

# ***Fort Erie Development Project: Self Sustainable City and an Economic HUB***







# *Value Proposition*

Our project in Fort Erie offers **exceptional investment potential** driven by strategic location and comprehensive planning. The combination of an Industrial Park, Sports City, Smart Health Medical Village, Well-being Resort, Smart Residential & Commercial Towers, Shopping Malls and Modern Homes positions this development as a leading hub for business, sport, and wellness in the Niagara Region. With proximity to major transport routes and attractions like Niagara Falls, investors can expect high returns from a diverse, integrated community that meets modern demands for living and working.

“

“We are committed to building a **world-class destination** that will transform Fort Erie into a hub of opportunity.”

– Project CEO

# ***High Growth POTENTIAL***

The Fort Erie Mega-Development presents an **exceptional investment opportunity** in a thriving region. With strategic proximity to major urban centers, this project is poised to attract a diverse range of businesses and residents. The combination of an Industrial Park, Sports City, and innovative smart communities creates a unique ecosystem that fosters growth. Investors can expect substantial returns as we capitalize on increasing demand for both residential and commercial spaces in this vibrant area.



# *Strategic Location Benefits*

## Connecting Key Destinations

The project's strategic location near the QEW, **Peace Bridge**, and major cities enhances accessibility, attracting businesses and tourists to Fort Erie's thriving development.





# *Investment Returns Overview*



## High Investment Potential

Fort Erie's development promises **massive returns** for early investors in the project.



## Diverse Revenue Streams

Multiple components ensure **robust income opportunities** from various sectors and markets.





# ***Project Vision***

A **world-class Self Sustainable destination** connecting  
Canada and the US



# *Transforming Fort Erie into a Destination*



## Vision

Building a vibrant community with diverse opportunities and amenities.



# Key Components



## Industrial Park

A hub for **innovation and growth** in Fort Erie.



## Sports City

Entertainment and **high-energy activities** for all ages.



## Resorts

Luxurious accommodations **with stunning views** for relaxation.



## Smart Homes

**Energy-efficient** living designed for the future.



## Towers

Vertical living with modern **amenities and conveniences**.



## Health Medical Village

A pioneering approach to **healthcare and wellness** services.



# Key Components



## Industrial Park

Modern facilities designed for efficiency and growth.



## Sports City

A hub for athletic events and community engagement.



## Resorts

Luxurious accommodations enhancing the overall experience.



# Key Components



## Industrial Park

Innovative facilities for diverse industries and businesses.



## Sports City

State-of-the-art venues for various sports and events.



## Resorts

Luxury accommodations with stunning natural surroundings.



## Smart Homes

Eco-friendly living with modern technology integration.



# Industrial Park

## Economic Hub

Modern complex fostering business growth and development



## Connectivity

Direct access to major transportation routes.



# *Niagara Signature Sites in Fort Erie*

The "Niagara Signature Sites" are a portfolio of prime, development-ready industrial properties. We have large, flexible parcels available to suit your needs.

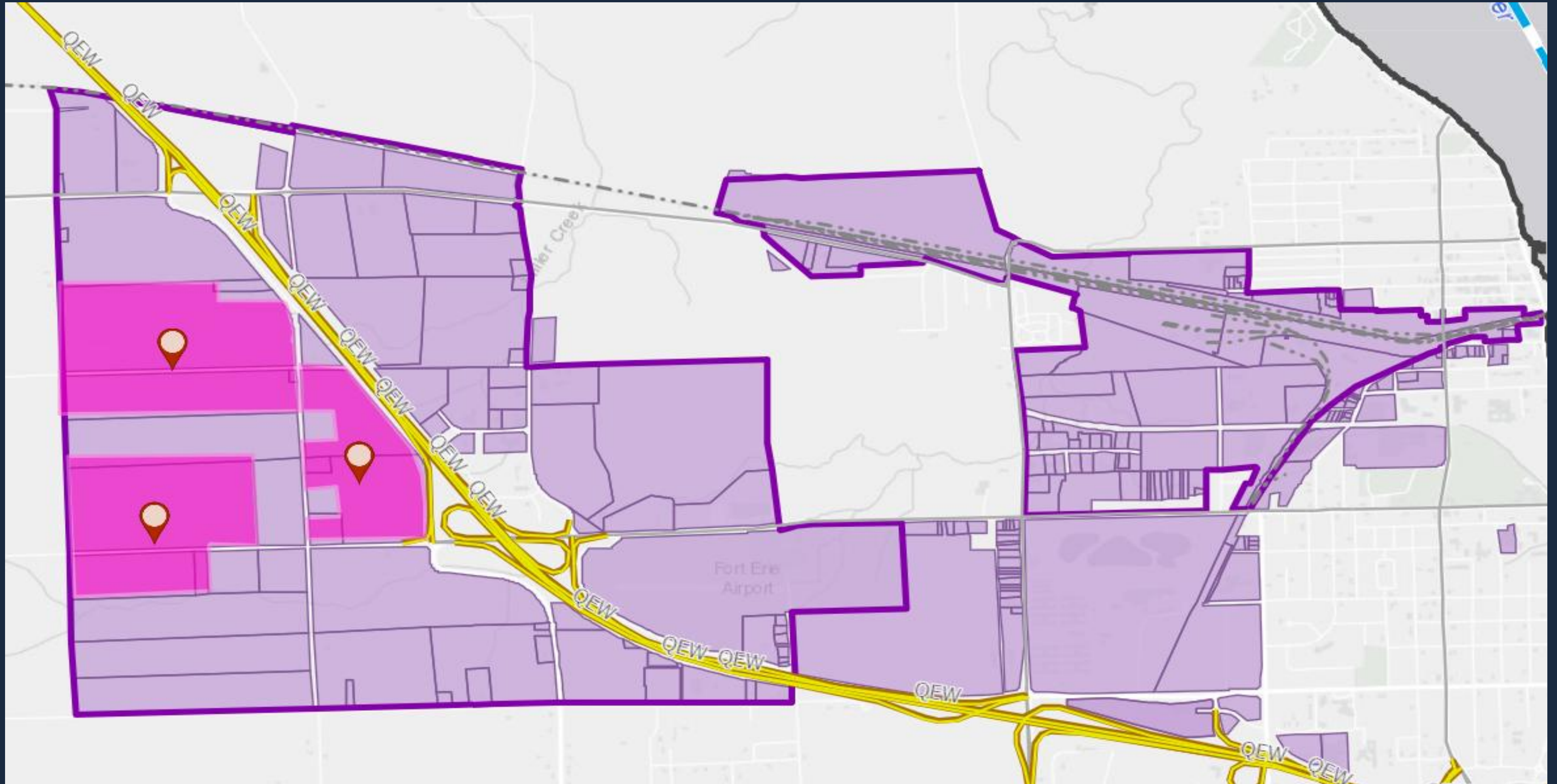
- **Site Area:** Existing area of 436 Acres
- **Zoning:** Prestige Industrial
- **Status:** Serviced, "shovel-ready"

## **Key Site Features:**

- **Fully Serviced:** Municipal water, wastewater, hydro, and high-speed Fiber Optics are at the lot line.
- **Flexible Zoning:** Ideal for large-scale manufacturing, warehousing, R&D, and logistic operations.
- **Speed to Market:** "Shovel-ready" status eliminates months from your project timeline.

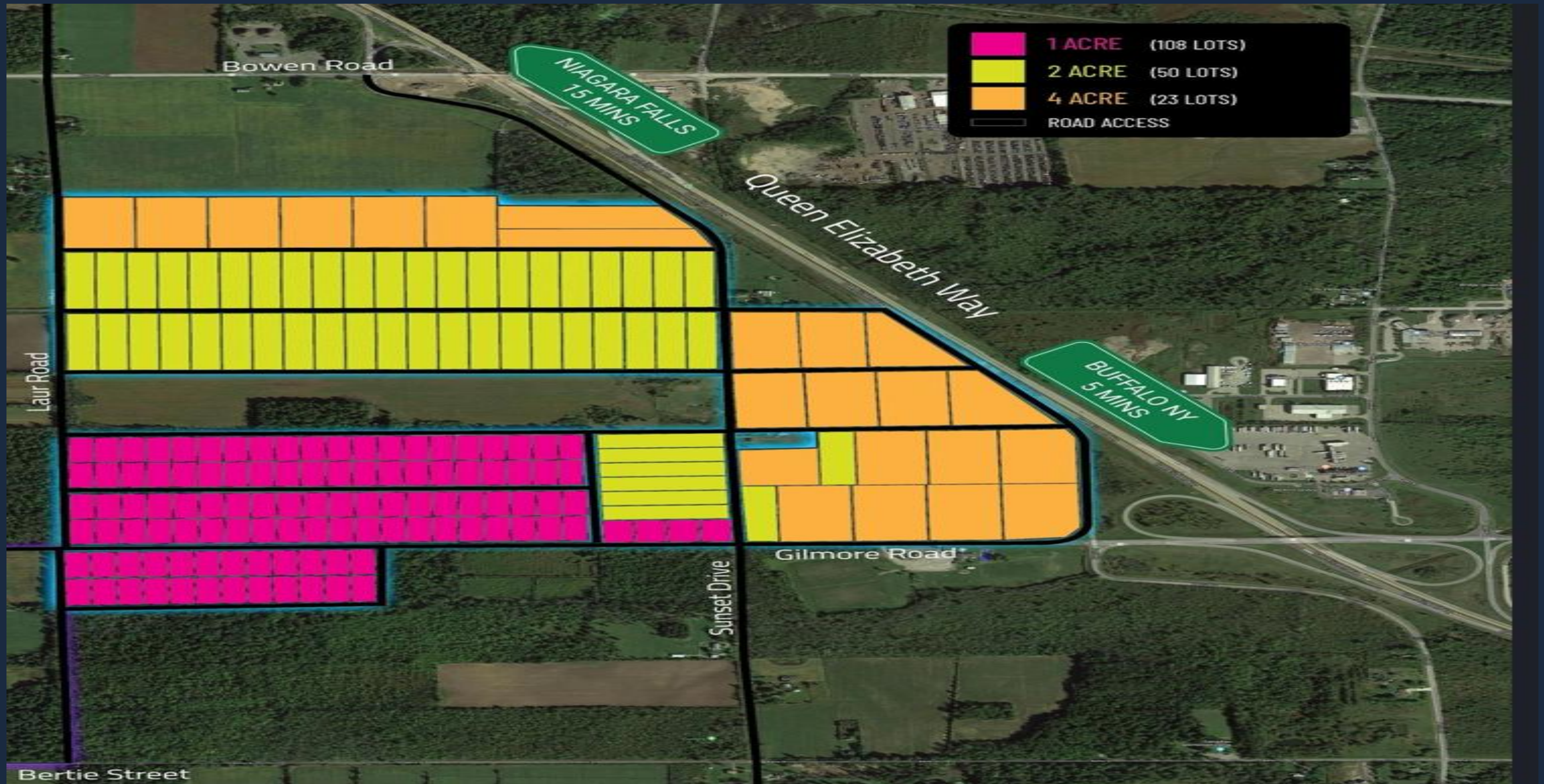


# *Strategic Location Map*



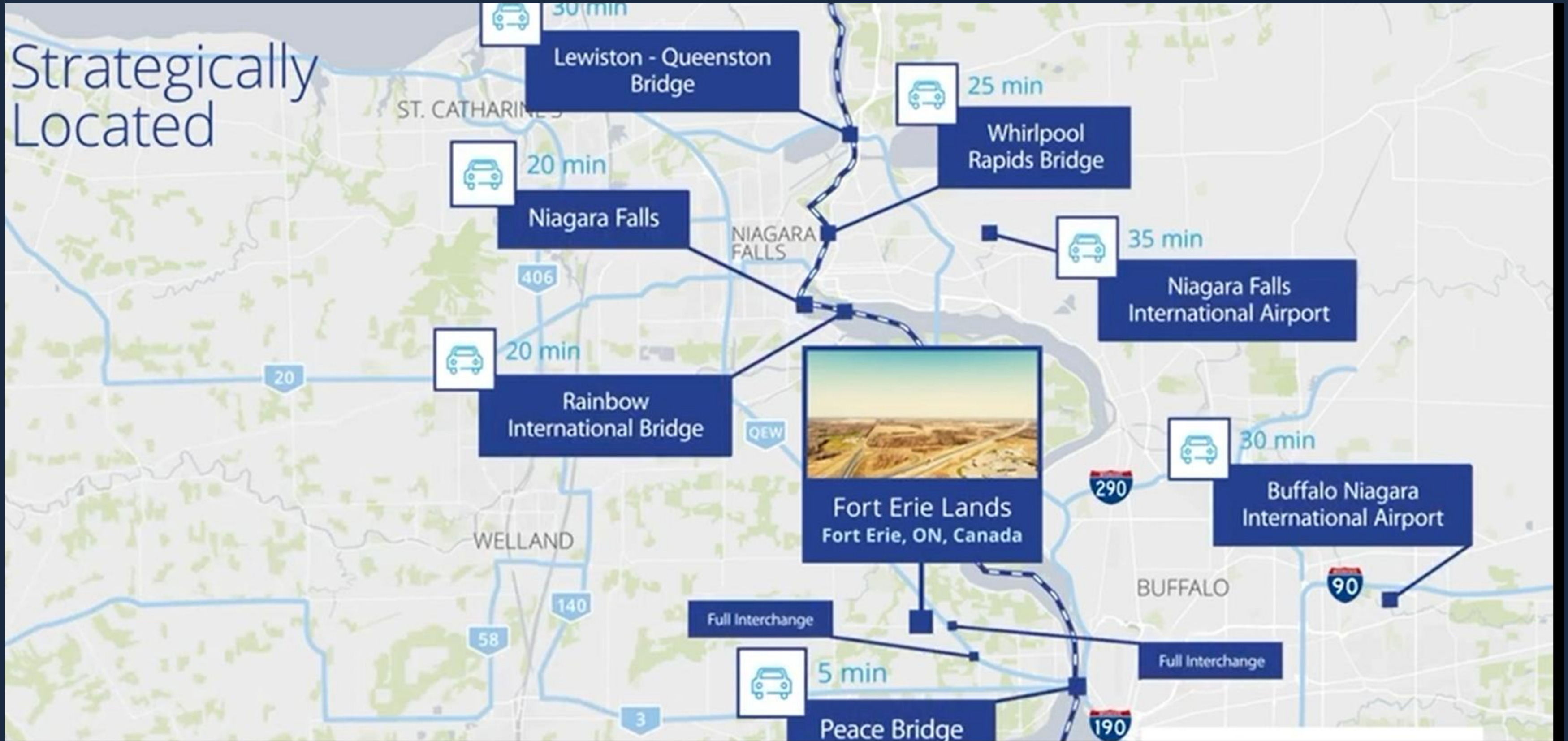


# Strategic Location Map





# Strategic Location Map





# *The Strategic Location:*

**Fort Erie's geography is its greatest asset.**

- ***The Peace Bridge Advantage:***

- **\$40 Billion** in annual trade and over **\$100 Billion** via Niagara .
- **20%** of all commodity trade between Canada and the U.S.
- Direct, uncongested access to Buffalo, NY, and the U.S. Interstate Highway System (I-190).

- ***Highway & Rail Access:***

- Direct access to the **Queen Elizabeth Way (QEW)**, connecting to Toronto and the entire Ontario-Quebec corridor.
- Proximity to multiple Class 1 rail carriers.

- ***Market Access:***

- Reach **150 million consumers** within a one-day drive.
- Tap into a bi-national skilled workforce from the Niagara Region and Western New York.





# Available Plot Options

Plot Size (acre)	Number of plots	Total Area (acre)	Price per plot \$ (000)	Total Price \$ (000)
0.5	100	50	2,500.00	250,000.00
1	125	125	4,000.00	500,000.00
2	45	90	7,000.00	315,000.00
4	10	40	10,000.00	100,000.00
	280	305		1,165,000.00



# Key Benefits

Niagara Signature sites are part of Niagara Economic Gateway Zone and Community Improvement Plan Area and following incentive:

- ✓ 12% Growth Rate in Fort Erie
- ✓ 150 Million Consumers (within few hours drive)
- ✓ 20% Corporate Tax Rate
- ✓ 40-100% Property Tax Rebate (5 to 10 years)
- ✓ Tax Increment based Grants
- ✓ Regional Development Charge Grant Programs



# *Access*

## Peace Bridge

Connecting Canada and the U.S. seamlessly



## QEW Highway

Direct routes for efficient trade access



# *Multimodal Transport Capabilities*

Fort Erie offers robust access to  
Highways, Ports and Railways





# *Multimodal Transport Capabilities*

Roads, Rail, Sea, Sky, Fort Erie Niagara is home to a robust network of infrastructure that has strategically developed over decades in response to the region's growing role as a KEY North American International Trade Centre. Over \$100 Billion trade each year through this region.

**4** Major  
Highways

**2** Commercial  
Border Crossings

**5** International  
Border Crossings  
into USA

**3** International  
Airports within  
100 Kilometers

**1** Million+  
Truck Crossings  
each year

Welland Canal and  
access to Ontario's  
largest port



# *Proximity to Major Markets*

## **BUFFALO BORDER CROSSING**

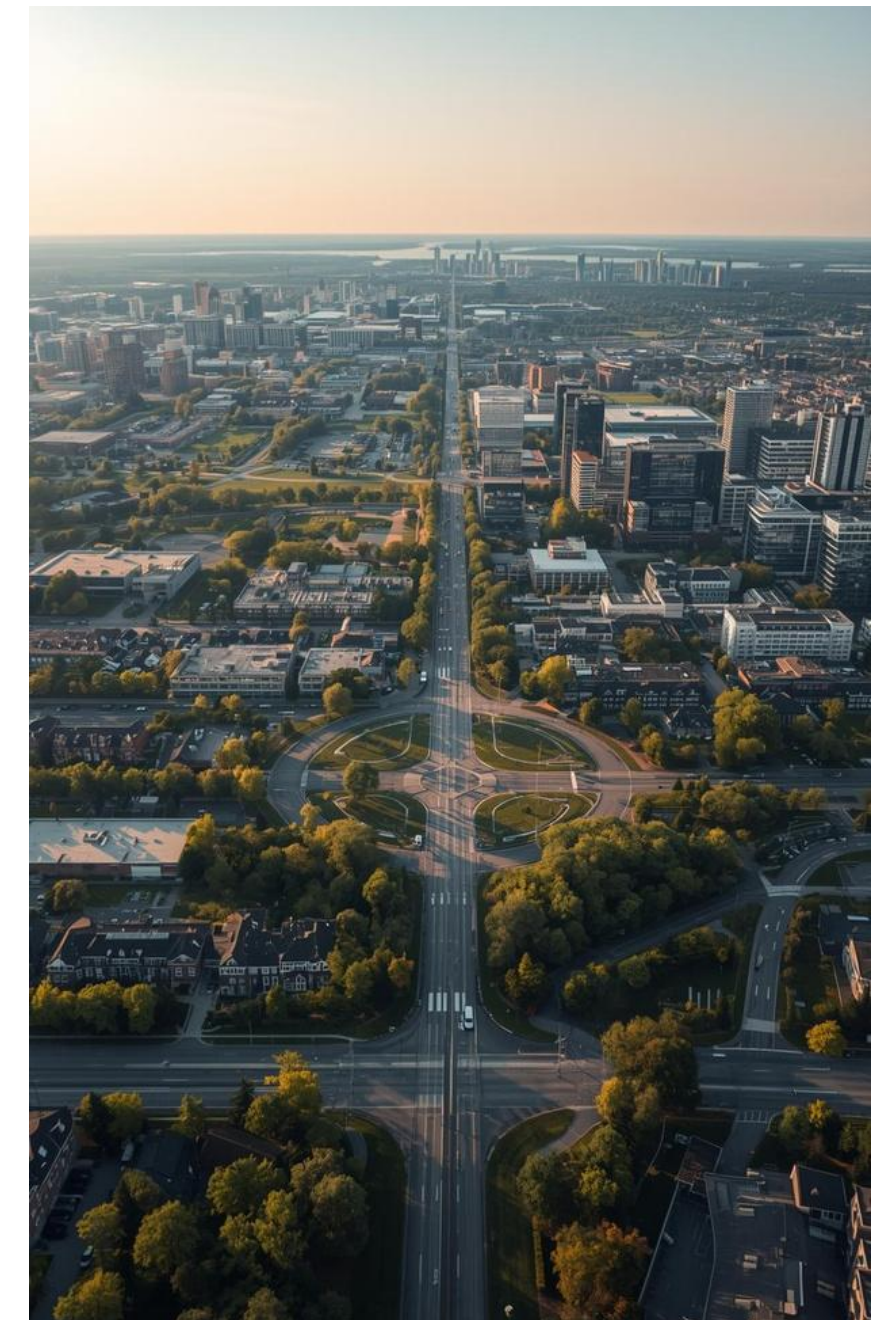
Strategic gateway

## **TORONTO SKYLINE**

Economic hub

## **SOUTHERN ONTARIO**

Market access





# Sports City

## Overview of Amenities



### Indoor Sports Complex

This state-of-the-art facility will accommodate various sports and events, enhancing community engagement and activity.



### Canadian Motorsports Speedway

Designed for high-speed racing, this track will host prestigious events, drawing enthusiasts from around the world.



### Additional Amenities

Complementing the main facilities, these spaces will promote diverse sports and recreational activities for all ages.



# *Formula One Racing Track: An Iconic Experience*



## Thrilling Adventure

Experience the ultimate racing excitement and entertainment.



# *Sports City*

## Indoor Complex

A state-of-the-art facility for all sports



## Community Hub

Bringing together athletes and fans in harmony



# *Wellness Resorts*

Luxury accommodations with  
stunning natural surroundings  
and water park





# *HEALTHCARE CITY*

## *Smart Integrated Health Medical Village*



### Innovative Healthcare

Revolutionizing care through technology and community engagement.



# HEALTHCARE CITY

## Smart Hospital

Advanced emergency readiness  
and care capabilities



## Biomedical Diagnostics

Cutting-edge research and  
innovative solutions



## Pharmacy and Command Center

Centralized logistics for medication  
management





# HEALTHCARE CITY

## AI Center

Advanced AI applications in healthcare solutions



## Helicopter Posts

Rapid Emergency response and patient transport



## Mobile Vehicles

Flexible medical assistance On –the-Go



## Smart Technology

Integration of Cutting-Edge Healthcare innovations





# HEALTHCARE CITY

## Wellness Center

Personalized programs for holistic Health

## Nutrition Center

Integration of Dietetics and health Science

## Scenic Trail

Therapeutic Environment for outdoor recovery

## Hospice Care

Compassionate support for end-of-life care

## Maternity Recovery

Dedicated space for new mother's comfort





# HEALTHCARE CITY

## Education Center

Innovative programs for community

## Training Institute

Advanced training for healthcare professionals

## Solar Energy

Sustainable power generation for the village

## Parking Facilities

Convenient and accessible visitor accommodations

## Admin Office

Efficient management and security operations





# *A Future-Ready Ecosystem*

*Integrating Smart Healthcare, Wellness,  
and Community for Optimal Living*

The vision for our 40-hectare medical village encompasses an integrated approach to health, wellness, and community living. By combining cutting-edge technology with holistic care, we aim to create an environment that promotes well-being and fosters innovation in healthcare delivery. This ecosystem is designed for sustainable living and future readiness





# Sustainable Urban Community Living







# *Future of Living*

The **Smart Homes Community** will redefine residential living by integrating advanced technologies and sustainable practices. Each home will feature energy-efficient systems, smart home automation, and eco-friendly materials, promoting a **healthy lifestyle** while minimizing environmental impact, ultimately creating a vibrant and connected neighborhood for families and individuals.





# *Residential and Commercial Towers*

The **Residential and Commercial Towers** will redefine urban living in Fort Erie. Designed for **vertical density**, these structures will provide modern amenities and sustainable living solutions. The integrated spaces will foster community interaction while supporting local businesses, driving economic growth in the region.



# Spectacular Views

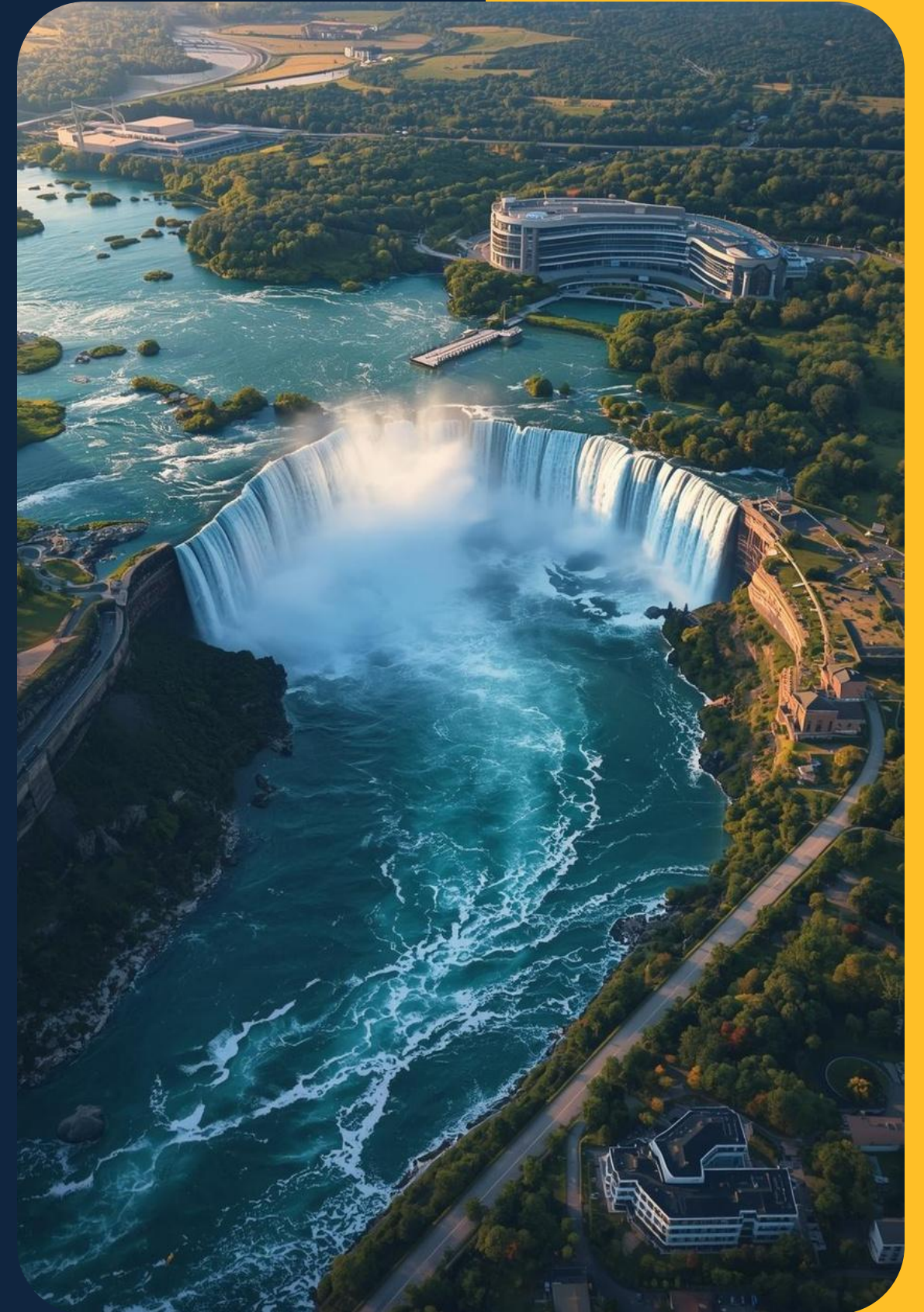
## Highlighting the uniqueness of Niagara Falls

Niagara Falls is a breathtaking tourist destination attracting millions yearly from across the world, offering stunning views, recreational activities, and a unique experience that enhances Fort Erie's appeal.





# Strategic Location





# *Smart Health Medical Village and More*

## **Innovative Healthcare Solutions**

The Smart Health Medical Village will integrate advanced technology, ensuring **efficient patient care** and promoting wellness through state-of-the-art facilities.

## **Residential and Commercial Towers**

The addition of residential and commercial towers will create **vibrant living spaces** and foster community engagement while enhancing local economic growth.

## **Smart Homes Community**

Our Smart Homes Community will embody sustainability, featuring **energy-efficient designs** and smart technology that enhances residents' quality of life while reducing environmental impact.



# Quality of Life



## NIAGARA FALLS

Natural wonder

A spectacular, stunningly beautiful natural wonder and tourist destination, spanning across borders



## WATERFRONT SERENITY

Nature Escape

The waterfront offers a peaceful retreat for residents and visitors alike, encouraging relaxation.



## COMMUNITY RECREATION

Active Lifestyle

The park provides facilities for various activities, fostering a strong sense of community engagement.



# *Business Advantages of Fort Erie*

## Incentives

Competitive tax rates attract foreign investments



## Skilled Workforce

Access to a qualified labor pool nearby



## Ideal Industries

Focus on advanced manufacturing and logistics



## Growth Potential

Vast opportunities for business expansion available beyond Borders





# Value Proposition

## Location

Prime location connects major cities, enhancing accessibility and appeal.

## Growth

High growth potential driven by increasing demand for amenities.

## Amenities

Unique amenities attract both residents and tourists alike.



# Addressable Market Overview

## Canadian Residents

significant population seeks new recreational and residential opportunities.

## US Residents

Proximity to Buffalo increases interest in cross-border development. Also, Fort Erie is the corridor to North and South American markets

## Tourists

Niagara Falls attracts millions, enhancing local business potential.



# Business Advantages of Fort Erie

## Incentives

Competitive tax rates attract foreign investments



## Skilled Workforce

Access to a qualified labor pool nearby



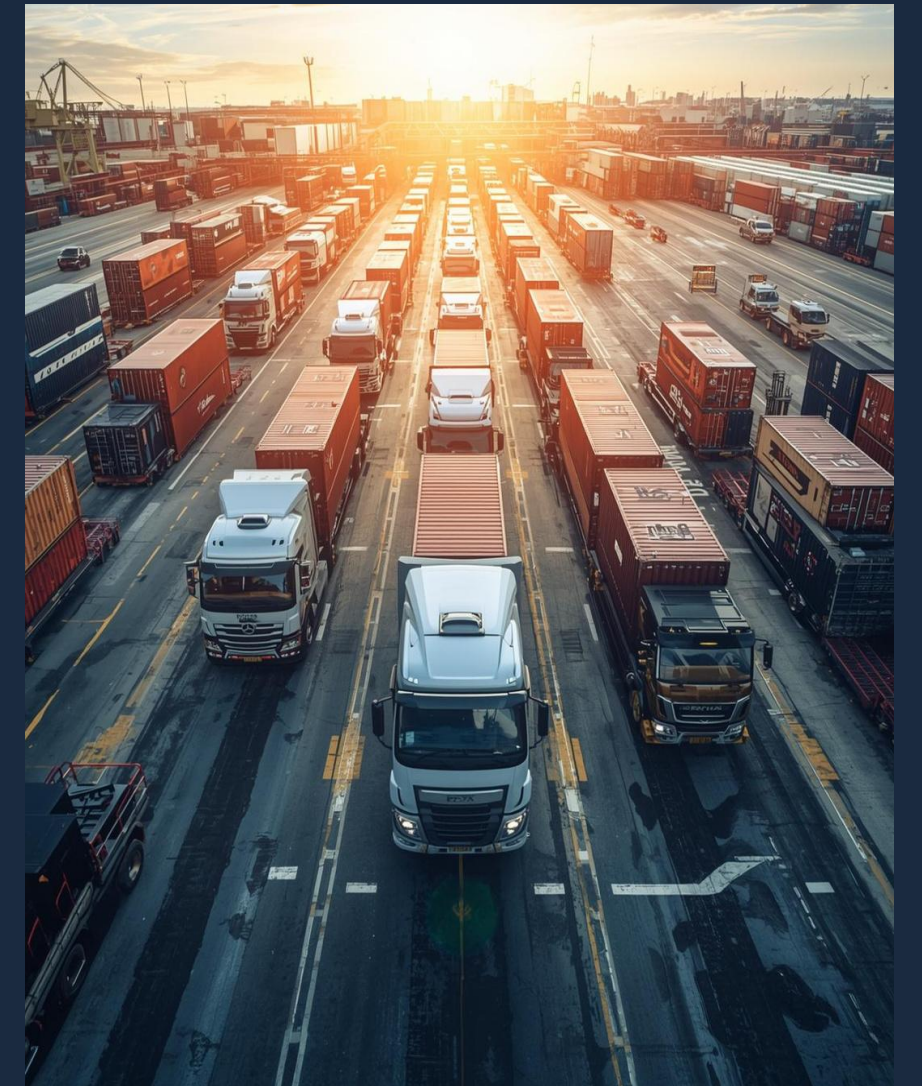
## Ideal Industries

Focus on advanced manufacturing and logistics



## Growth Potential

Vast opportunities for business expansion available beyond Borders





# *Invest in your future*

## *Investors will get*

- ✓ Business Visa within 90 days
- ✓ Work Permit within 6 months
- ✓ Permanent Resident Card within 3 years
- ✓ Citizenship after residency requirement of 1,095 days
- ✓ Investors have the option to get back initial investment after 5 years



# Key Milestones

Groundbreaking



The groundbreaking ceremony marks the official launch of the project.

Construction Start



Construction begins with heavy machinery and workforce mobilized on-site.

Completion



Completion of the major structures, ready for initial operations.

Opening



The grand opening event welcomes the public and stakeholders.

Expansion



Expansion plans are announced to enhance facilities and services offered.





# Contact us for more information!

*Address:*

CISW International Co., Ltd.

---

*Email*

info@ciswinternational.com

---

*Website:*

www.ciswinternational.com

---

PHONE: +66 617 078717