



FOR SALE

16 DIXON CIRCUIT, YARRABILBA
6,676 SQM LAND PARCEL WITH DEVELOPMENT APPROVAL

BLUE
COMMERCIAL

Executive Summary

Now available for sale, 16 Dixon Circuit offers versatile development outcomes accommodating retail, commercial or industrial projects with flexibility.

| | |
|----------------------|--|
| Property Address | 16 Dixon Circuit, Yarrabilba |
| RDP | L22 SP331111 |
| Land Size | 6,676 sqm* |
| Development Approval | DA approved for a total of 3192sqm* in brand new trade centre |
| Location | 47 km south of Brisbane's central business district and 70km to the Gold Coast CBD |
| Zoning | Priority Development Area |
| Sale Method | Expressions of Interest closing 10th April 2025 at 3pm (AEST) |



A rare opportunity to secure a 6,676 sqm landholding in the high-growth Brisbane-Gold Coast corridor, positioned for a range of development outcomes.

Key Highlights:

Development-Ready: Current DA approval for a 3,192 sqm Trade Centre development.

Flexible Development Potential: Suitable for retail, commercial, or light industrial / showroom projects to capitalise on the area's growth.

Prime Location: Situated on Dixon Circuit, just off Yarrabilba Drive, in the heart of a thriving commercial precinct.

Surrounded by Major Retailers: Close to Ampol, Kennards Storage, Ultra Tune, Salvos, and upcoming commercial developments, reinforcing the site's strategic position.

Location Overview

Yarrabilba is a master-planned community strategically positioned between Brisbane and the Gold Coast, with a vision for 50,000 residents upon completion. Over 4,000 residential lots have already been sold, housing more than 12,000 residents, with the broader 10km catchment exceeding 40,000 people. The area's 4.0% annual population growth through to 2046 ensures strong long-term demand. Future development includes a 100-hectare mixed industry and business precinct, catering to showrooms, offices, and various industrial uses, reinforcing Yarrabilba as a key commercial and residential hub.

-  16 Dixon Circuit

-  Future Yarrabilba Communities

-  Existing Yarrabilba Communities

-  Denotes Future Amenity

-  Future Business Enterprise Area

-  Future Town Centre

-  Sales and Information Centre and Display Village

-  Childcare / Early Learning

-  Primary School

-  High School

-  Shopping & Convenience

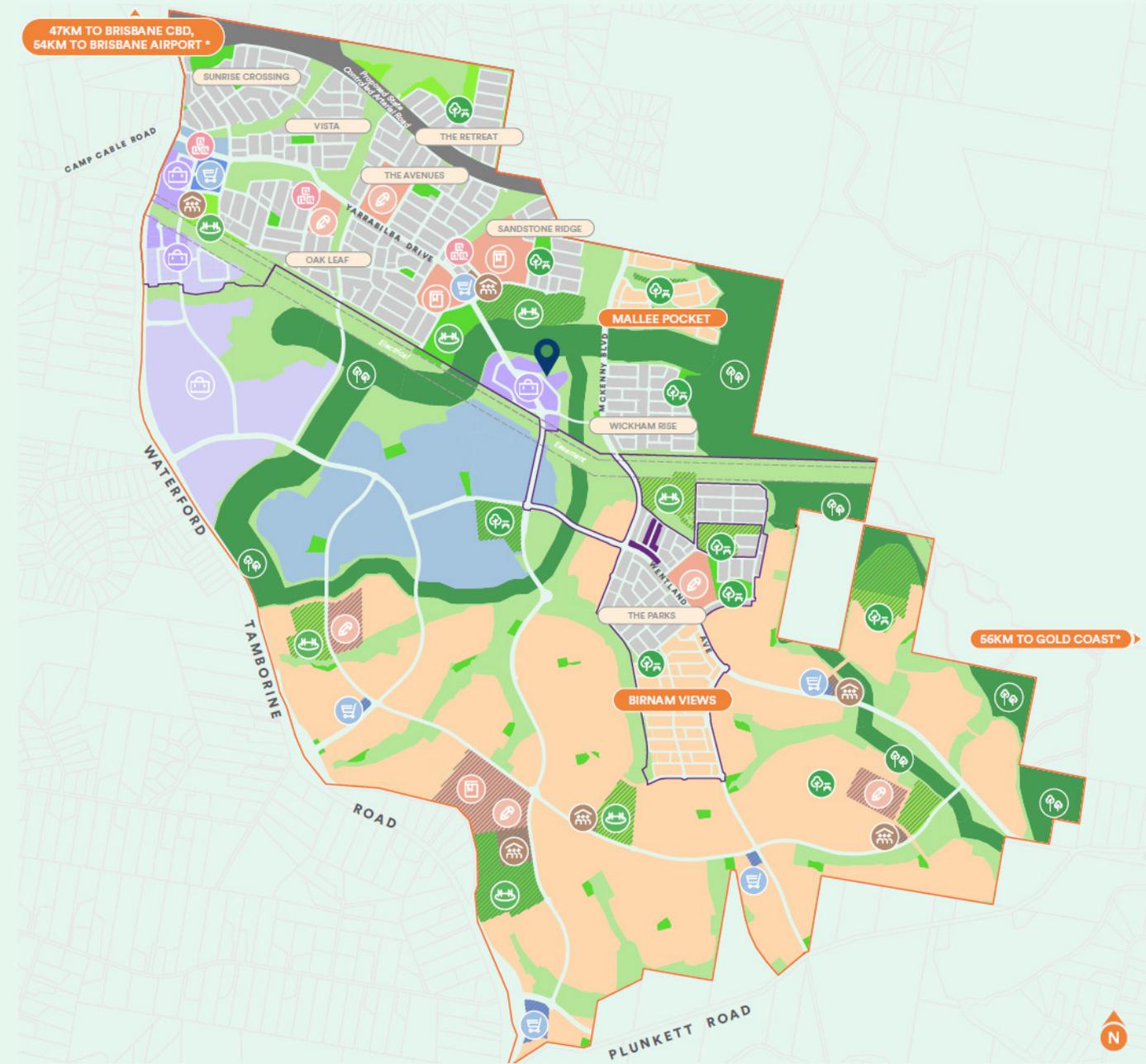
-  Community Facilities

-  Business Enterprise Area

-  Active Open Space

-  Sporting Space

-  Nature





NEIGHBOURHOOD CENTRE

SALVOS STORES

UltraTune Hoppy's

AMBULANCE STATION

Kennards Self Storage

AMPOL + FAST FOOD RESTAURANT



16 DIXON CIRCUIT

PROPOSED RETAIL DEVELOPMENT



With population growth almost double the Logan City average at 8.8%, Yarrabilba Trade Centre offers an opportunity to secure your space early in the region's development pipeline.



Kennards Self Storage



Hoppy Sat Express Car Wash



UltraTune



Ampol Yarrabilba South



Salvos

Join some of Australia's most notable retail and service brands in Yarrabilba.



DEVELOPMENT SCHEDULE

| | |
|-------------|--------------------|
| Site Area | 6676m ² |
| Site Cover | 47.8% |
| No. Storeys | 1 |

LANDSCAPING

| | |
|----------|----------------------------|
| Planting | 227.7m ² (3.4%) |
| Total | 227.7m ² (3.4%) |

GROSS FLOOR AREA (GFA)

| | |
|--------------|----------------------|
| Building One | 1377.6m ² |
| Building Two | 1814.6m ² |
| Total GFA | 3192.2m ² |

Note: GFA Areas Are Measured To The Outside Face Of Walls

DEVELOPMENT SCHEDULE

| | |
|-----------------------|-------------------|
| Tenancy 1 - Warehouse | 244m ² |
| Tenancy 1 - Showroom | 105m ² |
| Tenancy 1 Total NLA | 349m ² |
| Tenancy 2 - Warehouse | 244m ² |
| Tenancy 2 - Showroom | 105m ² |
| Tenancy 2 Total NLA | 349m ² |

| | |
|-----------------------|-------------------|
| Tenancy 3 - Warehouse | 468m ² |
| Tenancy 3 - Showroom | 200m ² |
| Tenancy 3 Total NLA | 668m ² |

| | |
|-----------------------|-------------------|
| Tenancy 4 - Warehouse | 468m ² |
| Tenancy 4 - Showroom | 200m ² |
| Tenancy 4 Total NLA | 668m ² |

| | |
|-----------------------|--------------------|
| Tenancy 5 - Warehouse | 800m ² |
| Tenancy 5 - Showroom | 200m ² |
| Tenancy 5 Total NLA | 1000m ² |

Note: NLA Areas Are Measured To The Centre Line Of Walls

BIKE PARKING REQUIRED

| | |
|--------------------|------------|
| Warehouse | NIL |
| Showroom Employees | 5 (1/750) |
| Showroom Visitors | 4 (1/1000) |
| Total Provided | 14 |

CARPARKING REQUIRED

| | |
|----------------|------------|
| Warehouse | 24 (1/100) |
| Show Room | 24 (1/35) |
| Total Provided | 71 |

For more information on this opportunity,
please contact the exclusive agents.

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