

Colliers

Winners
WINNERS Canada

Enterprise Way

Lauzon Pkwy

Lauzon Pkwy

Meadowbrook Ln

Meadowbrook Ln

Enterprise Way

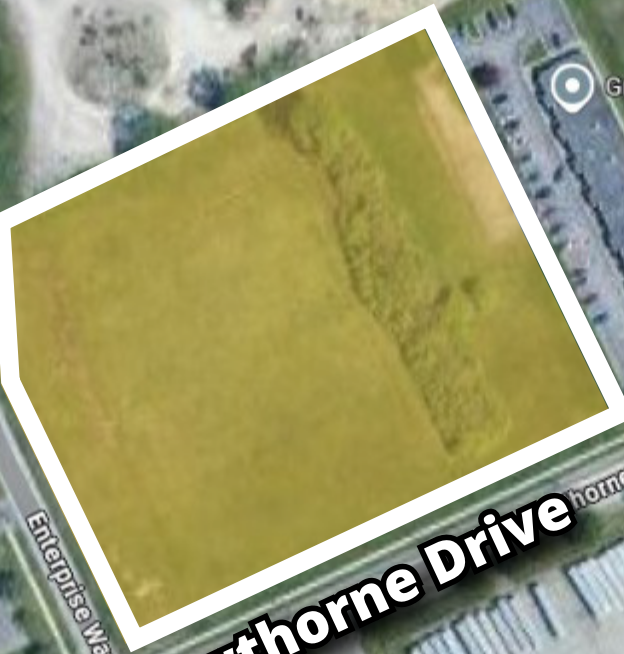
Planet Fitness

Community
Living Windsor

Hindu Temple and
Cultural Center

Great Lakes Chi

Enterprise Way



Hawthorne Drive

For Sale

0 Hawthorne Drive S,
Windsor, ON

[View on Collierscanada.com](https://www.collierscanada.com)

4.9 Acres Prime
Development Site in the
Heart of Windsor

Asking Price: Please contact listing agent

Accelerating success.

Family Health Pharmacy

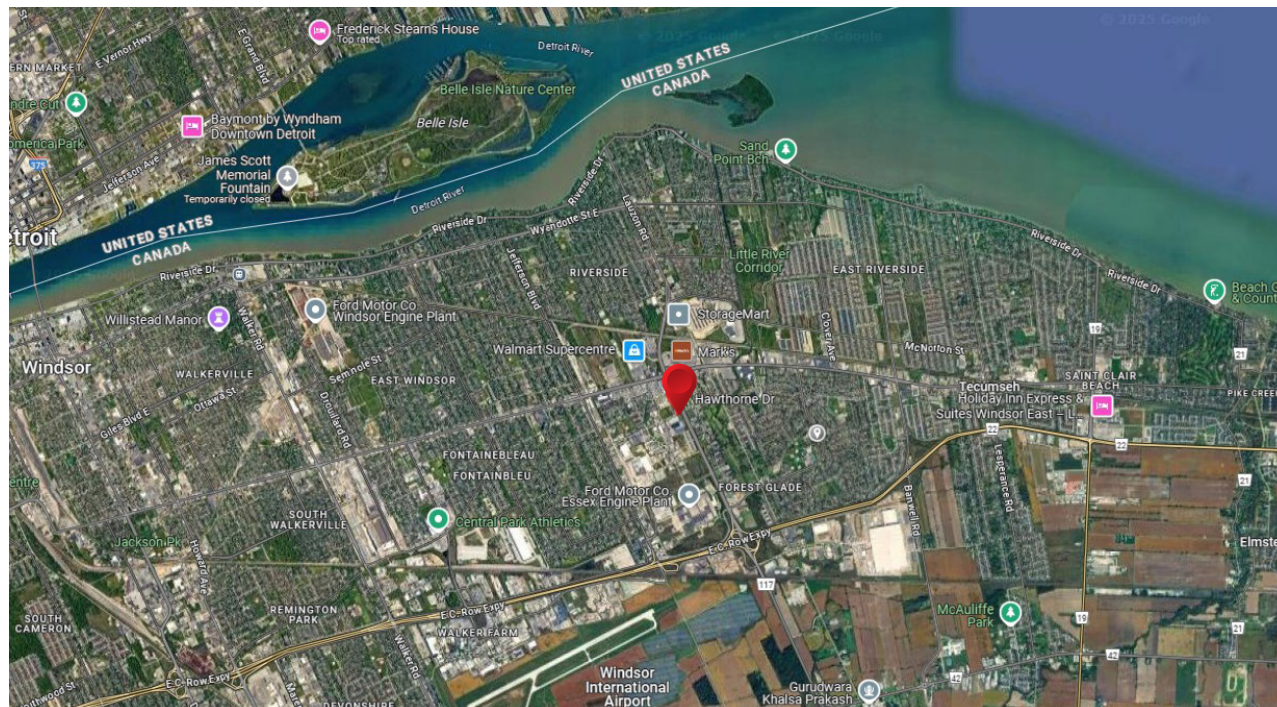
The Property

Colliers is pleased to offer for sale Prime Development site in the heart of Windsor.

**Property is unpriced.
Located on 4.9 acres, shovel ready.**

Site plan approval for 3 residential buildings, 242 units, total "GFA" of all 3 buildings is 261,772 SF, offering substantial upside through future densification and residential demand in the area. The site is located in proximity to Windsor International Airport, the new Gordie Howe Bridge to the USA and abundance of convenient amenities including Walmart, Home Depot, Food Basics, Canadian Tire, Shoppers Drug Mart, banks, and restaurants making it a prime location for residential development. Zoned RESIDENTIAL DISTRICT 3.2 (RD3.2) By Law 800 by City of Windsor.

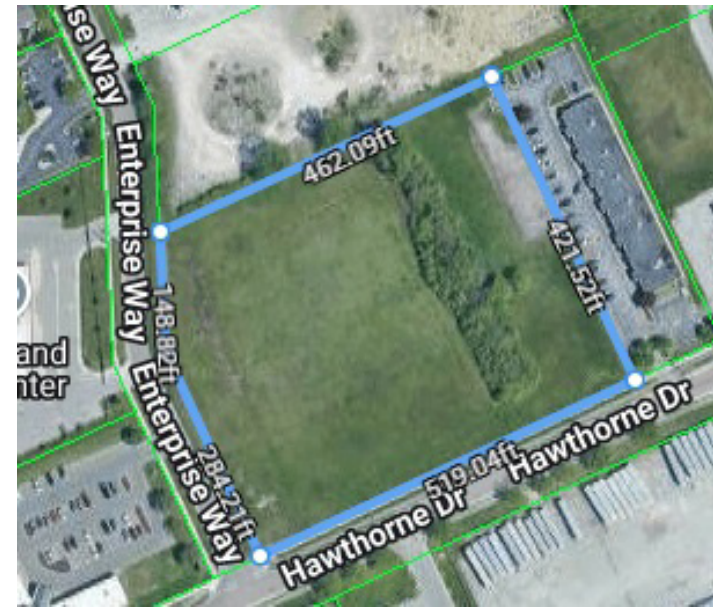
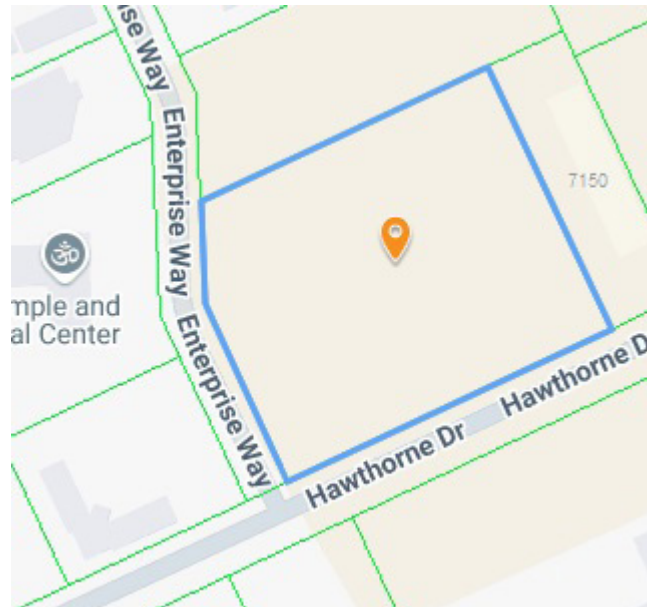
The project is strategically positioned near essential services, shopping, dining, and transportation routes ensuring high occupancy rates. There will be an abundance of new job opportunities in and around the Windsor area with the upcoming EV Battery Plant, Amazon Warehouse, and Mega Hospital currently under construction.



Subject Property	0 Hawthorne Drive S, Windsor
Municipality	Windsor
ARN	373907067057502
PIN	013790444
Site	4.9 Acres
Lot Frontage	519.04 ft
Lot Depth	421.52 ft
Taxes	\$26,787 2024 Annual
Main Cross Streets	Lauzan Pwy & Tecumseh Rd
Zoning	Residential District 3.2 (RD3.2)
Legal Description	PART BLOCK A, PLAN 1644, PART 2, 12R26956 CITY OF WINDSOR

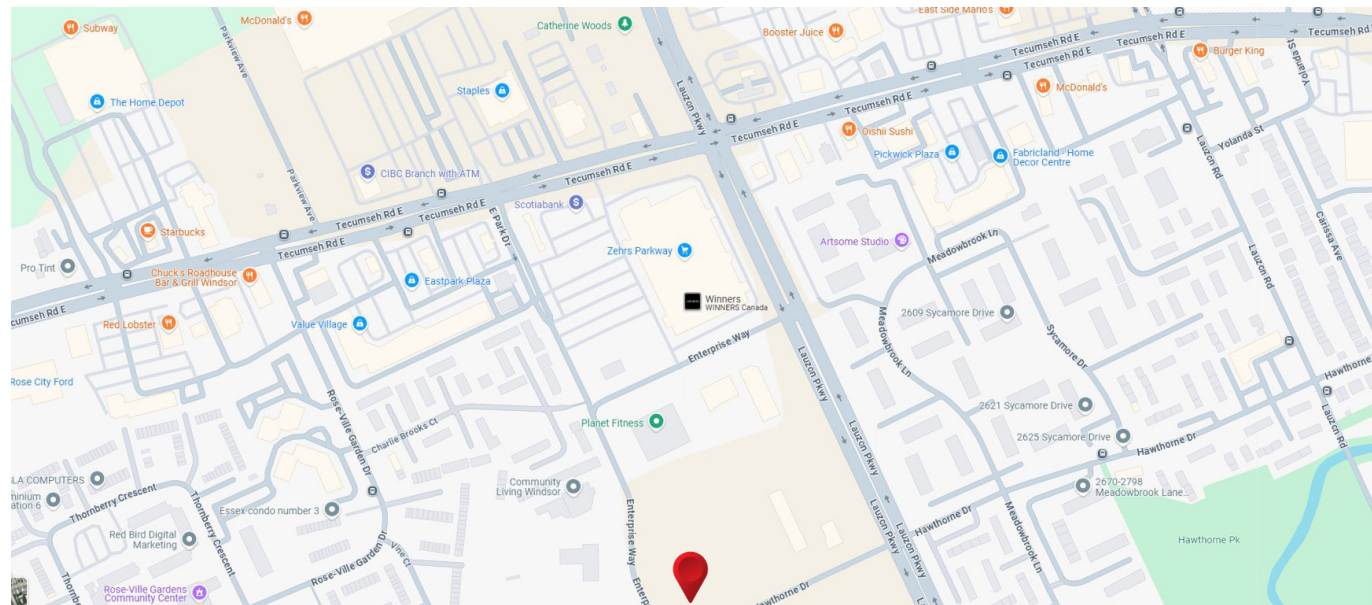
Zoning

0 HAWTHORNE DR S.,
WINDSOR, ON



RESIDENTIAL DISTRICT 3.2 (RD3.2) PERMITTED USES

One Semi-Detached Dwelling
One Single Unit Dwelling
Townhome Dwelling
Any use accessory to the preceding uses

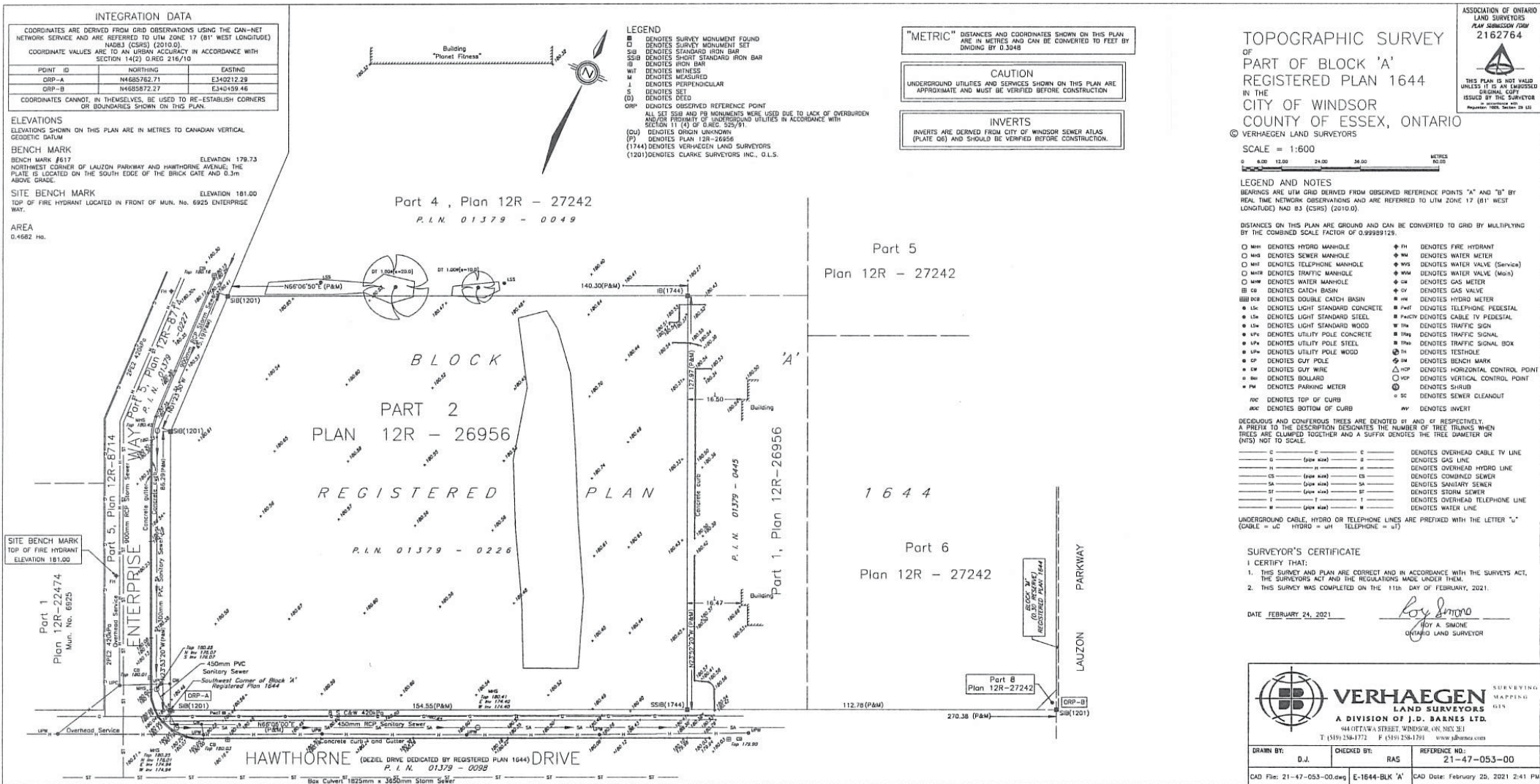


Nearby

TECUMSEH MALL
THE HOME DEPOT
CANADIAN TIRE
WALMART
FOOD BASICS
RONA
LITTLE RIVER GOLF CLUB
FORD MOTOR PLANT
WINDSOR INTERNATIONAL AIRPORT
E.C. ROW EXPY
WFCU CENTRE
STARBUCKS



Topographic Survey





Toronto ->

Buffalo ->

Sarnia

London

Detroit
Windsor



Location

Windsor 

City	Distance
Toronto	367 km
Detroit	5.8 km
London	190 km
Buffalo	417 km
Sarnia	163 km



WINDSOR, ON

Windsor, Ontario: A Prime Opportunity for Residential Development

Windsor is a dynamic, fast-growing city in southwestern Ontario, known for its strategic location on the U.S.-Canada border directly across from Detroit, Michigan. As a thriving economic hub with a diverse population and strong manufacturing, automotive, and tech sectors, Windsor offers exceptional potential for residential growth. Hawthorne Drive is ideally positioned in a well-connected and rapidly developing area with easy access to major highways, shopping centres, schools, and the Windsor International Airport. The city's ongoing investments in infrastructure, health-care, and education continue to attract families and professionals seeking affordability and quality of life. With a strong demand for new housing and supportive municipal planning policies, this location represents a unique opportunity for developers to capitalize on Windsor's momentum. The available land on Hawthorne Drive offers the perfect canvas for a thoughtfully designed residential community in one of Ontario's most promising real estate markets.

Demographics

Windsor ON - 5 km radius



Total
Population

,116,204



Average Household
Income

\$75,756



Total
Households

47,773



Total Population
Median age

34.6

\$4.8B

Annual revenue

70

Countries we
operate in

\$99B

Assets under
management

46,000

Lease and sale
transactions

2B

Square feet managed

23,000

Professionals



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About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 70 countries, our 23,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.8 billion and \$99 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.



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