

TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.



Ability to accommodate building footprints from 10,000 SF to 40,000 SF and greater.

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
- Ability to accommodate building footprints from 10,000 SF to 40,000 SF and greater with 2.5 FSR
- 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
- Direct proximity to Highway 1 (60,783 VPD).
- Leigh Road Overpass and Highway 1 off-ramps provide extremely convenient access
- Highly visible pylon signage fronting Highway 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.





CONCEPTUAL SUBDIVISION PLAN

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

WEST LOWER PLATFORM

DELIVERY:
SHOVEL READY

TOTAL DEVELOPMENT AREA:
3.53 Acres

| | |
|--------|------------|
| LOT A: | 1.48 Acres |
| LOT B: | 2.05 Acres |

WEST UPPER PLATFORM

DELIVERY:
LOT C: SHOVEL READY
LOTS D, E: Q3 2025

TOTAL DEVELOPMENT AREA:
5.69 Acres

| | |
|--------|------------|
| LOT C: | 2.34 Acres |
| LOT D: | 1.8 Acres |
| LOT E: | 1.55 Acres |

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





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TERRABYBEEDIE.CA

EXCLUSIVE ADVISORS:

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