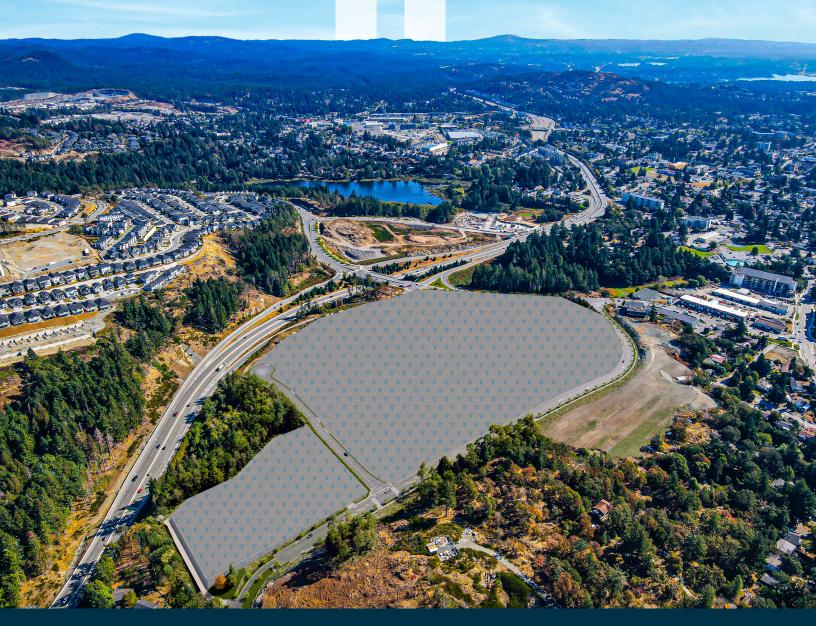
TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.



TERRAWEST

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 I 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 I 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 offramps 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





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

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







TERRABYBEEDIE.CA

EXCLUSIVE ADVISORS:

Ross Marshall PREC

Senior Vice President 250 386 0004 ross.marshall@cbre.com **Chris Rust**

PREC

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Beedie/

Marketed By:



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