

FOR SALE: TO END USER

ROBINA COMMERCIAL PRECINCT - LAND NOW SELLING



M1 MOTORWAY
63,500+ vehicles per day
Source: QLD Main Roads

m1 **BUSINESS PRECINCT ROBINA**

M1 BUSINESS PRECINCT



DOUBLE EXPOSURE - M1 AND SCOTTSDALE DRIVE

Giving your business unprecedented exposure to both Robina and the M1.



CBD ROBINA LOCATION

This is a rare opportunity to locate your business in the Gold Coast's fastest growing business centre.



CONVENIENCE

Located within minutes of Easy T Centre and Robina Town Centre's banking, dining, shopping and services - everything you need is here.



ACCESSIBILITY

Located just 1km from a train station and bus interchange and within easy access to M1 and major arterials connecting your business to Gold Coast City, Brisbane and beyond.

DOUBLE EXPOSURE LOCATION



Robina Town Centre

Robina Supercentre

Robina Parkway

Grand Motors Mercedes Benz

Robina Automall

Easy T Centre

Easy T Medical

Easy T Living

Sidewalk on Scottsdale

Robina Storage Centre

Varsity Lakes Train Station

SITE MAP



M1 MOTORWAY
63,500+ vehicles per day
Source: QLD Main Roads

PERMITTED USES & PLANNING

Excerpt from plan of development - Permitted development purposes subject to conditions:

4.1: The purposes for which development may be carried out in the Development Section without the consent of Council but subject to conditions provided there is no conflict with the Robina Central Planning Agreement.

Automotive and Marine Premises	Office
Car Wash	Place of Worship
Catering Business	Professional Office
Central Fuelling Facility	Public or Private recreation
Child Care Centre	Public Recreation
Commercial Premises	Radio and TV Premises
Convention Centre	Retail Nursery
Educational Establishment	Service Industry
High Technology Entertainment Facility	Showroom
Laundromat	Tourist Facility
Market Industry	Veterinary Clinic
Medical Centre	Veterinary Hospital
Minor Tourist or Cultural Facility	Warehouse

M1 Business Precinct's Unique Town Planning Advantages

- Pre-zoned sites accommodating a broad range of uses
- Fast-track development approval system
- 40 day town planning approval period

M1 Business Precinct's Unique Infrastructure (PIP) Charges Benefits

- Extremely favourable council development charges
- Contact us to hear about how these advantages can benefit you

Location Advantages

M1 Business Precinct is easily accessible to Gold Coast City:

- 9% of the population live within a 5 minute drive of Robina*
- 33% of the population live within a 10 minute drive of Robina*
- 79% of the population live within a 20 minute drive of Robina*
- 89% of the population live within a 30 minute drive of Robina*

* Source - Conics Robina Drive Time Analysis 2008

IMAGES



Sites in M1 Business Precinct offer a central and accessible location to establish custom designed business premises.

Established commercial and residential precincts surround M1 Business Precinct and the corridor of activity between Robina and Burleigh continues to take shape and gain momentum.



Most sites have exposure to the M1 (Pacific Motorway)

CURRENT PURCHASERS

M1 Business Precinct has attracted some major organisations some of whom are already operational and some of whom are about to begin development of environment-friendly facilities on land parcels within the precinct.

Chosen by two educational establishments as well as the Queensland Police Service, the current purchasers have been drawn to the precinct by its central location, proximity to the motorway and the bus and train connections.

Once completed, M1 Business Precinct will form a visually appealing streetscape of freestanding commercial buildings. The businesses located in the precinct will offer a range of services including national chain head offices, government and community facilities. Each of the businesses in the centre will complement and benefit each other as well as the local area.



Queensland Police are now open and fully operational 24hrs a day at the brand new Robina/Reedy Creek station which has a range of services including general duties and a traffic response until operating from it.

It is the second major police facility to be developed at CBD Robina, with the Australian Federal Police already having built their premises here.



Study Solutions will be a six storey centre which will house two brand new Smarter Kids Childcare Centres as well as the Study Solutions registered childcare training college.

Licensee and owner Karen Williams is retained by the QLD Government to devise the curriculum for the Department of Education prep year. She has already established six Smarter Kids Childcare Centres on the Gold Coast.



Australian Technical College Gold Coast is a Government established training facility for the trade industry. The college was the first purchaser to acquire land in M1 Business Precinct.

With their landmark premises newly completed, the school describes itself as a 'new millennium' school aiming to redefine the school structure and work closely with trade industries to maximise employment opportunities.

CURRENT PURCHASERS CONT...

Pacifica Seafood

completed the construction of their new premises at the M1 Business Precinct.

The \$7 million cutting-edge wholesale seafood facility is designed to meet the fresh seafood needs of the Gold Coast region.

Pacifica Seafood will service hotels, resorts, restaurants, aged-care facilities and seafood outlets and will also distribute regional produce to other centres.

The two-storey distribution centre has approximately 2,000 square metres of floorspace and includes a 100 square metre retail outlet to cater for area residents and the CBD Robina workforce.



Condev Construction have commenced construction in early 2011 on their \$6 million, purpose-designed head office in M1 Business Precinct.

They made the decision to relocate their headquarters from Varsity Lakes to Robina and found the perfect site for their requirements at M1 Business Precinct.

The planned 2,300 square metre building will be a three-level, tilt-slab style construction and will be smart-wired and environment friendly. It will also include three for lease areas encompassing 1,700 square metres.

Condev principal Steve Marais, who founded the company with wife Tracy, said M1 Business Precinct provided a strategic central-city base with ease of access to all parts of Gold Coast City as well as to Brisbane and northern NSW.

Artist Impression of the Condev head office facilities



Tracy and Steve Marais of Condev



ROAD & RAIL



A number of important rail and road infrastructure projects are currently being undertaken around M1 Business Precinct which will further increase the precinct's accessibility and traffic exposure. The Gold Coast rail line has been extended to Varsity Lakes and the brand new Varsity Lakes station is complete and located just a short distance from M1 Business Precinct. There are also plans in place for a mixed use development "Varsity Station Village" adjacent to the station.

The Varsity Station Village project will be a transit orientated development that will transform light industrial land into a modern and valuable community space. As well as the new Varsity Lakes train station it will comprise a bus interchange, retail shops, commercial offices, new housing, and parks and green spaces.

To allow for the increased traffic flow, Scottsdale Drive has been duplicated from two lanes to four lanes, the M1 Robina Parkway interchange is being upgraded and the M1 Reedy Creek Road interchange is planned to be upgraded creating greater ease of access to the train station, Scottsdale Drive and M1 Business Precinct.

SALES LIST

LOT	SIZE (m ²)	PRICE
526	1,869	SOLD
528	3,294	POA
529	3,043	POA
530	3,005	SOLD
531	2,430	SOLD
532	3,000	SOLD
533	6,000	SOLD
534	7,000	SOLD
535	4,051	SOLD
536	4,781	SOLD
537	5,201	POA
538	3,151	POA
539	3,249	POA
541	3,111	POA
542	2,379	POA
543	3,895	POA

Prices supplied on application

EXPRESSION OF INTEREST

EXPRESSION OF INTEREST FORM

This Expression of Interest is submitted by:

NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

Our Expression of Interest is as follows:

PURCHASING ENTITY: _____

LOT NUMBER: _____

PROPOSED USE: _____

Purchaser's Solicitor Details:

COMPANY: _____

CONTACT: _____

ADDRESS: _____

TELEPHONE: _____

DATE:

SIGNED:

FOR MORE INFORMATION PLEASE CONTACT:



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