

DEVELOPMENT OPPORTUNITY

TOWNSVILLE QUEENSLAND

40057 Bruce Highway, Deeragun



END USERS

- Light and Service Industry
- Fuel and service centre with ancillary uses
- Bulky goods/showrooms
- Logistics/distribution centre

THE PROPERTY

AN APPROVED 47 LOT LIGHT AND SERVICE INDUSTRY PARK IN TOWNSVILLE'S MAJOR GROWTH CORRIDOR — TOGETHER WITH APPROVAL TO DEVELOP 23,200 SQUARE METRES OF APPROVED SHOWROOMS.

APPROVALS

The property benefits from three significant approvals:

- 47 Lot Reconfiguration
- Showroom Approval
- Intersection Access

DESCRIPTION

Lot 1 on RP747112

AREA

25.48 hectares

LOCATION

Townsville's residential growth corridor

EXPOSURE

535m of Bruce Highway frontage

ZONING

Low impact industry

CONNECTIVITY

Direct highway access approved via an all-movements signalized intersection

SERVICES

Trunk services are in place and available for connection

SITE PROFILE

Flood free and gently sloping towards the Bruce Highway

ENVIRONMENTAL

No environmental site issues

Townsville, also known as the capital of North Queensland, is the international freight gateway and logistics hub for the largest population centre in Northern Australia, with an extensive road and rail network servicing a regional population of 700,000.



APPROVALS

The property benefits from three significant approvals.

1

47 LOT RECONFIGURATION

Reconfiguration approval to create 47 lots for Light and Service Industry.

Approval current until 13 February 2021.

2

SHOWROOM APPROVAL

Approval for 23,200sqm of showrooms.

Approval current until 1 July 2024.

3

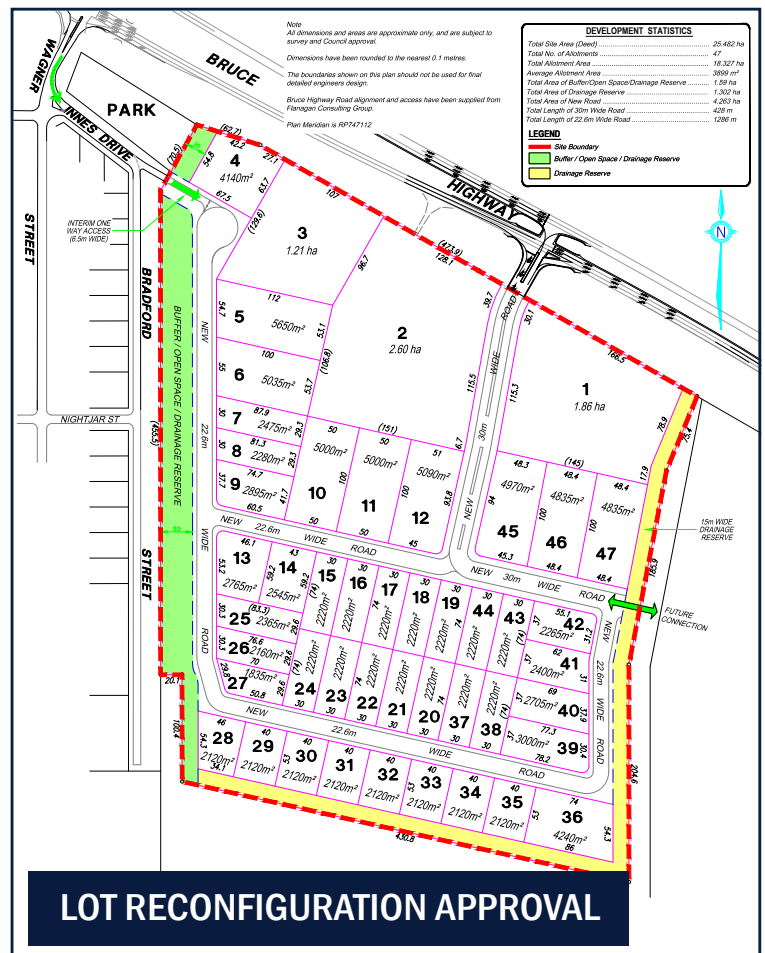
INTERSECTION ACCESS

All-movements signalized intersection off Bruce Highway (in conjunction with the above approvals).

FURTHER DEVELOPMENT POTENTIAL (STCA*)

- Super Lot Concept – 3 super lots of 7.6ha, 3.3ha & 9.0ha
- Increased showroom area – the potential to develop a further 11,800sqm of showrooms on the front eastern section of the site, total showroom area increases to 35,000sqm

For comprehensive documentation on this exceptional development opportunity, contact Stateland Pty Ltd.



PROJECT PROPOSED SUBDIVISION		CLIENT STATELAND PTY LTD		RPS	
Job Ref. PR114103-3	Date 21 June 2013	ALLOTMENT LAYOUT OVER LOT 1 ON RP 747112 (47 LOTS & NEW ROADS)		Urban Design Suite 1, Ground Floor, Central Plaza 370 Flinders Mall (PO Box 977) Townsville QLD Australia 4810 T +61 7 4742 4244 F +61 7 4742 4144 W www.rpsgroup.com.au	
Level Datum	Comp By: AWP				
Origin	Checked By:				
DWG Name: 114103-01.dwg	Local Authority: TOWNVILLE CITY COUNCIL	Scale 1:2500		Sheet A3 Plan No. 114103-01	
Locality: DEERAGUN					

