



TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.

TERRA WEST

AN UNRIVALLED LAND OWNERSHIP OPPORTUNITY

FOR SALE: 1-2 ACRE PARCELS

Beedie/ **CBRE**

THE OFFERING

CBRE Limited in partnership with Beedie are pleased to present TERRA, an unrivalled land ownership opportunity at 2750 Leigh Road in Langford, BC. Situated at the intersection of Highway 1 and Leigh Road, TERRA WEST consists of 1-2 acre land parcels that can be assembled for larger requirements. This offering provides elite visibility, connectivity, and flexibility, allowing businesses the opportunity to develop their own land and create a facility that perfectly suits their unique needs.

THE DETAILS

ADDRESS: 2750 Leigh Road, Langford BC
PID: 030-170-133
ZONING: MUE1 (Mixed Use Employment)
SERVICES: All services to the lot line
SITE PREP: Graded, leveled & shovel ready

HIGHLIGHTS

- 1-2 acre lots for sale, which can be assembled for larger requirements
- TERRA is the last available parcel of commercially zoned land with Highway 1 frontage between Uptown and The Malahat
- Benefit from the ability to own vs. lease
- Land purchase allows for custom built facilities to suit specific business requirements
- Builder services are available through Beedie and their extended builder network
- Direct proximity to Highway 1 (60,783 VPD).
- Leigh Road Overpass and Highway off-ramps provide extremely convenient access
- Highly visible pylon signage fronting HWY 1
- Join the TERRA business ecosystem and benefit from the synergy and increased traffic of having numerous businesses in direct proximity
- TERRA is the most connected and accessible site for Greater Victoria, the Westshore & North Island

VISIBILITY

Put your business on display.



CONNECTIVITY

Logistically, there is no site that can compete.



FLEXIBILITY

Zoning allows for a vast array of uses.





60,783
VEHICLES/DAY
(HWY 1 &
LEIGH RD)

**4 MINS TO
BEAR MOUNTAIN**



HIGHWAY 1

15 MINS TO VICTORIA

1 MIN TO LANGFORD
LEIGH RD

TO NORTH ISLAND

**PYLON SIGNAGE
IN PLANNING**

WEST UPPER PLATFORM
AVAILABLE Q2 2025

TERRA EAST

WEST LOWER PLATFORM
AVAILABLE Q1 2025

EDGEVIEW PLACE

MANTLE HEIGHTS

CONCEPTUAL SUBDIVISION PLAN

All sites can be tailored to meet a user's unique requirements.

WEST LOWER PLATFORM

TOTAL DEVELOPMENT AREA:
3.5 Acres

- LOT A: 1.3 Acres
- LOT B: 1.1 Acres
- LOT C: 1.1 Acres

WEST UPPER PLATFORM

TOTAL DEVELOPMENT AREA:
5.0 Acres

- LOT D: 1.7 Acre
- LOT E: 1.1 Acre
- LOT F: 1.1 Acre
- LOT G: 1.1 Acre

All site sizes, outlines, and roads are approximate and subject to change.

**CONTACT AGENTS
FOR PRICING**

MULTI-FAMILY
DEVELOPMENT

MIXED-
-USE
DEV.

MULTI-FAMILY
DEVELOPMENT

MIXED-USE
DEVELOPMENT

MULTI-FAMILY
DEVELOPMENT

ZONING

MUE 1 (Mixed-Use Employment 1 Zone) - Permitted Density: 2.5:1 FSR

Permitted uses include, but are not limited to:

- Auto Sales / Rental / Service
- Financial Institution
- Hotel
- Licensed Premises
- Retail (Up to 20,000 SF)
- Restaurant (Up to 20,000 SF)
- Health Services
- Transportation Terminal
- Underground Mini-Storage
- Medical Clinics
- Office
- Research & Development
- Film Production
- Equipment Sale / Rental
- School / Training & Education
- Fitness
- Cultural Facility
- Recreation Facility
- Animal Hospital / Vet Facility
- Car Wash
- Building & Lumber Supplies
- Commercial Nursery & Garden Centre
- Contractor Services
- Gasoline Service Station
- Personal Services
- Parking Facility





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TERRABYBEEDIE.CA

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Marketed By:

CBRE

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