

Vacant Land

Matchett Road, Sprucewood Avenue, Marigold Drive And Ojibway Parkway
(forming part of the former Windsor Raceway)

Windsor, Ontario



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The Offering

Rare, Landmark Commercial Development Opportunity

CBRE Limited (“Advisor” or “CBRE”) on behalf of 1223244 ONTARIO LTD. (the “Vendor” or “Seller”) is pleased to present the rare opportunity to acquire a highly sought-after 43.39-acre (approximate) land assembly in Windsor Ontario (the ‘Property’ or Offering”).

The Offering comprises approximately 43.39 acres of prime development land spread out across 4 separate parcels. The Property is well situated between Ojibway Parkway, Sprucewood Avenue and Matchett Road in Windsor Ontario. This landmark development opportunity is perfectly suited for a plethora of commercial, retail or medical applications. The property can be acquired as a consolidated land assembly or each parcel can be purchased individually, providing flexibility for investors and developers. This prime location offers a unique chance to establish a presence in a desirable area, with endless possibilities for growth and development.

\$17M

Consolidated Asking Price

43.39

Total Site Area (Acres) (Approx.)

\$391K

Consolidated Asking Price Per Acre



PROPERTY OVERVIEW	
Address	Parcel 1 : 0 Ojibway Parkway, Windsor, Ontario Parcel 2: 0 Marigold Drive, Windsor, Ontario Parcel 3: 0 Ojibway Parkway, Windsor, Ontario Parcel 4: 0 Matchett Road, Windsor, Ontario
Property Identification Number (P.I.N)	Parcel 1 : 012660501 Parcel 2: 012660482 Parcel 3: 012660486 Parcel 4: 012660361
Acreage Available	Parcel 1 : 5.00 Acres* Parcel 2: 1.435 Acres Parcel 3: 2.205 Acres Parcel 4: 34.75 Acres* ----- Total: 43.39 Acres *
Consolidated Asking Price	\$17,000,000
Consolidated Asking Price Per Acre	\$391,795
Zoning Designation	Parcel 1 : CD3.3 Parcel 2: CD3.3 Parcel 3: CD3.3 Parcel 4: HCD3.3* (for the lands retained following severance) <small>Source: City of Windsor Zoning By-law 8600 Map</small>
Sewer Services	Parcel 1 : Sanitary & Storm Sewers at road Parcel 2: Sanitary & Storm Sewers at road Parcel 3: Sanitary & Storm Sewers at road Parcel 4: No Services <small>Source: citywindsor.ca</small>
Site Condition	Parcel 1 : Part Bush, Part Cleared Parcel 2: Cleared Parcel 3: Cleared Parcel 4: Part Bush, Part Cleared
Frontage (Feet)	Parcel 1 : 489.5 feet (approximately) along Ojibway Parkway following severance Parcel 2: 725.4 feet (approximately) Parcel 3: 245.55 feet (approximately) Parcel 4: 2,138.5 feet (approximately) along Marigold Drive following severance
Property Taxes	Parcel 1 : \$48,414.53 (2025) Parcel 2: \$8,083.07 (2025) Parcel 3: \$17,061.15 (2025) Parcel 4: \$66,398.66 (2025) <small>Source: citywindsor.ca</small>

Please note: Information displaying an “*” is subject to future severance, therefore the information is subject to change.

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PARCEL #4
34.75 ACRES

MATCHETT ROAD

SPRUCEWOOD AVENUE

PARCEL #1
5 ACRES

PARCEL #2
1.45 ACRES

PARCEL #3
2.22 ACRES

OJIBWAY PARKWAY



Parcel 1

The Offering - Parcel 1

0 Ojibway Parkway | P.I.N: 012660501

Parcel 1 comprises approximately 5 acres of commercially zoned vacant land, situated in a highly visible location along Ojibway Parkway, making it an ideal site for future commercial, hotel or retail development. The Property’s CD3.3 zoning designation offers a wide range of commercial applications, further enhancing its development potential. This parcel can be purchased individually or as part of the complete land assembly portfolio. Please note the sale of this parcel would be subject to severance.

\$3M

Asking Price

5

Total Site Area (Acres) (Approx.)

CD3.3

Zoning Designation



PROPERTY OVERVIEW

Address	0 Ojibway Parkway, Windsor, Ontario
Property Identification Number (P.I.N)	Parcel 1 : 012660501
Acreage Available	Parcel 1 : 5.00 Acres*
Asking Price	\$3,000,000
Asking Price Per Acre	\$600,000
Zoning Designation	Parcel 1 : CD3.3
<div>Sewer Services</div> <div>Source: citywindsor.ca</div>	Sanitary & Storm Sewers at road
Site Condition	Part Bush, Part Cleared
Frontage	365.26 feet (approximately) along Ojibway Parkway following severance
<div>Property Taxes (2025)</div> <div>Source: citywindsor.ca</div>	\$48,414.53 (2025)

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Zoning - Parcel 1

Commercial District 3.3 (CD3.3)

Permitted Uses

- + Ambulance Service

+ Automobile Repair Garage

+ Bakery

+ Business Office

+ Child Care Centre

+ Commercial School

+ Confectionery

+ Food Outlet - Drive-Through

+ Food Outlet- Take-Out

+ Funeral Home

+ Garden Centre

+ Gas Bar

+ Hotel
- + Medical Appliance Facility

+ Medical Office

+ Micro-Brewery

+ Parking Garage

+ Personal Service Shop

+ Place of Entertainment and Recreation

+ Place Of Worship

+ Print Shop

+ Professional Studio

+ Public Hall

+ Public Parking Area

+ Repair Shop - Light

+ Restaurant
- + Restaurant with Drive-Through

+ Retail Store

+ Service Station

+ Temporary Outdoor Vendor’s Site

+ Veterinary Office

+ Warehouse

+ Wholesale Store

+ Workshop

+ Existing Automobile Collision Shop

+ Existing Industrial Use

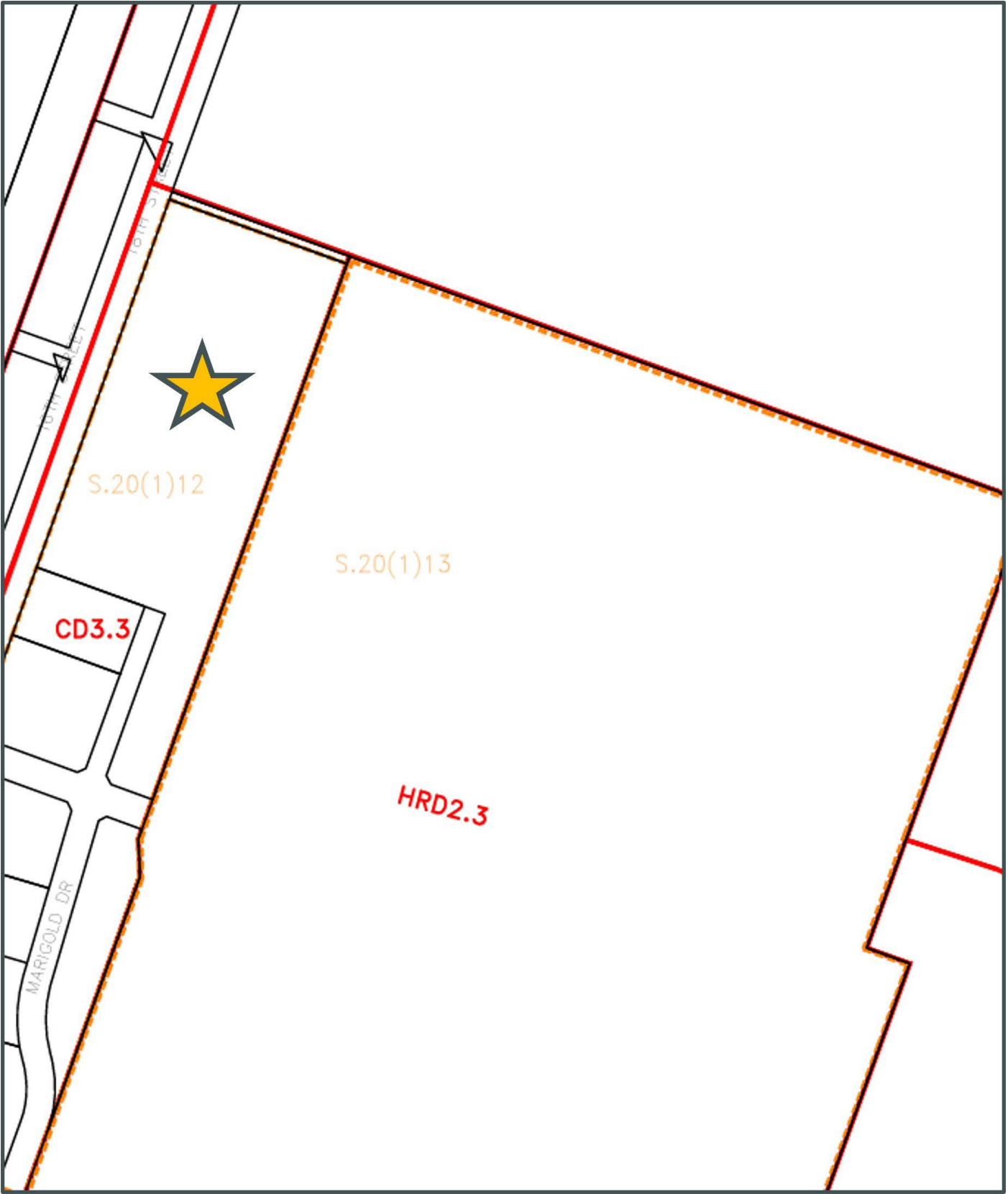
+ Existing Motor Vehicle Dealership

Any use accessory to any of the above uses.
An Outdoor Storage Yard is prohibited, save and except with the following main uses:
Ambulance Service, Garden Centre, Temporary Outdoor Vendor’s Site, Existing Automobile Collision Shop, Existing Industrial Use, Existing Motor Vehicle Dealership.

Provisions

4	Building Height - maximum	20.0 m
.10	Gross Floor Area - maximum	500.0 m²
	a) Bakery or Confectionary	
	b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store	200.0%
.26	A Temporary Outdoor Vendor’s Site is prohibited in a Business Improvement Area.	

“ S.20(1)12: For the lands comprising Part of Block “Z”, Registered Plan 927, situated on the east side of Ojibway Parkway, north of Sprucewood Avenue, shown as Block “D” in Schedule “A”, to By-law No. 12711, a motor vehicle dealership shall be an additional permitted use”



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Vacant Land | Windsor, ON Canada

Red = Lands to be severed
Yellow = Lands subject to easement
Green = Property Boundary



Parcel 2

The Offering - Parcel 2

0 Marigold Drive | P.I.N 012660482

Parcel 2 comprises 1.435 acres of commercially zoned vacant land. The Property is well situated just off of Ojibway Parkway along Marigold Drive in Windsor Ontario. The Property is perfectly suited for future commercial, retail or medical development. The Property’s CD3.3 zoning designation offers a wide range of commercial applications, further enhancing its development potential. This parcel can be purchased individually or as part of the complete land assembly portfolio.

\$750K

Asking Price

1.435

Total Site Area (Acres) (Approx.)

CD3.3

Zoning Designation



PROPERTY OVERVIEW

Address	0 Marigold Drive, Windsor, Ontario
Property Identification Number (P.I.N)	012660482
Acreage Available	1.435 Acres (approximately)
Asking Price	\$750,000
Asking Price Per Acre	\$522,648
Zoning Designation	CD3.3
<small>Source: City of Windsor Zoning By-law 8600 Map</small>	
Sewer Services	Sanitary & Storm Sewers at road
<small>Source: citywindsor.ca</small>	
Site Condition	Part Cleared
Frontage	Parcel 1 : Approximately 725.4 feet of front along Marigold Drive
Property Taxes (2025)	\$8,083.07
<small>Source: citywindsor.ca</small>	

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Commercial District 3.3 (CD3.3)

Permitted Uses

- + Ambulance Service

+ Automobile Repair Garage

+ Bakery

+ Business Office

+ Child Care Centre

+ Commercial School

+ Confectionery

+ Food Outlet - Drive-Through

+ Food Outlet- Take-Out

+ Funeral Home

+ Garden Centre

+ Gas Bar

+ Hotel
- + Medical Appliance Facility

+ Medical Office

+ Micro-Brewery

+ Parking Garage

+ Personal Service Shop

+ Place of Entertainment and Recreation

+ Place Of Worship

+ Print Shop

+ Professional Studio

+ Public Hall

+ Public Parking Area

+ Repair Shop - Light

+ Restaurant
- + Restaurant with Drive-Through

+ Retail Store

+ Service Station

+ Temporary Outdoor Vendor’s Site

+ Veterinary Office

+ Warehouse

+ Wholesale Store

+ Workshop

+ Existing Automobile Collision Shop

+ Existing Industrial Use

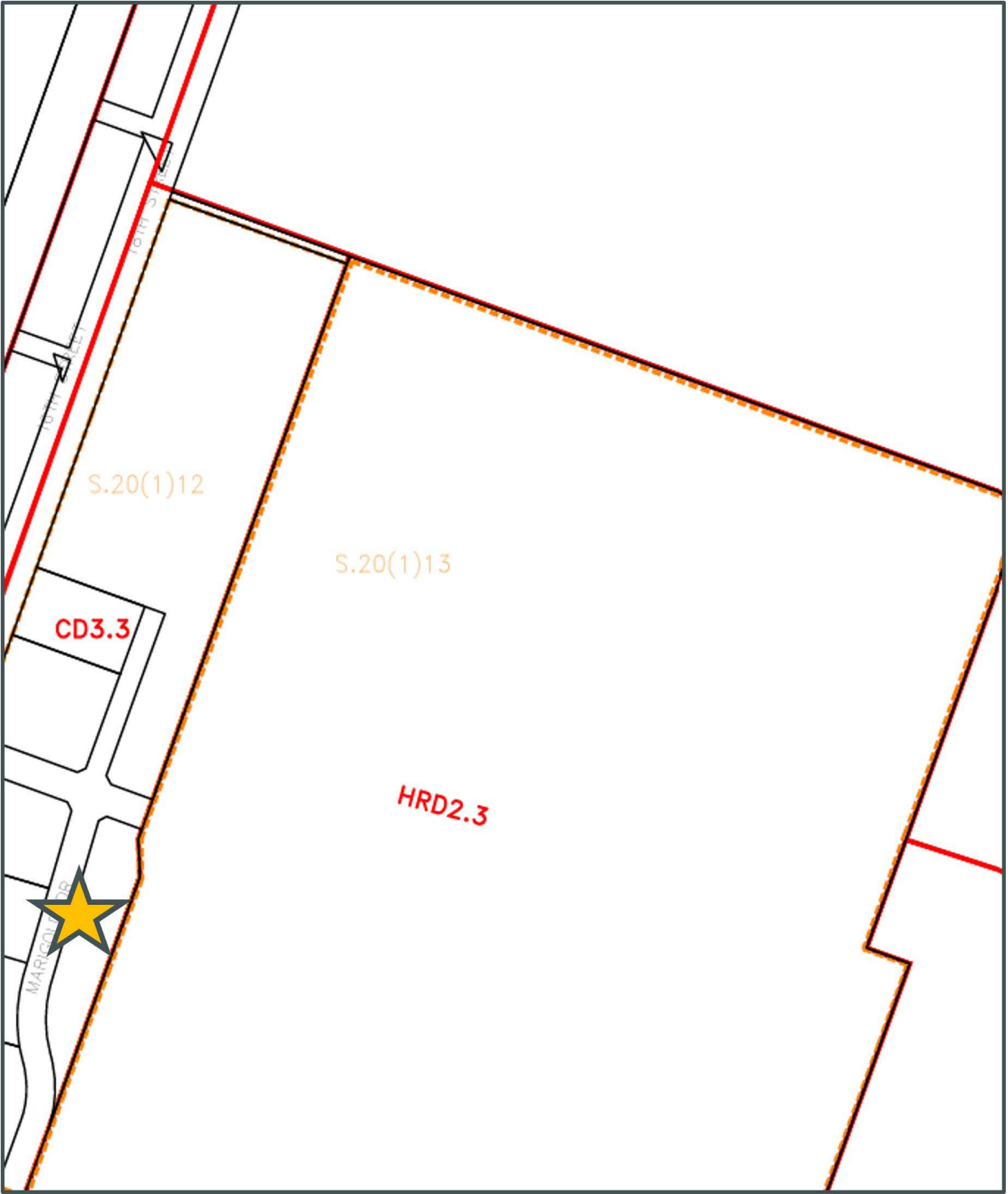
+ Existing Motor Vehicle Dealership

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Provisions

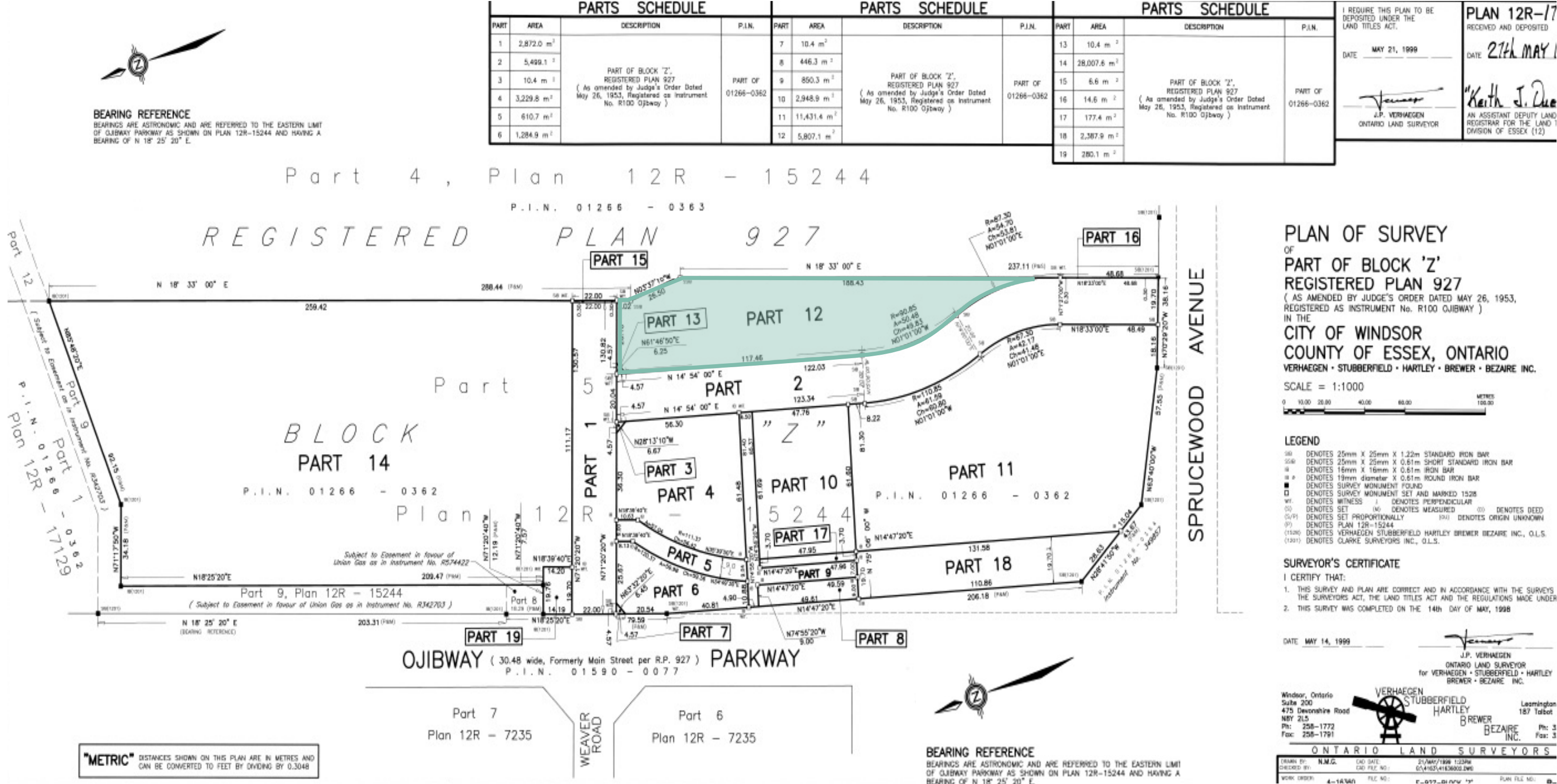
4	Building Height - maximum	20.0 m
.10	Gross Floor Area - maximum	500.0 m²
	a) Bakery or Confectionary	
	b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store	200.0%
.26	A Temporary Outdoor Vendor’s Site is prohibited in a Business Improvement Area.	

“S.20(1)12: For the lands comprising Part of Block “Z”, Registered Plan 927, situated on the east side of Ojibway Parkway, north of Sprucewood Avenue, shown as Block “D” in Schedule “A”, to By-law No. 12711, a motor vehicle dealership shall be an additional permitted use”



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R-Plan - Parcel 2



Green = Property Boundary



Parcel 3

The Offering - Parcel 3

0 Ojibway Parkway | P.I.N 012660486

Parcel 3 comprises 2.205 acres of commercially zoned vacant land, strategically situated at the high-traffic intersection of Ojibway Parkway and Sprucewood Avenue, providing near-unrivalled visual exposure. This prime location positions the Property perfectly for future commercial, retail, medical development or quick service restaurants with drive-thrus. The CD3.3 zoning designation offers a wide range of commercial applications, further enhancing its development potential. This parcel can be purchased individually or as part of the complete land assembly portfolio.

\$1.9M

Asking Price

2.205

Total Site Area (Acres) (Approx.)

CD3.3

Zoning Designation



PROPERTY OVERVIEW	
Address	0 Ojibway Parkway, Windsor, Ontario
Property Identification Number (P.I.N)	012660486
Acreage Available	2.205 Acres (approximately)
Asking Price	\$1,900,000
Asking Price Per Acre	\$861,678
Zoning Designation	CD3.3
Source: City of Windsor Zoning By-law 8600 Map	
Sewer Services	Sanitary & Storm Sewers at road
Source: citywindsor.ca	
Site Condition	Cleared
Frontage	245.55 Ft. (approximately)
Property Taxes (2025)	\$17,061.15
Source: citywindsor.ca	

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Zoning - Parcel 3

Commercial District 3.3 (CD3.3)

Permitted Uses

- + Ambulance Service

+ Automobile Repair Garage

+ Bakery

+ Business Office

+ Child Care Centre

+ Commercial School

+ Confectionery

+ Food Outlet - Drive-Through

+ Food Outlet- Take-Out

+ Funeral Home

+ Garden Centre

+ Gas Bar

+ Hotel
- + Medical Appliance Facility

+ Medical Office

+ Micro-Brewery

+ Parking Garage

+ Personal Service Shop

+ Place of Entertainment and Recreation

+ Place Of Worship

+ Print Shop

+ Professional Studio

+ Public Hall

+ Public Parking Area

+ Repair Shop - Light

+ Restaurant
- + Restaurant with Drive-Through

+ Retail Store

+ Service Station

+ Temporary Outdoor Vendor’s Site

+ Veterinary Office

+ Warehouse

+ Wholesale Store

+ Workshop

+ Existing Automobile Collision Shop

+ Existing Industrial Use

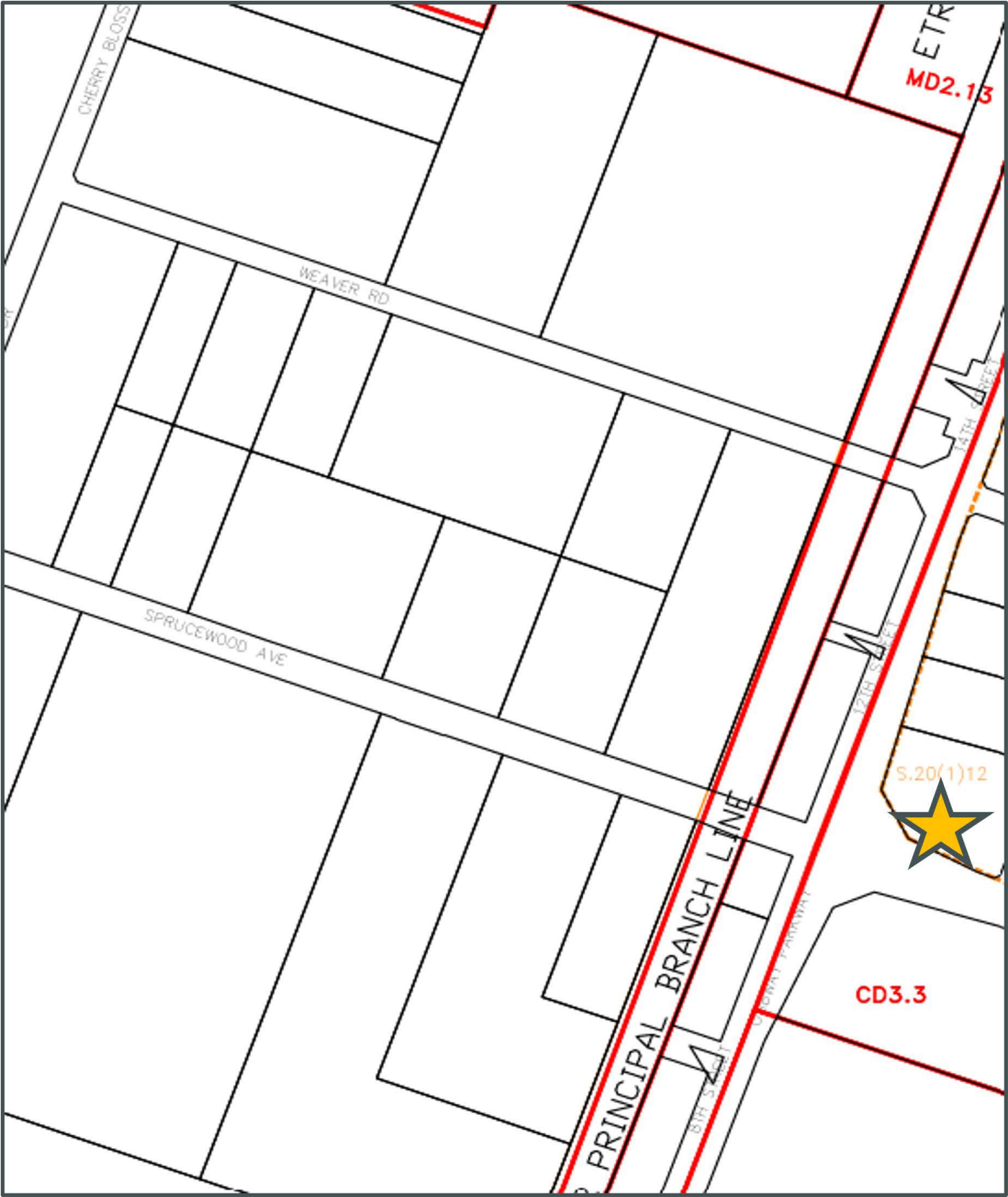
+ Existing Motor Vehicle Dealership

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Provisions

4	Building Height - maximum	20.0 m
.10	Gross Floor Area - maximum	500.0 m²
	a) Bakery or Confectionary	
	b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store	200.0%
.26	A Temporary Outdoor Vendor’s Site is prohibited in a Business Improvement Area.	

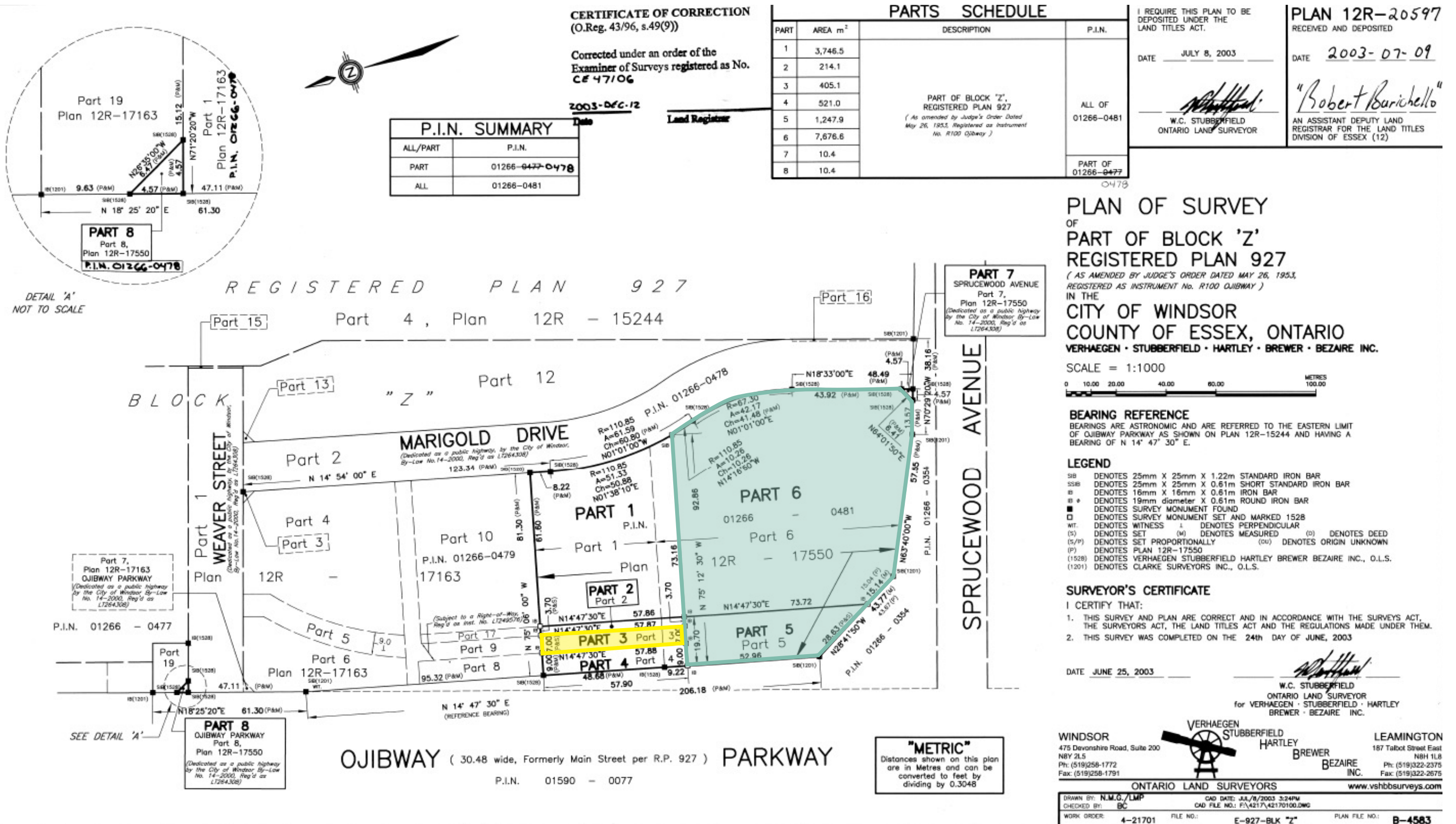
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R-Plan - Parcel 3

Vacant Land | Windsor, ON Canada



Yellow = Right of Way
Green = Property Boundary



Parcel 4

The Offering - Parcel 4

0 Matchett Road | P.I.N 012660361

Parcel 4 comprises approximately 34.75 acres of commercially zoned vacant land. The Property offers tremendous frontage and is strategically located at the corner of the signalized intersection at Sprucewood Avenue and Matchett Road. The size and profile of the Property makes it perfectly positioned for future big box/commercial developments. This parcel can be purchased individually or as part of the complete land assembly portfolio.

\$11.3M

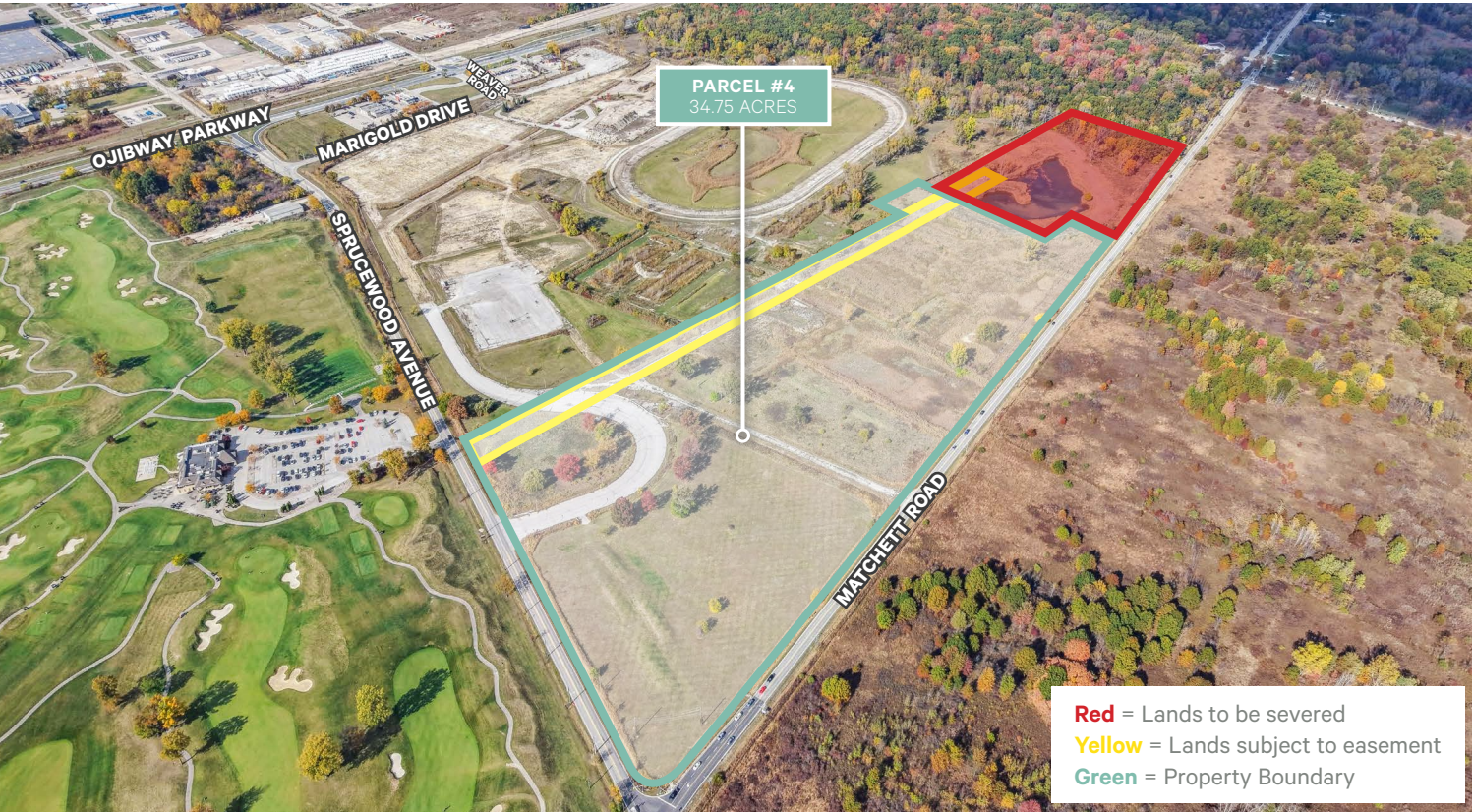
Asking Price

34.75

Total Site Area (Acres) (Approx.)

HCD3.3

Zoning Designation



PROPERTY OVERVIEW

Address	0 Matchett Road, Windsor, Ontario
Property Identification Number (P.I.N)	012660361
Acreage Available	34.75 Acres*
Asking Price	\$11,350,000
Asking Price Per Acre	\$326,619
Zoning Designation	HCD3.3 (for the lands retained following severance)
<small>Source: City of Windsor Zoning By-law 8600 Map</small>	
Sewer Services	No Services
<small>Source: citywindsor.ca</small>	
Site Condition	Part Bush, Part Cleared
Frontage	2,138.5 feet (approximately) along Matchett Road following severance
Property Taxes (2025)	\$66,398.66 (2025)
<small>Source: citywindsor.ca</small>	

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Zoning - Parcel 4

Commercial District 3.3 (CD3.3)

Permitted Uses

- + Ambulance Service

+ Automobile Repair Garage

+ Bakery

+ Business Office

+ Child Care Centre

+ Commercial School

+ Confectionery

+ Food Outlet - Drive-Through

+ Food Outlet- Take-Out

+ Funeral Home

+ Garden Centre

+ Gas Bar

+ Hotel
- + Medical Appliance Facility

+ Medical Office

+ Micro-Brewery

+ Parking Garage

+ Personal Service Shop

+ Place of Entertainment and Recreation

+ Place Of Worship

+ Print Shop

+ Professional Studio

+ Public Hall

+ Public Parking Area

+ Repair Shop - Light

+ Restaurant
- + Restaurant with Drive-Through

+ Retail Store

+ Service Station

+ Temporary Outdoor Vendor’s Site

+ Veterinary Office

+ Warehouse

+ Wholesale Store

+ Workshop

+ Existing Automobile Collision Shop

+ Existing Industrial Use

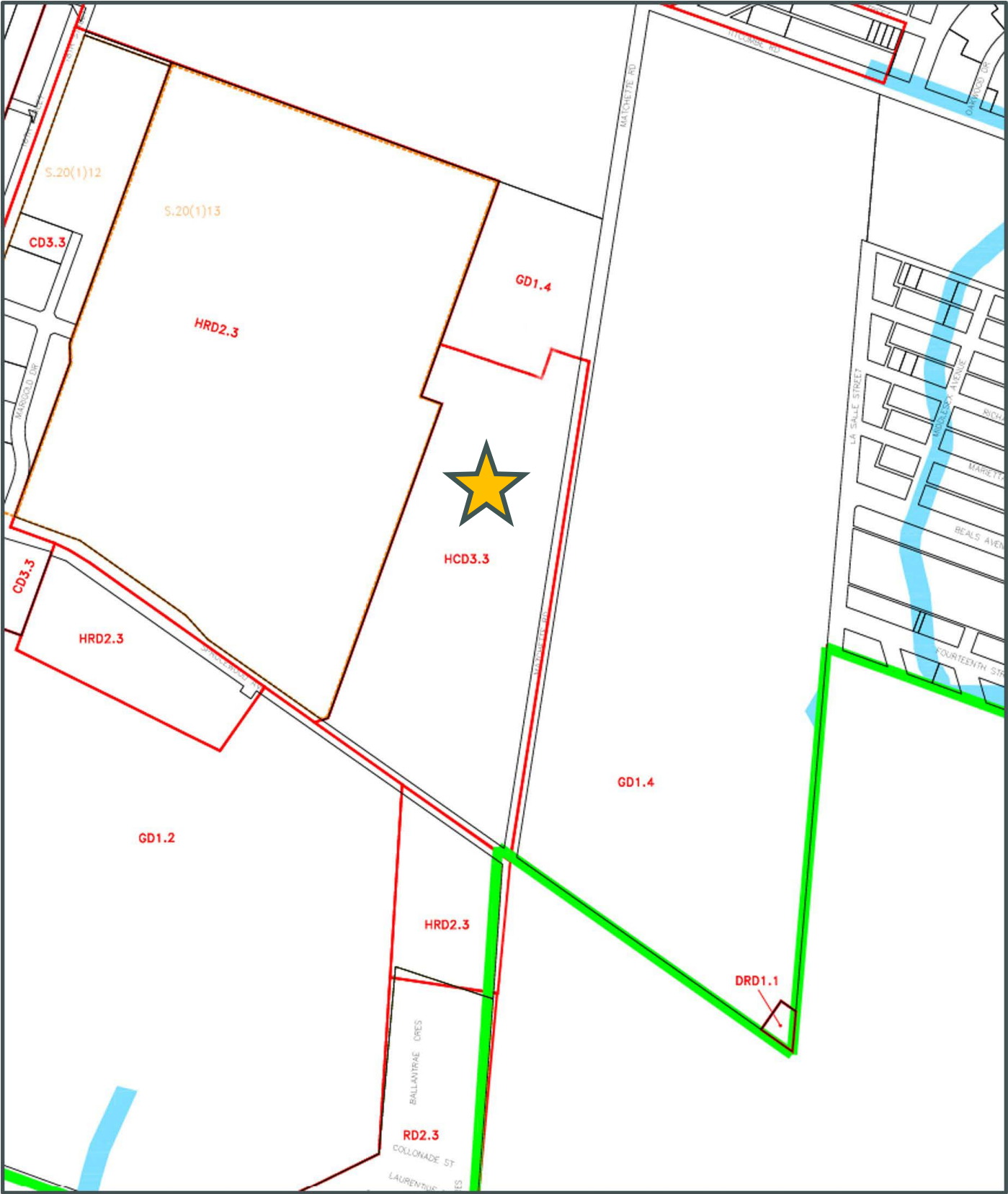
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Provisions

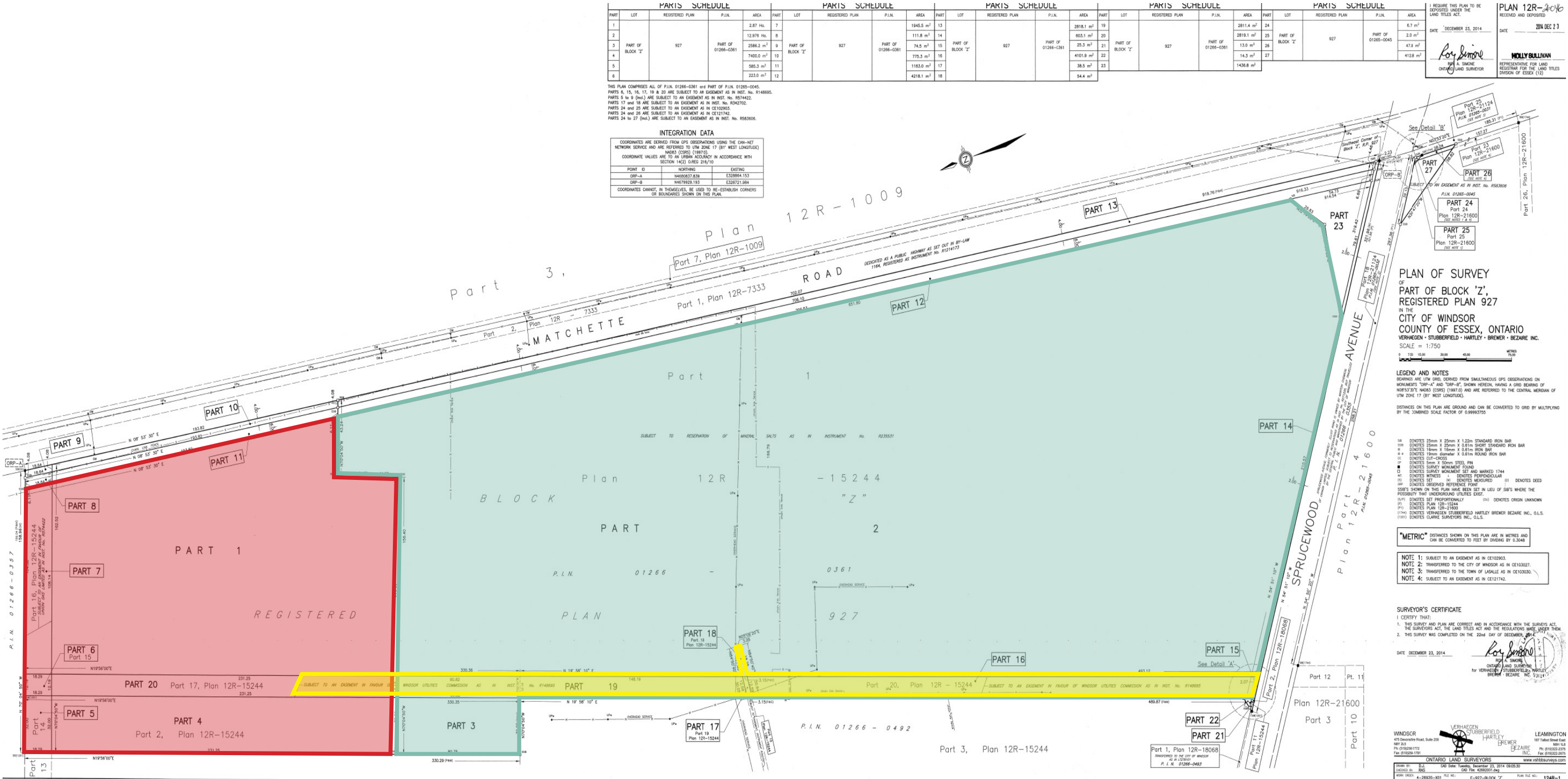
4	Building Height - maximum	20.0 m
.10	Gross Floor Area - maximum	500.0 m²
	a) Bakery or Confectionary	
	b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store	200.0%
.26	A Temporary Outdoor Vendor’s Site is prohibited in a Business Improvement Area.	

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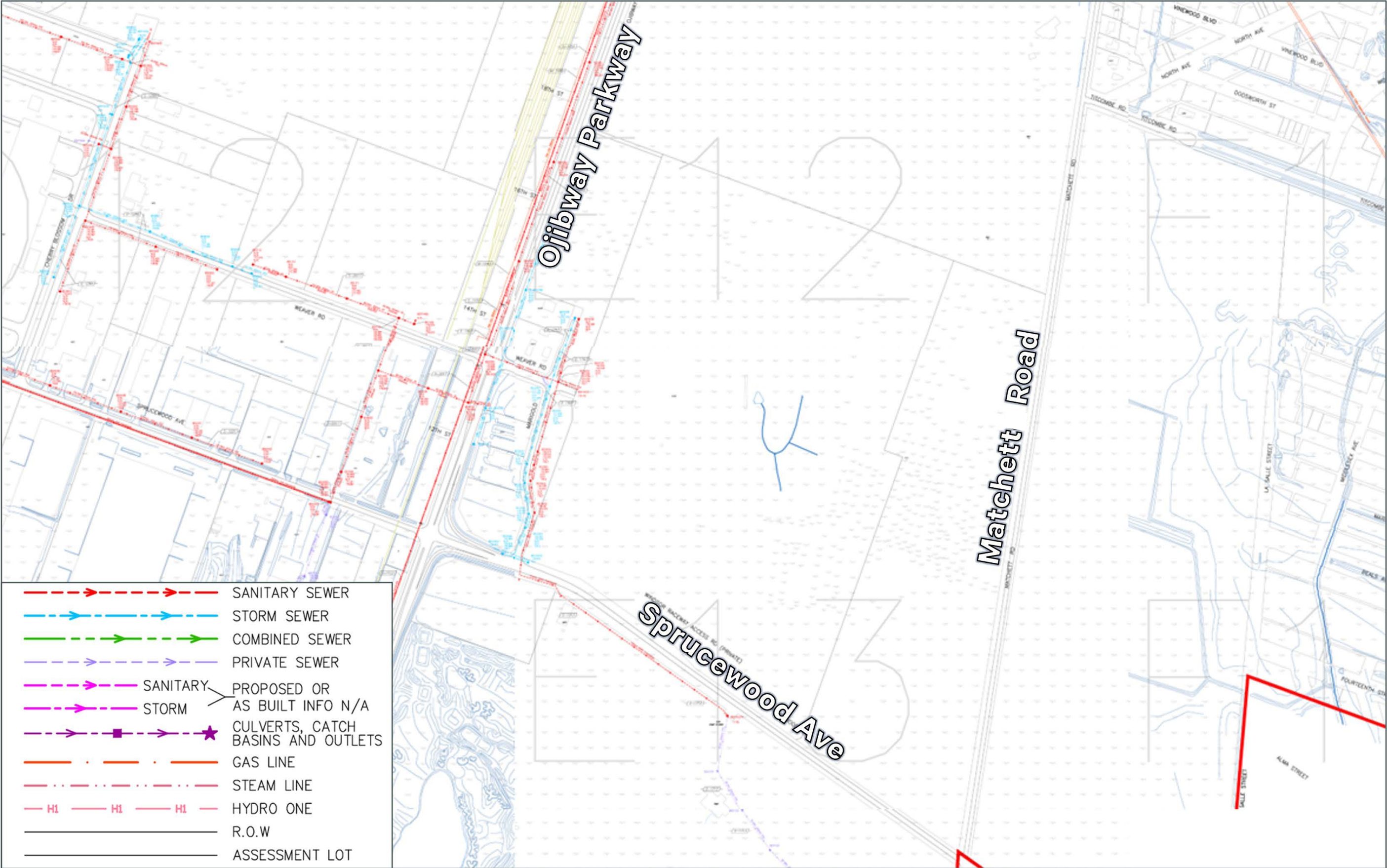


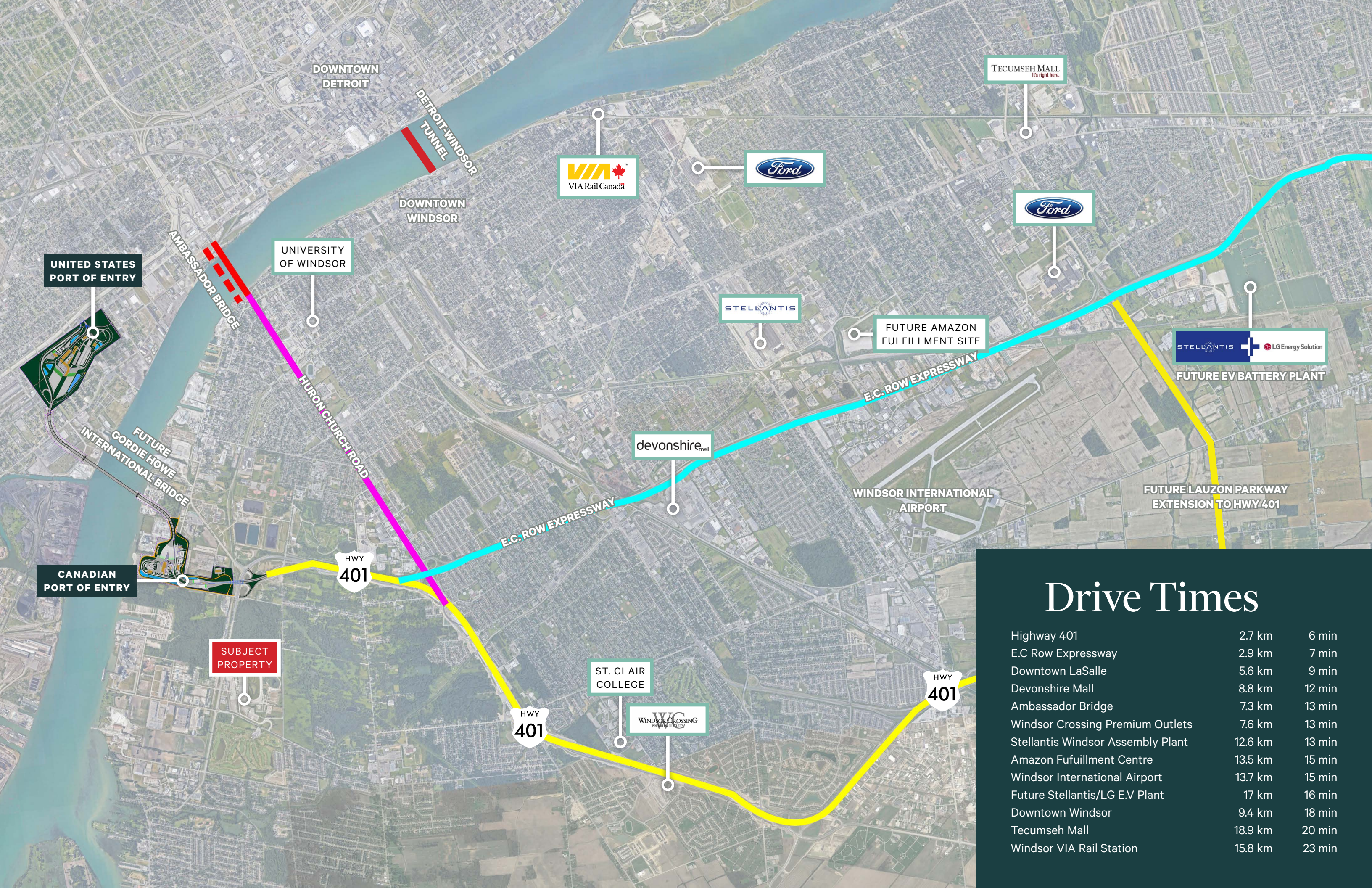
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R-Plan - Parcel 4



Red = Lands to be severed
Yellow = Lands subject to easement
Green = Property Boundary





Drive Times

Highway 401	2.7 km	6 min
E.C Row Expressway	2.9 km	7 min
Downtown LaSalle	5.6 km	9 min
Devonshire Mall	8.8 km	12 min
Ambassador Bridge	7.3 km	13 min
Windsor Crossing Premium Outlets	7.6 km	13 min
Stellantis Windsor Assembly Plant	12.6 km	13 min
Amazon Fufuillment Centre	13.5 km	15 min
Windsor International Airport	13.7 km	15 min
Future Stellantis/LG E.V Plant	17 km	16 min
Downtown Windsor	9.4 km	18 min
Tecumseh Mall	18.9 km	20 min
Windsor VIA Rail Station	15.8 km	23 min

Windsor Market Overview

Located in the southwestern tip of Ontario and the southernmost part of Canada, the Windsor-Essex region is home to just under 400,000 people. Approximately 4.5 million Americans live within a 1-hour drive, 11 million within 2 hours and 25 million within 6 hours. Windsor-Essex County is serviced by well-maintained expressway connectors, provincial highways, and Highway 401. All routes interconnect with the U.S. interstate system via the 4-lane Ambassador Bridge, Detroit-Windsor Tunnel or soon to be completed Gordie Howe International Bridge. Windsor-Essex is considered the premier location for advanced automotive manufacturing technology and eastern Canada's largest agri-business region. This unique trade corridor is the busiest commercial land crossing on the Canada-U.S. border, handling 31 percent of Canada-US trade carried by truck. Approximately 2.6 million trucks carrying over \$100 billion CAD in trade use this corridor per year. In addition, Windsor boasts two major post-secondary institutions, the University of Windsor and St. Clair College, with over 26,500 students from all over Canada and internationally.

Economic Highlights

- + Cross-border trade and commerce totaling \$100 billion in goods annually
- + Approximate GDP of \$14.48 billion a year with 25% coming from the auto industry.
- + Over \$6.2 billion in government funding committed to major infrastructure projects over the last 10 years
- + The \$4 billion Gordie Howe International Bridge connecting Windsor and Detroit for long-haul logistic transportation is well underway
- + Tourism and catchment trade population of 4.5 million Americans living within a 1 hour commute and 11 million within 2 hours
- + Windsor/Detroit's Ambassador Bridge is the busiest commercial border crossing in North America and responsible for 1/3 of total trade between Canada & the US
- + Windsor Essex \$2 billion Mega Hospital is currently in Stage 2 of

- 5 with construction expected to start in 2026, and full construction completion anticipated by 2030
- + In 2020, Stellantis (formally FCA) announced plans to retool their Windsor Assembly Plant and invest a further \$1.3- \$1.5 billion to build electric vehicles by 2025
- + In 2022, Stellantis announced further plans to build a new \$4 billion battery plant to be built in Windsor creating over 3,000 jobs and positioning the region for the future of electric vehicles
- + In 2023, The city of Windsor announced that it was moving to rezone 200 hectares of land near Windsor Airport for industrial use, easing the way for supply chain companies looking to set up shop near the NextStar battery plant.
- + In 2024, E-commerce powerhouse Amazon opened its first fulfillment center in the region. The brand new 300,000 sq. ft. facility is estimated to have cost \$20 million and will bring with it approximately 450 full-time and part-time jobs.



The Gateway to North America

Windsor-Essex will host five Canada-U.S. surface crossings ensuring convenient access and connections to markets across North America and globally:

Ambassador Bridge

Largest international suspension bridge in the world. More than 40,000 commuters, tourists and truck drivers carrying \$323 million worth of goods cross the Windsor-Detroit border each day.

Detroit-Windsor Tunnel

Offering direct vehicle access to Downtown Detroit. Approximately 12,000 vehicles pass through the Tunnel on a daily basis, handling over four million vehicles per year, of which 98% are cars, 2% are trucks and buses.

Detroit River Rail Tunnel

Over 110 year old 1.6 mile rail tunnel owned by Canadian Pacific Railway.

Port of Windsor

Third largest Canadian Great Lakes port in by shipments.

Gordie Howe International Bridge

Currently under construction, 6-lane, cable-stayed bridge. Once complete in 2025, the entry will be the largest Canadian port along the Canada-US border.



For more information please contact CBRE

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