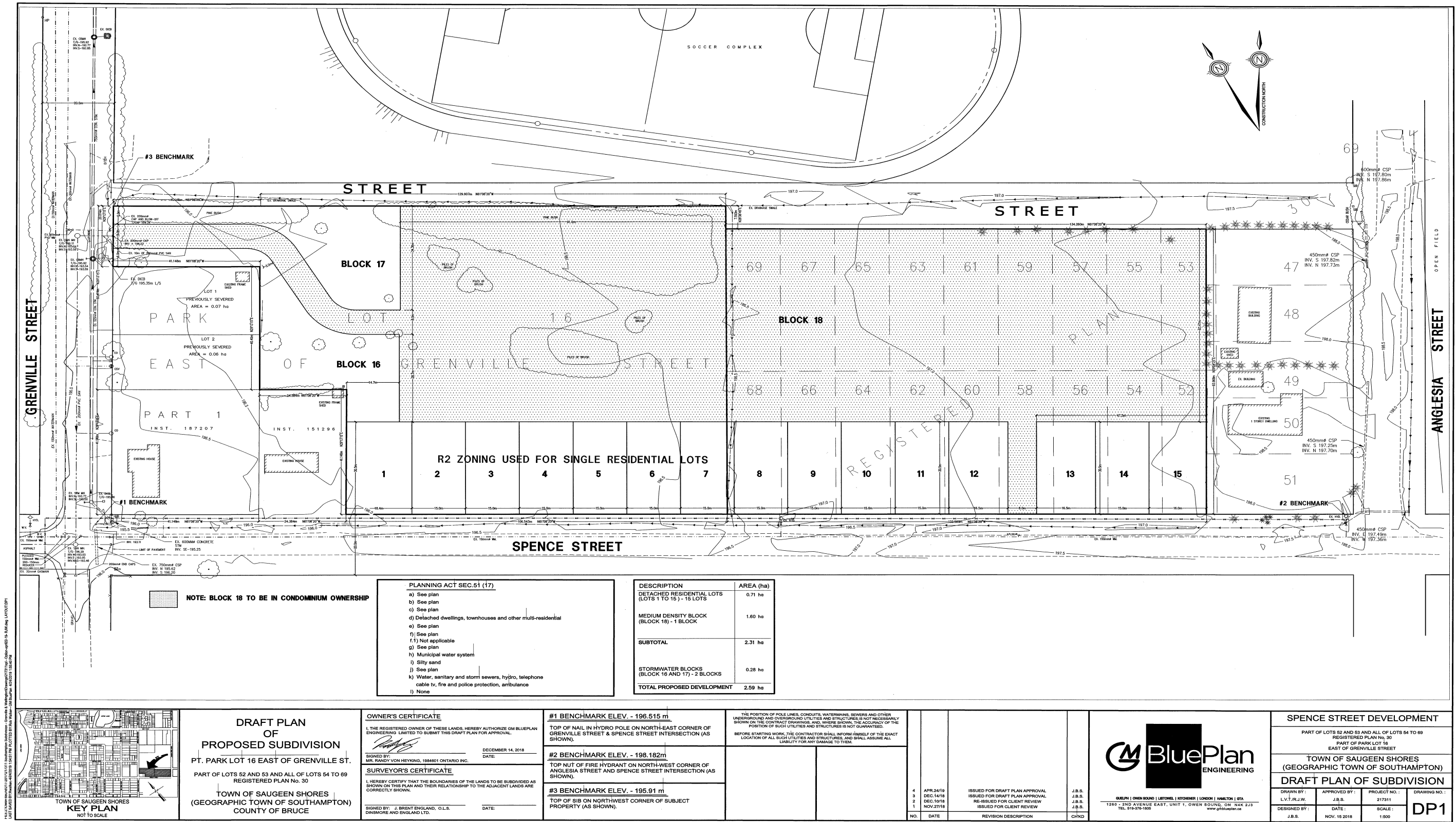
Exceptional Lifestyle Amenities – Near golf courses, trails, the Saugeen River, and year-round recreational opportunities.

Growing Housing Market – Located in the Municipality of Saugeen Shores, benefiting from continued population growth and housing demand.

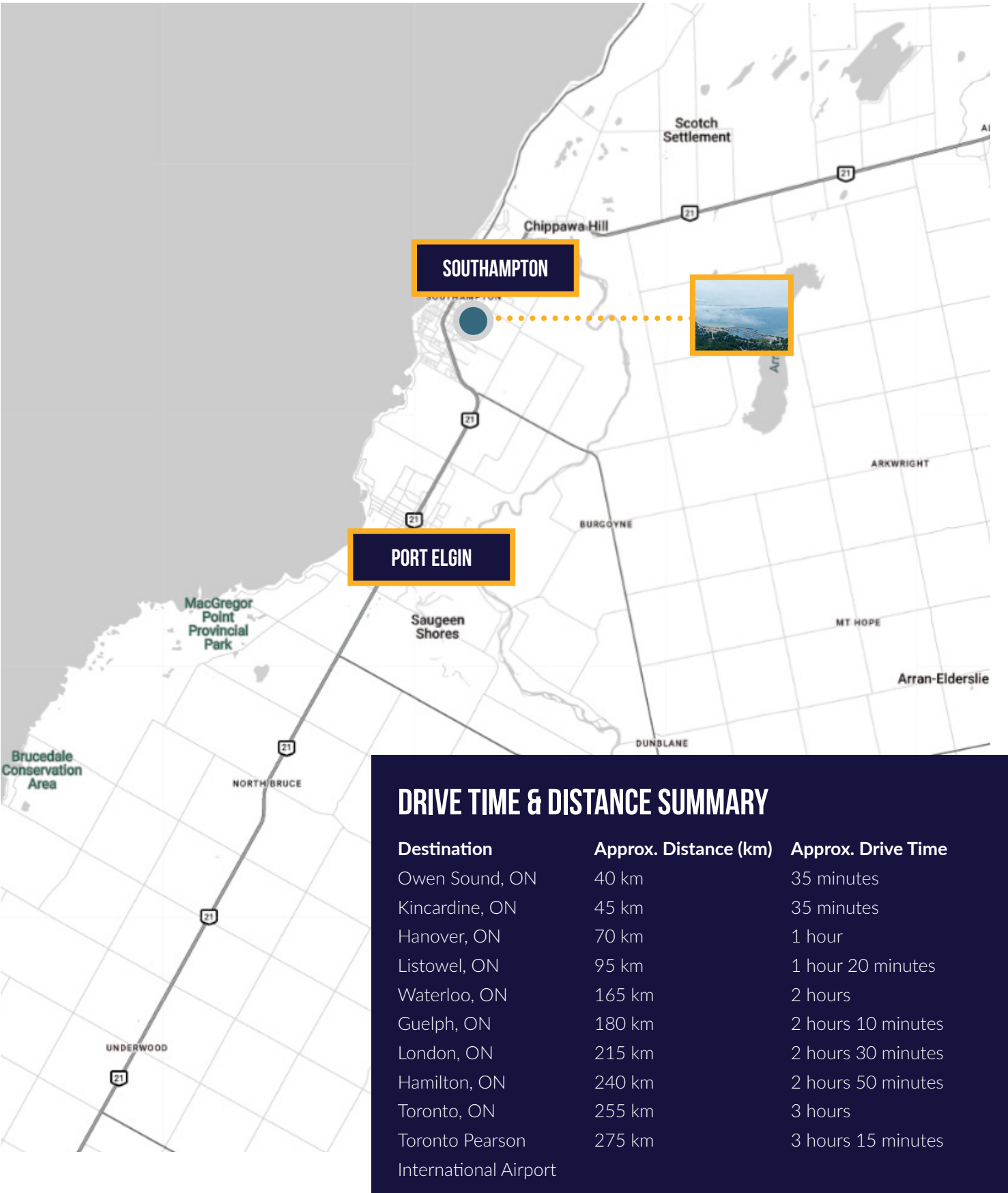
Bruce Power Employment Hub – Approximately 30 minutes from Bruce Power, supporting long-term residential demand.



SITE PLAN



LOCATION MAP



SOUTHAMPTON, ONTARIO

A PREMIER LAKE HURON COMMUNITY OFFERING AN EXCEPTIONAL LIFESTYLE AND STRONG LONG-TERM INVESTMENT FUNDAMENTALS

Nestled along the shores of Lake Huron within the Municipality of Saugeen Shores, Southamptton is one of Ontario's most picturesque waterfront communities. Known for its white sand beaches, historic downtown, vibrant arts scene, and relaxed small-town atmosphere, Southamptton attracts a diverse mix of permanent residents, retirees, seasonal homeowners, and visitors seeking an exceptional lakeside lifestyle.

The community benefits from a strong regional economy anchored by Bruce Power, one of Canada's largest employers, which continues to support population growth, housing demand, and long-term economic stability. Combined with excellent recreational amenities, schools, healthcare services, marinas, golf courses, and year-round outdoor activities, Southamptton offers an outstanding quality of life for residents of all ages.

With limited opportunities for new residential development, continued population growth throughout Saugeen Shores, and increasing demand for a variety of housing options, Southamptton presents an exceptional opportunity for residential development in one of Ontario's most sought-after waterfront markets.

MARKET HIGHLIGHTS

- Located in Saugeen Shores, one of Bruce County's fastest-growing municipalities with continued population and residential growth.
- Premier Lake Huron waterfront community renowned for its beaches, historic downtown, marina, and vibrant year-round lifestyle.
- Strong housing demand supported by the long-term employment base and continued investment at Bruce Power.
- Established tourism and recreation destination, attracting residents and visitors with golf, boating, trails, beaches, and cultural events.
- Limited supply of new development opportunities, creating strong fundamentals for future residential investment.
- Highly desirable market for families, retirees, professionals, and seasonal homeowners seeking waterfront living.



A GENERATIONAL ECONOMIC ENGINE

THE BRUCE C NUCLEAR EXPANSION — A ONCE-IN-A-GENERATION CATALYST FOR SAUGEEN SHORES

On May 7, 2026, the Government of Ontario directed the IESO to enter a cost-sharing agreement enabling Bruce Power to advance the Bruce C Project – the province's first large-scale nuclear build in over 30 years. Located approximately 20 km from Port Elgin, the proposed 4,800 MW expansion would make Bruce Power the largest nuclear generating facility in the world, driving unprecedented long-term employment and housing demand into the Saugeen Shores market.



Illustration: Bruce Power's Bruce A & B Nuclear Generating Stations on the Lake Huron shoreline, Kincardine – site of the proposed Bruce C expansion.

18,900
jobs/year during
construction

6,700
permanent jobs once
operational

\$238B
added to Canada's
GDP over its life

Provincial estimates, Bruce C Project – Government of Ontario / Bruce Power (May 7, 2026).

DIRECT IMPACT ON THE LOCAL ECONOMY

An independent Ontario Chamber of Commerce analysis quantifies the benefit flowing directly into the surrounding Bruce, Grey and Huron County communities:

\$2B average annual contribution to LOCAL GDP	\$427M in annual labour income to the region
3,400 full-time jobs in surrounding communities	\$55M annual municipal tax revenue (Clean Energy Frontier)
15,900 of the construction jobs based in Ontario	95% of Bruce Power's spending stays in Canada

Saugeen Shores has already recorded 16% population growth (2016–2021) – among the fastest in Bruce County – and Bruce C will add thousands of skilled workers and their families to an under-supplied housing market. Bruce Power is entering funding agreements with the Town of Saugeen Shores to plan for pressure on housing, infrastructure and services, and independent polling found 91% of residents believe the project will be good for the community. For a shovel-ready, mixed-density site 100 metres from Lake Huron, 15 Market Street is exceptionally positioned to capture this sustained, long-horizon demand.





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