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PROPERTY ID

2556 BURSLEM

BUILDER/INVESTOR OPPORTUNITY

Prime Mississauga Lot with Development Potential

An exceptional investment opportunity featuring a 100.3 x 163.2 ft lot in Cooksville with dual-home development potential or custom renovation possibilities.

AI-Generated Concept

LOCATION

2556 Burslem Road, Cooksville

REPORT DATE

January 2026

01 — EXECUTIVE SUMMARY

A Rare Development Opportunity in Mississauga's Core

2556 Burslem Road represents a once-in-a-generation opportunity for builders and investors seeking high-value development potential in one of Mississauga's most strategically positioned neighborhoods. This exceptional property features a generous 100.3 x 163.2 ft lot—significantly larger than typical urban parcels—offering the rare flexibility to either construct dual luxury homes or execute a premium custom renovation. Located in the heart of Cooksville, this property sits within a rapidly appreciating corridor benefiting from major municipal infrastructure investments, transit expansion, and Vision Cooksville's transformative urban renewal plan. With Mississauga's housing market projected to rise 3% in 2026 and institutional investors increasingly targeting the GTA, this property offers sophisticated developers an unmatched combination of location scarcity, zoning flexibility, and capital appreciation potential. The timing is optimal: interest rates are stabilizing, construction costs are moderating, and demand for luxury housing in transit-oriented communities continues to outpace supply.



AI-Generated Concept

16,372

SQUARE FEET LOT

699+

CURRENT SQ FT

3

BEDROOMS

2

DEVELOPMENT OPTIONS

02 — SITE & PROPERTY HIGHLIGHTS

Physical Advantages & Development Specifications



Exceptional Lot Dimensions

100.3 x 163.2 ft (16,372 sq ft) — significantly above average for urban Mississauga, providing flexibility for dual-home subdivision or expansive custom estate development.



Dual Development Potential

Zoning and lot size support the construction of two luxury detached homes, maximizing ROI through dual-unit sale strategy or rental income generation.



Existing Structure Value

Current 699+ sq ft, 3-bedroom home offers immediate renovation-to-luxury potential or serves as holding property during development planning.



Transit-Oriented Location

Walking distance to Cooksville GO Station and future Hurontario LRT, placing the property within Mississauga's highest-demand transit corridor.



Highway Accessibility

Minutes from Highway 403 and QEW, offering unparalleled connectivity to Toronto, Oakville, and the Greater Golden Horseshoe employment centers.



Established Neighborhood Character

Mature trees, established infrastructure, and proximity to Camilla Park and Huron Park Community Centre enhance property desirability and resale value.



Vision Cooksville Alignment

Property benefits from municipal commitment to transform Cooksville into a vibrant downtown core with enhanced walkability, cycling infrastructure, and mixed-use development.



Capital Appreciation Trajectory

Cooksville real estate values are rising faster than Mississauga average due to intensification policies, transit investments, and proximity to employment hubs.

03 — THE COOKSVILLE APPEAL & END-BUYER DEMAND

Community Advantages & Resale Liquidity

Cooksville represents Mississauga's most dynamic and strategically positioned neighborhood, offering residents an unparalleled blend of urban convenience, cultural diversity, and recreational abundance. The community's central location provides immediate access to major shopping districts along Dundas Street and Hurontario Street, featuring diverse international cuisines, boutique retail, and essential services within walking distance.

Recreation & Green Space

Residents enjoy extensive recreational facilities including Camilla Park's soccer fields, Huron Park Community Centre—Mississauga's largest community hub—featuring a gymnasium, ice arena, swimming pool, therapy pool, and meeting rooms. The neighborhood's leisure trails and splash pads provide year-round family-friendly activities.

Transit Excellence

Cooksville GO Station offers direct rail service to Union Station, making downtown Toronto commutes seamless. The upcoming Hurontario LRT will further enhance connectivity, positioning Cooksville as a premier transit-oriented community with reduced car dependency and increased property values.

Urban Transformation

Vision Cooksville—Mississauga's ambitious urban renewal initiative—is transforming the neighborhood into a safe, attractive, walkable downtown core. Future improvements include enhanced cycling infrastructure, pedestrian-priority streets, and mixed-use developments that will elevate the community's livability and investment appeal.

Cultural Vibrancy

The neighborhood's multicultural character is reflected in its diverse dining scene, international markets, and community events. This cultural richness attracts young professionals, families, and investors seeking authentic urban experiences within a welcoming, established community.

Why Buyers Choose Cooksville

Many homebuyers and renters prioritize Cooksville for its central location, easy highway access, proximity to major employers, and comprehensive transit options. The combination of urban amenities and neighborhood character creates a lifestyle that appeals to both first-time buyers and luxury home seekers—making it an ideal market for premium development projects.

04 — SCHOOL DISTRICT & PREMIUM RESALE VALUE

Educational Excellence & Family-Buyer Premium

The Cooksville area is served by a robust network of public and Catholic schools within the Peel District School Board and Dufferin-Peel Catholic District School Board. Families benefit from proximity to Cooksville Creek Public School and several highly-rated elementary and secondary institutions that enhance the neighborhood's family-friendly reputation.

Strong Academic Performance

While Cooksville's school test scores are slightly below the national average, the district is investing heavily in educational resources, teacher training, and student support programs. Many families prioritize the area's diverse learning environment, strong extracurricular offerings, and proximity to community recreation centers that complement academic development.

Cooksville Creek Public School

This well-established elementary school is committed to preparing students for a dynamic future by equipping them with skills, knowledge, and attributes that support their well-being and academic success. The school's focus on student achievement and community engagement makes it a trusted choice for local families.

Mississauga's Top Schools

Mississauga is home to several top-ranked elementary schools including Kenollie Public School, Hawthorn PS, Owenwood PS, and Plum Tree Park PS. High schools such as John Fraser Secondary, Lorne Park Secondary, and Gordon Graydon Secondary are recognized for academic excellence, with some areas reporting test scores 19% higher than the national average.

Investment Implications

Properties in strong school catchment areas consistently command premium pricing and attract stable, long-term tenants. Families prioritize educational quality when choosing neighborhoods, making school district strength a critical factor in rental demand and resale value appreciation. Research shows homes near top-rated schools can sell for 10-20% more than comparable properties in average-performing districts.

Educational Resources & Community Support

Beyond traditional schooling, Cooksville offers access to Huron Park Community Centre's youth programs, sports leagues, and enrichment activities. The neighborhood's commitment to education extends to libraries, tutoring centers, and after-school programs that support student success and family engagement—factors that enhance the area's appeal to buyers with children.

05 — ROI & INVESTMENT VALUE

Why 2026 is the Optimal Time to Develop

The Mississauga housing market is entering a period of measured recovery and strategic growth, creating ideal conditions for sophisticated investors and builders to capitalize on emerging opportunities. Multiple economic, demographic, and policy factors converge to make 2026 the optimal year to acquire and develop premium properties in transit-oriented neighborhoods like Cooksville.

Market Stabilization & Growth

RE/MAX forecasts that Mississauga average residential sale prices will increase by 3% in 2026, with sales anticipated to rise by 7% compared to 2025. This measured recovery—driven by pent-up demand rather than speculative frenzy—creates a stable foundation for long-term capital appreciation.

Institutional Capital Allocation

Industry leaders at the 2025 Real Estate Forum anticipated increased capital allocation and interest from institutional investors in 2026. This influx of professional capital signals confidence in the GTA's fundamentals and creates upward pressure on property values in well-located markets.

Low Condominium Starts

CMHC projects Ontario housing starts to fall to near 2-decade lows in 2026, driven by very low condominium pre-construction sales. This supply constraint will increase demand for detached and semi-detached housing, creating premium pricing opportunities for builders delivering luxury single-family homes.

Interest Rate Stabilization

After years of volatility, interest rates are holding steady in 2026, improving borrowing conditions for developers and end-buyers. This stability reduces financing risk and makes project economics more predictable, encouraging construction activity.

Transit Infrastructure Investment

The Hurontario LRT and ongoing GO Transit expansion are transforming Cooksville into a premium transit-oriented community. Properties within walking distance of rapid transit stations consistently outperform the broader market, with values appreciating faster than car-dependent neighborhoods. Studies show transit-adjacent properties can command 10-30% premiums.

Vision Cooksville Momentum

Municipal investment in Cooksville's transformation into a vibrant downtown core is accelerating. Enhanced walkability, cycling infrastructure, and mixed-use development policies are attracting young professionals and families, driving rental and resale demand for premium housing.

+3%

PROJECTED PRICE GROWTH 2026

+7%

PROJECTED SALES INCREASE

2-Decade

LOW HOUSING STARTS

06 — AGENT'S STRATEGIC ADVICE

Professional Recommendations: Positioning for Maximum ROI

After analyzing current market dynamics, municipal policy direction, and economic forecasts, I believe 2026 represents a rare convergence of favorable conditions for builders and investors targeting premium development opportunities in Mississauga. The window for acquiring large, well-located lots at pre-appreciation prices is narrowing rapidly.

Strategic Timing: The 2026 Advantage

Interest rate stabilization has restored confidence to the housing market without triggering the speculative frenzy that characterized 2020-2021. Construction costs are moderating as supply chains normalize, improving project economics. Simultaneously, Vision Cooksville's infrastructure investments are beginning to materialize—enhancing the neighborhood's appeal before values fully reflect these improvements. Developers who act now can acquire properties at today's prices while benefiting from tomorrow's appreciation driven by transit expansion, urban renewal, and demographic demand.

Recommended Development Pathways

Dual-Home Subdivision: Maximize ROI by constructing two luxury detached homes (2,500-3,000 sq ft each) targeting move-up buyers and young families. Sell both units to capture premium pricing or retain one as a rental property for long-term income generation. Projected gross revenue: \$3.0M-\$3.6M (based on comparable new builds in Cooksville selling at \$1.5M-\$1.8M each).

Custom Luxury Estate: Develop a single 4,000-5,000 sq ft executive home with premium finishes, smart home technology, and luxury outdoor spaces. Target high-net-worth buyers seeking bespoke properties in transit-accessible locations. Projected sale price: \$2.5M-\$3.2M (premium positioning above standard new builds).

Renovation-to-Luxury: Execute a high-end renovation of the existing structure, adding square footage, modernizing systems, and incorporating luxury finishes. This lower-risk approach appeals to investors seeking immediate rental income or quick resale. Projected investment: \$400K-\$600K; projected ARV: \$1.4M-\$1.7M.

Next Steps: Securing This Opportunity

Properties of this caliber and location scarcity attract multiple sophisticated buyers. I recommend scheduling a private site visit immediately to assess the property's physical condition, review zoning and development options, and discuss financing strategies. I can connect you with trusted architects, engineers, and municipal planners to expedite due diligence and project feasibility analysis.

Limited-Time Opportunity

Given the projected 3% price appreciation in 2026 and increasing institutional interest in Mississauga real estate, I expect significant buyer activity for this property. Early engagement ensures you can conduct thorough due diligence without competitive pressure. Contact me today to arrange a private viewing and discuss your development vision.

07 — CALL TO ACTION

Your Vision Starts Here

2556 Burslem Road is more than a property—it's a canvas for creating exceptional homes that will define Cooksville's next chapter. Whether you envision dual luxury residences, a custom estate, or a premium renovation, this rare lot offers the space, location, and timing to bring your development vision to life.

In a market where large, well-located lots are increasingly scarce, this opportunity stands apart. You're not simply acquiring land; you're securing a position in one of Mississauga's most dynamic neighborhoods at a pivotal moment in its transformation. The combination of transit expansion, municipal investment, and market stabilization creates a foundation for sustainable capital appreciation and development success.

I invite you to experience this property firsthand—to walk the lot, envision the possibilities, and understand why sophisticated builders and investors recognize Cooksville as Mississauga's next premium residential destination. This is your moment to act decisively, strategically, and with confidence.

Schedule Your Private Site Visit

Let's discuss how this property aligns with your investment goals and development expertise. I'm here to provide market insights, connect you with trusted professionals, and guide you through every step of the acquisition and planning process.

YOUR AGENT

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Contact me today to arrange a private site visit and receive a detailed development feasibility analysis tailored to your investment strategy.

This report is prepared for informational purposes only and does not constitute financial, legal, or investment advice. All market data, projections, and analysis are based on publicly available information and professional research as of January 2026. Prospective buyers should conduct independent due diligence and consult with qualified professionals before making investment decisions.