



Ground-Oriented Infill Development

2881 SOUTH GRIMSBY ROAD 5, SMITHVILLE, ONTARIO

APPROVED FOR 60 RESIDENTIAL UNITS ON + 15.83 ACRES OF LAND
ATTAINABLE ABSORPTION • INDEPENDENT SERVICING • INTEGRATED LOCATION



PHASE 1 DELIVERED WITH SERVICES AT THE LOT LINE
OPTION TO BUY ADDITIONAL PHASES

LAND
SPECIALISTS

CBRE

VIEW SOUTH

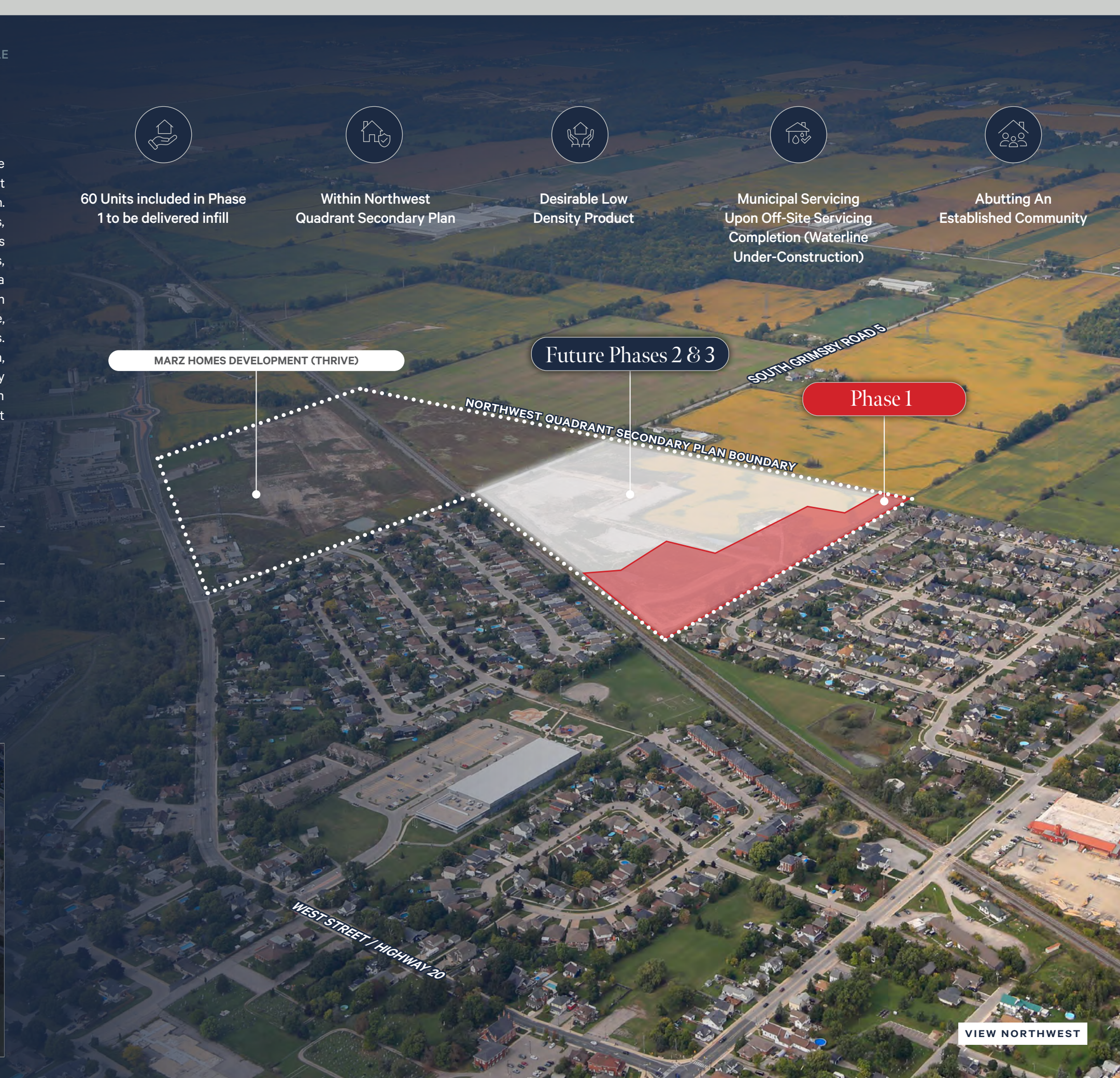
The Offering

CBRE Land Specialists are pleased to present a Phase 1 of a multi-phase development for sale located in the heart of Smithville. Phase 1 of this development includes 60 units of a total planned 412-unit ground-oriented residential subdivision. Phase 1, to be delivered with servicing in-place, consists of 24 single detached units, 20 traditional townhouse lots, 16 back-to-back townhouse lots and just over 3-acres of parkland. Strategically positioned with direct connectivity to key urban centers, this site offers seamless access to Hamilton, Grimsby, and the broader Niagara Region, while remaining within a manageable 60–75-minute drive to downtown Toronto. The property also benefits from proximity to future transit infrastructure, including future GO Transit expansion corridors and nearby QEW access points. Servicing agreements are currently in circulation with the Town of West Lincoln, and all major infrastructure will be delivered independently, ensuring autonomy and efficiency. This shovel-ready subdivision will be positioned to launch as soon as market conditions regain strength, offering a timely and strategic investment opportunity in one of Niagara's fastest-growing communities.

Property Details

LOCATION	2881 South Grimsby Road 5
LAND AREA	Phase 1: 15.83 acres
UNITS	Phase 1: 60-units
STATUS	Site Plan & Pre-Servicing Agreement in circulation
SERVICING	Full municipal services upon off-site servicing completion

Property Overview



60 Units included in Phase 1 to be delivered infill



Within Northwest Quadrant Secondary Plan



Desirable Low Density Product



Municipal Servicing Upon Off-Site Servicing Completion (Waterline Under-Construction)



Abutting An Established Community

Future Phases 2 & 3

Phase 1

MARZ HOMES DEVELOPMENT (THRIVE)

NORTHWEST QUADRANT SECONDARY PLAN BOUNDARY

SOUTH GRIMSBY ROAD 5

WEST STREET / HIGHWAY 20

VIEW NORTHWEST



TOP VIEW

Development

PHASE 1

	LOTS/BLOCKS	NO. OF UNITS	AREA (AC.)
SINGLE DETACHED (49 FT)	1 - 24	24	3.56
CONVENTIONAL FREEHOLD TOWNHOMES (24 - 26 FT)	Block 57 - 60	20	7.68
BACK-TO-BACK TOWNHOMES	Block 91, 92	16	1.53
NEIGHBOURHOOD PARK/TRAIL	Block 93, 94		3.06
PHASE 1 TOTALS		60-units	15.83 ac.

Servicing Milestones: Your Investment Advantage

The Vendor understands the critical importance of efficient and timely servicing for successful development projects. Key infrastructure milestones include:



Waterline Infrastructure: Waterline construction is underway by BEAM Construction, a reputable contractor, providing a reliable water supply solution. The primary water service connection is already established on-site. Estimated Activation: July 2026. Purchasers will benefit from a dedicated water connection with no cost-sharing obligations.



Sanitary Upgrades & SWM Extension (Will be delivered by Vendor): Off site servicing agreement will be in place with servicing upgrades being delivered by the Vendor.

WATERLINE EXTENSION FROM SPRING CREEK ROAD

- 400MM Waterline is Currently Being Constructed with fully capacity at no cost to the developer
- Waterline activation expected July 2026

SOUTH GRIMSBY RD 5

SPRING CREEK RD

SANITARY CONNECTION

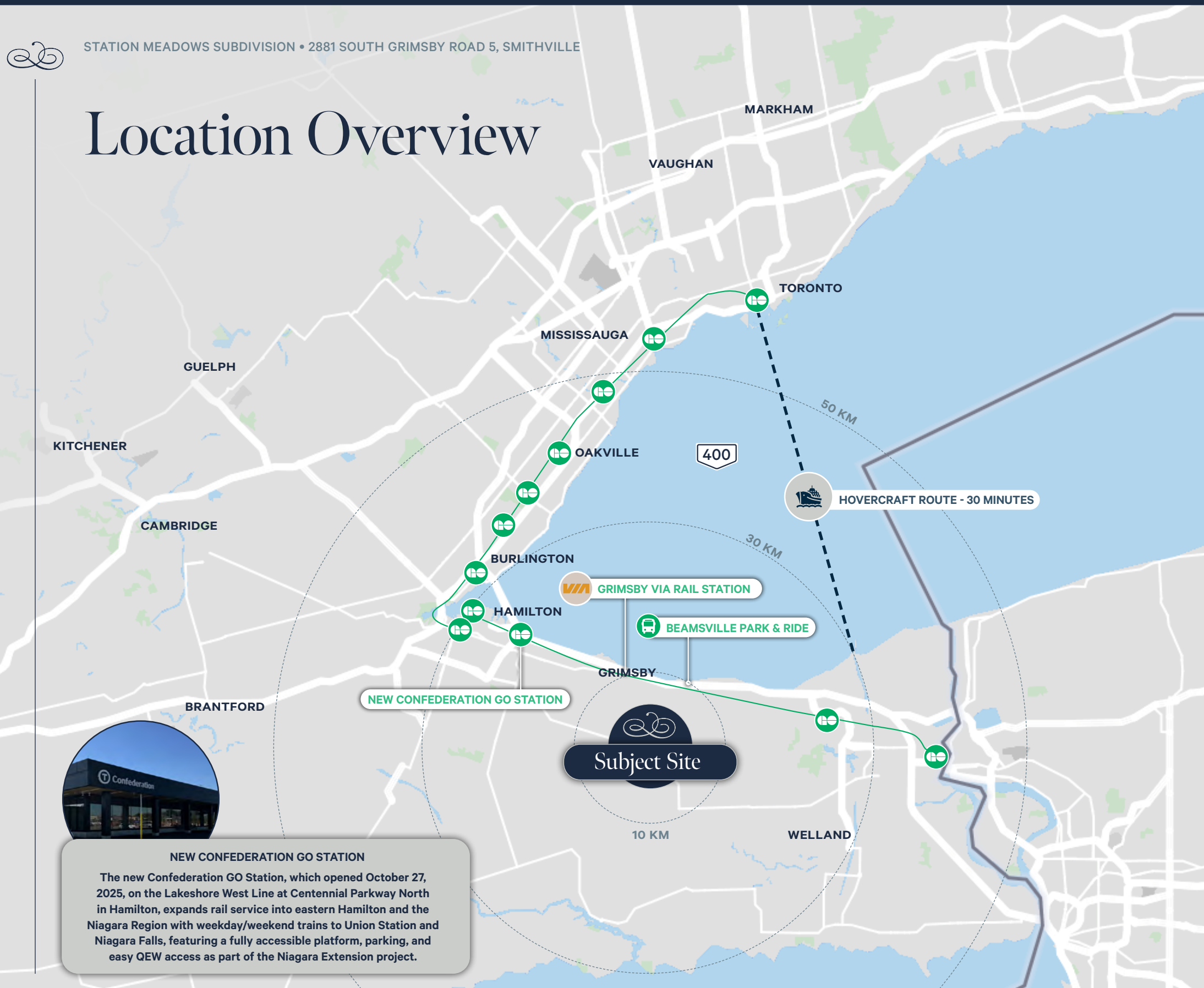
SWM UPGRADE

Due Diligence

Substantial due diligence has been completed by the Vendor to support this development. The following items are available for review in our online property library.

- Station Meadows Draft Plan
- Station Meadows Draft Plan: Additional Details
- Phase 1 Engineering Drawings & List
- Erosion & Sedimentation Control Plan
- Existing SWM Pond Grading & Esc. Plan
- Existing Street Plan & Profile
- General Servicing Plan: Ph. I & II
- Grading Plan: Ph. I, II & Future Ph. II
- Intersection Grading Details
- Noise Berm & Walkway Sections
- Railway Berm
- Rear Lot Grading Sections
- Sanitary Drainage Area Plan
- Spring Creek Road Plan & Profile
- Storm Drainage Area Plan
- Stormwater Management Pond
- Stormwater Management Draining Plan
- Streets A-G Plan & Profile
- Ultimate Parking Plan

Location Overview



NEW CONFEDERATION GO STATION

The new Confederation GO Station, which opened October 27, 2025, on the Lakeshore West Line at Centennial Parkway North in Hamilton, expands rail service into eastern Hamilton and the Niagara Region with weekday/weekend trains to Union Station and Niagara Falls, featuring a fully accessible platform, parking, and easy QEW access as part of the Niagara Extension project.

NEW CONFEDERATION GO STATION

GRIMSBY VIA RAIL STATION

BEAMSVILLE PARK & RIDE

Subject Site

HOVERCRAFT ROUTE - 30 MINUTES

Travel Times

15 min
TO GRIMSBY

28 min
TO ST. CATHARINES

30 min
TO HAMILTON

40 min
TO NIAGARA FALLS

1.5 hr
TO TORONTO

30 min
TO TORONTO
VIA HOVERCRAFT



Access To 'Benchland' Wineries

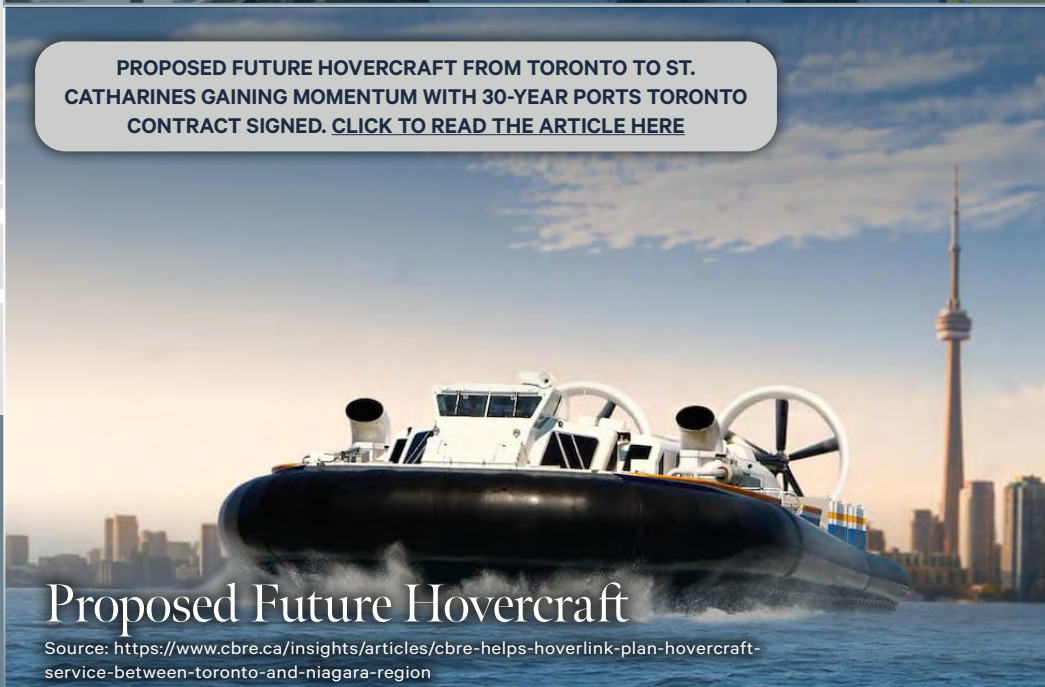
<https://godello.ca/2021/08/09/niagaras-cool-for-chards/>



Rich History In Smithville

<https://ontariorailwaystations.wordpress.com/home/niagara-region-welland-lincoln-counties/smithville-stations/>

PROPOSED FUTURE HOVERCRAFT FROM TORONTO TO ST. CATHARINES GAINING MOMENTUM WITH 30-YEAR PORTS TORONTO CONTRACT SIGNED. [CLICK TO READ THE ARTICLE HERE](#)



Proposed Future Hovercraft

Source: <https://www.cbre.ca/insights/articles/cbre-helps-hoverlink-plan-hovercraft-service-between-toronto-and-niagara-region>



Phase 1

EXISTING RAILWAY

VIEW EAST

DUE DILIGENCE

Supporting material, outlined on the Development page, has been made available in CBRE’s confidential online property library. Prospective purchasers seeking property library access are asked to complete this offering’s Confidentiality Agreement, which can be requested from the Listing Team.

[CLICK HERE TO SUBMIT CA](#)

OFFERING PROCESS

CBRE Limited (the “Advisor”) has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

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