



LAND FOR SALE

DRAFT PLAN APPROVED | 18 LOW-RISE LOTS

2623 BRIDLE ROAD SOUTH, OSHAWA, ON L1H 7K4

JACOB VANDERBREGGEN
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+1(905)876.5656

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VIDEO

PROPERTY HIGHLIGHTS

- 9.41± acre residential development site
- 4.23± acres of net developable area
- 18 draft approved residential lots
- Full municipal services available
- Potential for 58 total lots through coordinated adjacent land assembly
- Located within Oshawa's Windfields growth area
- Surrounded by active residential and commercial development

OFFERING SUMMARY

Sale Price	\$1
Lot Size	9.41 Acres

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PROPERTY DESCRIPTION

9.41± acre low-rise residential development site in Oshawa's Windfields community with 4.23± acres of net developable area. The current development plan includes 18 draft approved residential lots consisting of 3 single detached lots and 15 townhouse lots across Blocks 1-6. The balance of the lands are designated for future development, open space, parkette lands, and a pipeline easement. Full municipal services are available to the property line.

The site benefits from an advanced planning status with Draft Plan of Subdivision Approval and Zoning By-law Amendment approval previously granted by the City of Oshawa. The subdivision registration process is near complete, allowing for a phased development plan.

An agreement is also in place with the adjacent ownership to the north to combine lands and create a coordinated development plan. The combined concept is expected to support a total of 58 residential lots and provide internal road access to future development blocks.

The property is suited for builders and developers seeking a near-term low-rise residential development opportunity within a rapidly expanding residential market supported by ongoing infrastructure, institutional, and commercial growth. The project also benefits from current HST relief incentives on new homes.

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LOCATION OVERVIEW

The property is located within Oshawa's Windfields community, one of the GTA East's primary residential growth areas. The site is positioned immediately south of Highway 407 with direct access to regional transportation infrastructure including Highway 412 and Highway 401.

The surrounding area has experienced significant residential intensification with ongoing detached, townhouse, condominium, and mixed-use development by multiple major builders. Existing and planned infrastructure supporting the area includes schools, retail plazas, institutional uses, and transportation improvements.

The property is located in close proximity to Durham College and Ontario Tech University, supporting long-term housing demand within the area. Nearby commercial amenities include Costco, FreshCo, restaurants, banks, and large-format retail along the Taunton Road corridor.

The combination of existing approvals, servicing availability, surrounding development activity, and regional connectivity positions the property as a near-term residential development opportunity within an established growth node.

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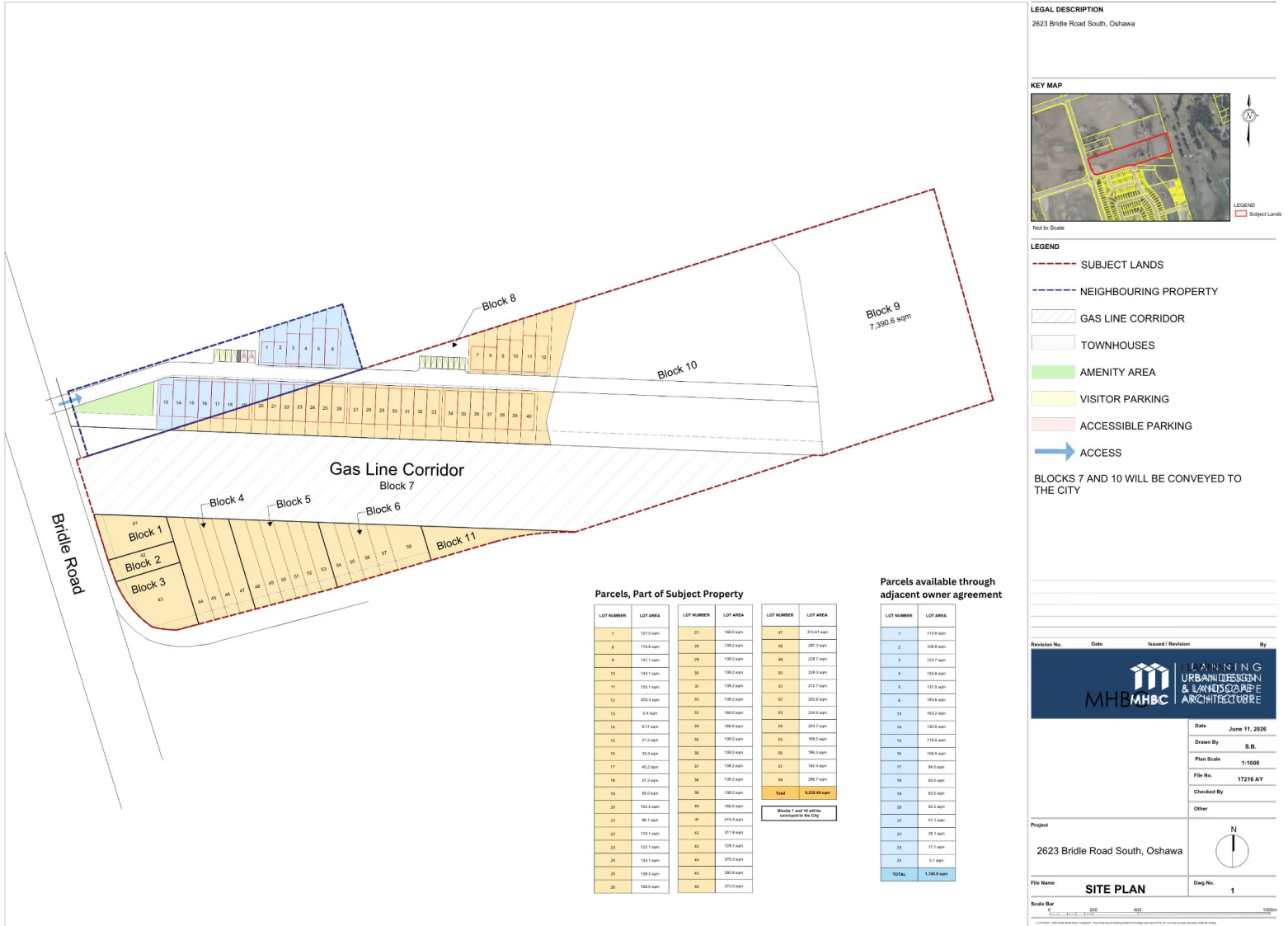
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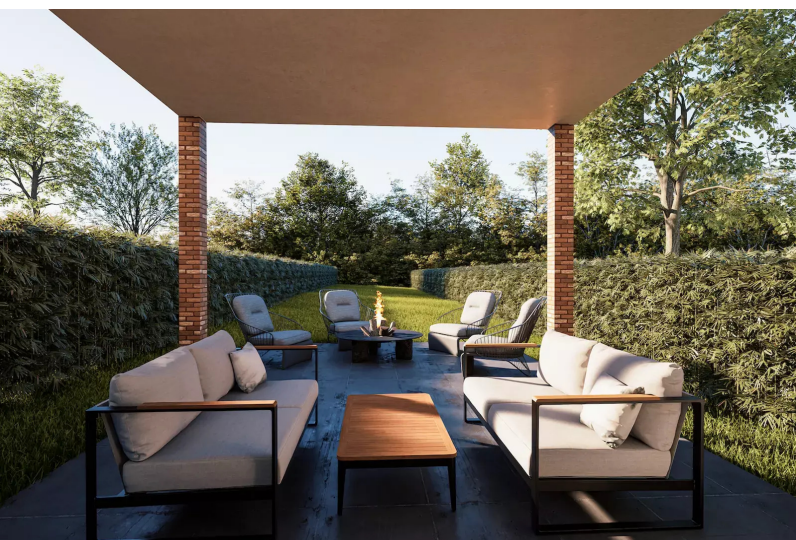
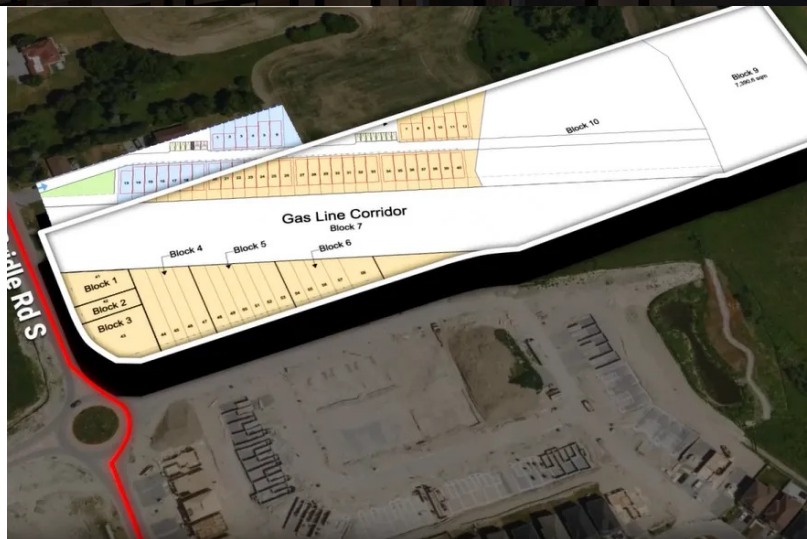


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