

INFORMATION MEMORANDUM

Lot 4

ROCHES ROAD,
WITHCOTT QLD

54.9HA INDUSTRIAL LAND
FOR SALE



**Knight
Frank**

HotProperty

The Opportunity

Knight Frank and Hot Property are pleased to exclusively present Lot 4 Roches Road, Withcott For Sale via Expressions of Interest.

A RARE 54.9 HA INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH APPROVED DEVELOPMENT PATHWAY

Knight Frank and Hot Property as exclusive agents are happy to present this superb opportunity on behalf of Jones Partners Insolvency & Restructuring, through appointed liquidator Michael Gregory Jones.

An exceptional opportunity is presented to acquire one of the Lockyer Valley's most significant industrial development sites, strategically positioned at the gateway between the Lockyer Valley and Toowoomba.

Comprising approximately 54.9 hectares*, Lot 4 Roches Road offers substantial scale together with significant planning, design and development work already undertaken for a major regional food-processing and manufacturing facility. An existing Development Approval provides an incoming purchaser with a valuable head start for a range of industrial, manufacturing, logistics, agribusiness or other compatible uses, subject to the existing approvals and any required amendments or further approvals.

Positioned within an established industrial precinct at Withcott, the site benefits from its proximity to the Warrego Highway and Toowoomba Connection Road, providing connectivity to Toowoomba, Brisbane and the broader Darling Downs and Lockyer Valley regions. The surrounding precinct is home to a range of industrial, engineering, agricultural and machinery-based businesses.

Lot 4 Roches Road, Withcott is being offered For Sale via Expressions of Interest (EOI) closing 23 November 2026 at 3:00pm (AEST).





Outlines are indicative only

Executive Summary

Address: Lot 4 Roches Road, Withcott

The Offering	Significant industrial landholding with Development Approval for future Industrial use
Total Site Area	54.94 Ha
Usable Area	Approx. 24 Ha
Zoning	Industry Zone & Rural Zone
Local Authority	Lockyer Valley Regional Council
Lot Number	L4 SP330910
Sale Process	Expressions of Interest (EOI) closing 23 November 2026 at 3:00pm (AEST)

Exclusive Selling Agents



Mark Clifford
Partner, Head of Industrial & Logistics QLD
M +61 408 451 848
mark.clifford@au.knightfrank.com



Alice Ridgway
Sales & Leasing Executive
M +61 488 085 880
alice@hotproperty.realestate

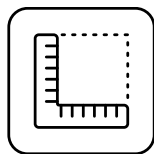


Ned Jefferies
Associate Director
Industrial & Logistics QLD
M +61 488 272 299
ned.jefferies@au.knightfrank.com



Key Property Features

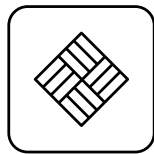
Features Include:



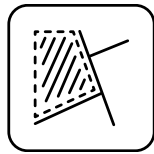
Approximately 54.9 hectares* of substantial industrial/development land



Significant existing Development Approval for a major food-processing and manufacturing facility



Potential applications across industrial, manufacturing, logistics, agribusiness and related sectors



Strategically located at the foot of the Toowoomba Range, the Withcott site offers excellent connectivity to the Warrego Highway and Toowoomba Connection Road, with good proximity to Brisbane and the Lockyer Valley's major agricultural production areas



Rare opportunity to acquire a large-scale development site with substantial planning history and established development pathway



Situated on an approved B-Double route





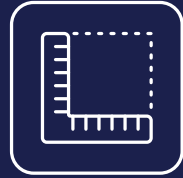
Property Particulars



Site Overview

Lot 4 Roches Road comprises a substantial industrial landholding of 54.94 ha*, including approximately 24 ha* of usable, Industry zoned land.

The site is predominantly unimproved, with existing lease areas occupying a portion of the Roches Road frontage. The balance offers a cleared, largely level development footprint, with the western portion of the site designated for vegetation retention.



Development Approval & Future Potential

The property benefits from a current Development Approval for a food processing facility, providing purchasers with a clear pathway to development and reduced planning risk.

Beyond the approved use, the scale and zoning of the site support a range of future outcomes, including data centre, hardstand, food manufacturing or the subdivision and sell down of smaller serviced industrial lots. Industrial holdings of this size remain scarce within the Brisbane to Toowoomba corridor.



Site Constraints & Overlays

The site is included in the Industry Zone and Rural Zone under the Lockyer Valley Planning Scheme. The Industry zoned land is identified as an Industry and Employment Area within the scheme's strategic framework. The western portion of the site contains mapped biodiversity, koala habitat and regulated vegetation values and is designated for retention, with the approved development footprint designed to accommodate required bushfire and vegetation setbacks. The site is largely unaffected by flood constraints, with flood mapping limited to a small portion of the site frontage.



WELLCAMP AIRPORT
29KM | 33 MINS

TOOWOOMBA CBD
7.9KM | 11 MINS

SECOND RANGE CROSSING
25KM | 19 MINS

Surrounding Amenity

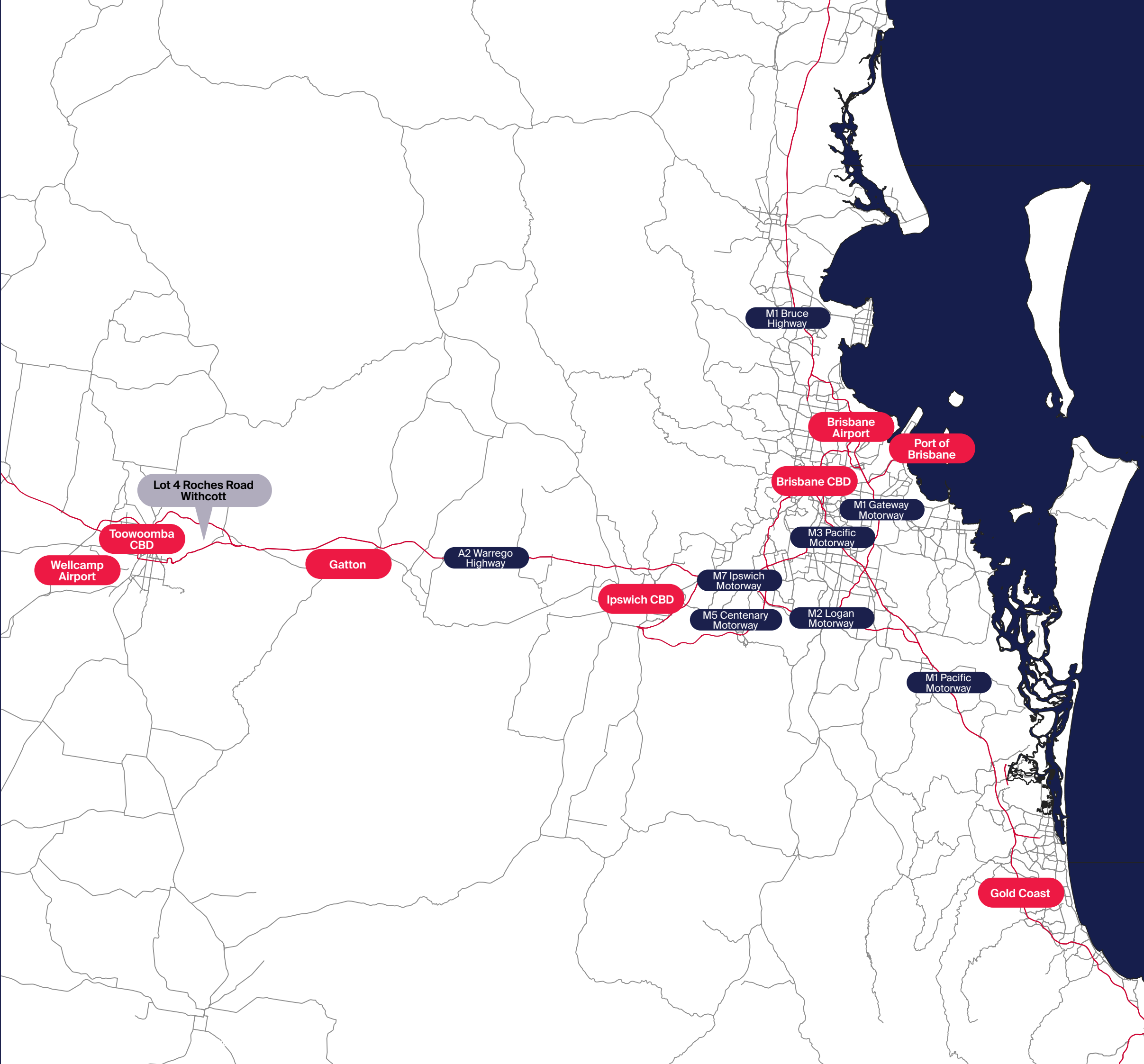
The property occupies a strategic position within the established Withcott industrial precinct at the base of the Toowoomba Range, at the gateway between the Lockyer Valley, Toowoomba and South East Queensland.

The property sits alongside established industrial operators including Ventia and Pentair, while the nearby Withcott Town Centre provides convenient everyday amenity for staff and visitors, including a supermarket, medical and dental services, cafes and food outlets.

Located less than 15 minutes from the Toowoomba CBD, the property also enjoys convenient access to the broader Toowoomba region’s commercial, retail, professional services, accommodation and lifestyle amenity.

This well-connected location supports businesses through strong workforce accessibility from both Toowoomba and the Lockyer Valley, and direct access to the key freight routes linking the Darling Downs with Ipswich, Brisbane and the Port of Brisbane. The nearby Toowoomba Second Range Crossing provides an efficient gateway to western Queensland and interstate markets.

Destination	Drive Time
Toowoomba CBD	12 mins
Gatton	25 mins
Wellcamp Airport	35 mins
Ipswich CBD	60 mins
Brisbane CBD	1 hr 40 mins
Brisbane Airport	1 hr 40 mins
Port of Brisbane	1 hr 40 mins
Gold Coast	1 hr 50 mins



Lockyer Valley

Regional Overview

A farming and rural area in South East Queensland, Australia, known for major towns like Gatton and Laidley, and famous as the “Salad Bowl of Australia” for its rich, fertile soils. The Lockyer Valley region is ideally situated being less than one hour’s drive from inner city Brisbane.

It straddles the Warrego Highway and covers an area of approximately 2,200 sq kms.

The population is growing strongly, with an Estimated Resident Population of 46,058 as at June 2025. Annual growth of 2.4% over the year to June 2025 was the third fastest of any Queensland local government area, and Queensland Treasury projects the population to reach 58,542 by 2041.

Toowoomba

Regional Overview

Perched on the edge of the Great Dividing Range, Toowoomba is Australia’s second largest inland city after Canberra and is considered the capital of the Darling Downs. Located approximately 90 minutes’ drive west of Brisbane, the city is the gateway to the resource-rich Surat Basin and has long been a hub for commerce, industry and education.

The region’s diverse economy is underpinned by health, education, agriculture and food product manufacturing, generating \$15.5 billion in Gross Regional Product in 2024. Major infrastructure including the Toowoomba Second Range Crossing and Toowoomba Wellcamp Airport reinforces its role as a key freight and logistics gateway between South East Queensland and inland markets.

Known as ‘The Garden City’, Toowoomba also offers strong lifestyle appeal, with over 250 parks and the annual Carnival of Flowers festival.

At a Glance

46,058 Population	2.4% p.a. Population Growth (Year to June 2025)	2,272^{km²} Land Area
15,728 Local Jobs	3,660 Local Businesses	\$2.49b Gross Regional Product

Source: Lockyer Valley Regional Council, ABS

At a Glance

186,276 Population	1.2% p.a. Population Growth (Year to June 2025)	12,973^{km²} Land Area
100,531 Local Jobs	17,994 Local Businesses	\$15.5b Gross Regional Product

Source: Toowoomba Regional Council, ABS

Recent Englobo Sales

Address	Suburb	Sale Price	Date	Total Land Area (sqm)	Total rate/sqm	Net Developable Area	Usable Rate/sqm developable
4653-4691 Mount Lindesay Highway	North Maclean	\$71,500,000	Sep-26	364,220	\$196	174,000	\$411
343 Bowhill Road	Willawong	\$30,000,000	Jun-26	382,800	\$78	162,000	\$185
108 Burman Road	Willawong	\$44,720,000	May-26	218,838	\$204	90,030	\$497
Lot 506 Eadie Court & lot 916 Stanley Street	Brendale	\$31,200,000	May-26	86,770	\$360	55,303	\$564
530 Pumicestone Road	Elimbah	\$318,466,000	Dec-25	1,813,635	\$176	1,280,260	\$249
597 Pumicestone Road	Caboolture	\$115,000,000	Jul-25	468,730	\$245	438,000	\$263
99 Harcourt Road	Darra	\$80,550,000	Dec-24	196,300	\$410	175,000	\$460

Recent Local Industrial Sales

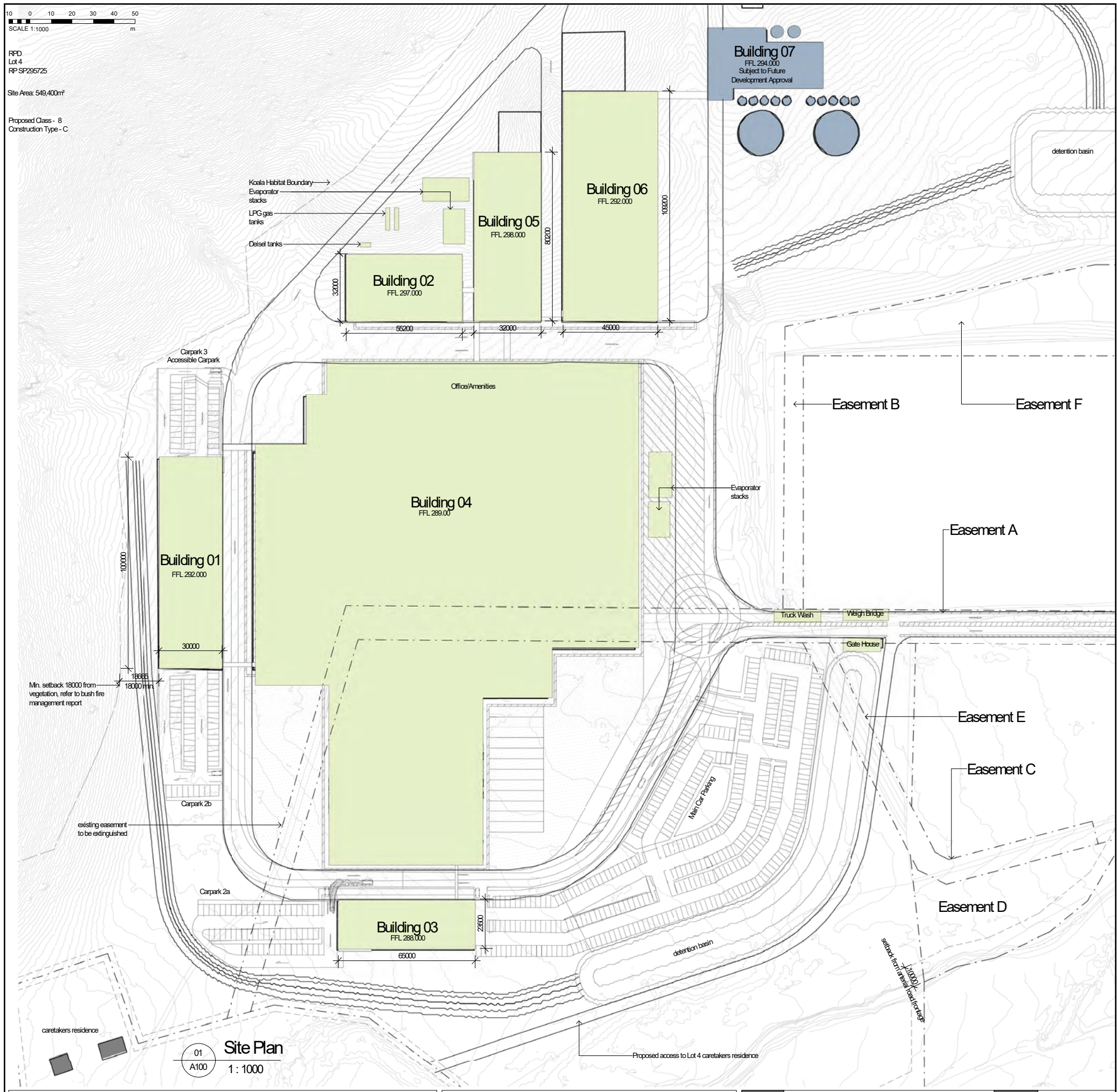
Address	Suburb	Sale Price	Date	Total Land Area (sqm)	Total rate/sqm	GLA	Rate/sqm GLA
580-598 Alderley Street	Harristown	\$21,300,000	Feb-26	27,600	\$772	4,434	\$4,804
24 Roches Road	Withcott	\$12,000,000	Feb-25	47,700	\$252	13,200	\$909
754 Toowoomba Connection Road	Withcott	\$1,200,000	Sep-26	36,400	\$33	N/a	-
Lot 3, Roches Road	Withcott	\$2,000,000	Nov-25	15,500	\$129	N/a	-
167 Draper Road	Charlton	\$14,000,000	Aug-26	350,010	\$40	N/a	-
Lot 13, Nass Road	Charlton	\$2,500,000	Jul-26	138,075	\$18	N/a	-

Lot 4 Roches Road benefits from a Development Approval for a large-scale food processing facility, comprising approximately 61,074 m^{2*} of GFA across six buildings. This includes a 37,243 m^{2*} main processing and freezer storage building, with a seventh building shown for future development, subject to separate approval.

The approved layout provides two access points from Roches Road, a gatehouse, weighbridge and truck wash, on-site detention, 470 car parking spaces and a caretaker's residence. Designed for delivery across four stages, the development covers only 8.49% of the site.

The full plan set and supporting consultant reports are available in the data room.

Building	GFA
Building 01	5,950 sqm
Building 02	1,726 sqm
Building 03	1,411 sqm
Building 04	37,243 sqm
Building 05	5,041 sqm
Building 06	9,703 sqm
Total GFA	61,074 sqm



Conclusion

Lot 4 Roches Road, Withcott represents a rare offering, providing purchasers with the ability to secure a substantial industrial landholding within one of the South East Queensland's most tightly held precincts.

With significant scale, extensive hardstand capability and immediate development potential, the property is ideally suited to owner-occupiers, developers and strategic land bankers seeking a foothold in the Lockyer Valley/Toowoomba industrial market.

The property is offered For Sale via Expressions of Interest closing 23 November 2026 at 3:00pm (AEST).

Exclusive Selling Agents



Level 22, 12 Creek Street
Brisbane QLD 4000

Mark Clifford

Partner,
Head of Industrial & Logistics QLD
M. +61 408 451 848
Mark.Clifford@au.knightfrank.com

Ned Jefferies

Associate Director,
Industrial & Logistics QLD
M. +61 488 272 299
Ned.Jefferies@au.knightfrank.com



Suite 2, 200 Hume Street,
Toowoomba QLD 4350

Alice Ridgway

Sales & Leasing Executive,
M. +61 488 085 880
Alice@hotproperty.realestate



Jones Partners
Insolvency & Restructuring
Chartered Accountants





**Knight
Frank**



Hot Property