



## 9 Titles Commercial & DCZ Zoning Portfolio – Gracemere CBD

ATTENTION BUSINESS OPERATORS AND/OR LARGE SCALE DEVELOPER PROJECT MANAGERS/ INVESTMENT COMPANIES!

Alan Cornick Real Estate is pleased to present a strategic, large-scale town-centre property holding in one of Central Queensland's fastest-growing commercial and residential corridors.

This unique offering comprises nine individual freehold titles, collectively totalling 1.33 hectares (3.28 acres), prominently located between Lawrie Street and Russell Street (7,11&13 Lawrie Street and 4,6,8,10,11 &12 Russell Street Gracemere), at the commercial heart of Gracemere, approximately 12 kilometres south-west of Rockhampton. Offered as one complete portfolio or individual titles by negotiation, this is an opportunity to shape the future

3,234m<sup>2</sup>

Price on Application

Property Type Commercial

Property ID 1196

Land Area 3,234 m<sup>2</sup>

### Agent Details

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commercial heart of Gracemere.

Held in tightly controlled ownership for many years, this portfolio represents an exceptionally rare aggregation of land and improvements within an established shopping precinct, offering developers and investors a level of scale, flexibility and future optionality seldom available in regional Queensland town centres.

Comprises of the Following Adjoining Gracemere Properties

7 Lawrie Street - 2023m<sup>2</sup> - Commercial Zoning - Large Warehouse with several shops fronting Lawrie Street and Conaghan Park - some tenancy

11 Lawrie Street - 2023m<sup>2</sup> - Commercial Zoning - Tenanted by Star Liquor shop with vacant house above. There is a large vacant area of land at the back of the buildings and access is by a wide laneway shared between 11 Lawrie and 13 Lawrie. Please note the Star Liquor business is NOT FOR SALE. It is only the building and land which is for sale.

13 Lawrie Street - 3290m<sup>2</sup> - Commercial Zoning - Currently comprises of the Gracemere Hardware & Garden Centre with large display area; 4 bedroom block house with granny flat unit at the back; Large shed currently being used to store building materials for the Hardware Shop.

4 Russell Street - 1626m<sup>2</sup> - DCZ Zoning - Vacant - This land is adjacent to the shed and provides another access for the 13 Lawrie infrastructure.

6 Russell Street - 938m<sup>2</sup> - DCZ Zoning - Tenanted house

8 Russell Street - 817m<sup>2</sup> - DCZ Zoning - Tenanted house

10 Russell Street - 809m<sup>2</sup> - DCZ Zoning - Tenanted house

11 Russell Street - 809m<sup>2</sup> - DCZ Zoning - Vacant Land

12 Russell Street - 799m<sup>2</sup> - DCZ Zoning - Vacant Land - Valuable Corner Position

#### INVESTMENT & DEVELOPMENT RATIONALE

The portfolio provides a compelling combination of:

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- Immediate income from a diversified mix of retail, warehouse, commercial and residential assets
- Flexible zoning (Commercial and DCZ), supporting a wide range of redevelopment and intensification outcomes
- Prime town-centre positioning, ideally suited to a future master-planned retail, commercial or mixed-use precinct
- Staged development or disposal potential, including the ability to sell titles individually over time

The asset may be acquired and operated in its current configuration, enhanced through selective refurbishment and re-leasing, or re-positioned entirely through comprehensive redevelopment.

#### DEVELOPMENT OPTIONALITY

- Expansion and modernisation of existing retail and commercial tenancies
- Re-purposing of warehouse assets (e.g. self-storage, large-format retail or logistics support)
- Construction of new commercial buildings and/or higher-density residential product along Russell Street
- Full demolition and redevelopment into a purpose-designed town-centre enterprise
- Strategic land-banking within a proven and growing regional hub

Subject to approvals, the site lends itself to multiple future pathways, including: The inclusion of an operating hardware business, should the purchaser elect to continue it, further enhances the portfolio's income and operational flexibility.

#### STRATEGIC CONTEXT

Gracemere continues to experience strong population growth, supported by Rockhampton's expanding industrial, logistics and services economy. Demand for modern retail, commercial services and residential accommodation

remains robust, underpinning the long-term fundamentals of well-located town-centre landholdings.

Large, consolidated sites of this nature – particularly those offering both income and redevelopment scale – are increasingly scarce.

## CONCLUSION

This portfolio represents a highly strategic acquisition opportunity for developers, investors and land-bankers seeking:

- Scale
- Town-centre positioning
- Income security
- Long-term redevelopment potential

Please note the owner is very motivated to sell. Certain titles may be available to purchase individually or as a package of 2 plus, subject to negotiation. Offers considered.

Call Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 to arrange an inspection.

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