



# 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 West**, 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.

## 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 commercially zoned Highway 1 frontage between Uptown and The Malahat, and the most connected, accessible site in Greater Victoria
- 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

## 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





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

4 MINS TO  
BEAR MOUNTAIN

MIXED-  
USE  
DEV.

MULTI-FAMILY  
DEVELOPMENT



HIGHWAY 1

15 MINS TO VICTORIA

MIXED-USE  
DEVELOPMENT

1 MIN TO LANGFORD

TO NORTH ISLAND



TERRA WEST

Lot E

PYLON SIGNAGE  
IN PLANNING

Lot D



TERRA EAST

EDGEVIEW PLACE

Lot C

Lot A

Lot B

MANTLE HEIGHTS

SOLD

## APPROVED SUBDIVISION PLAN

Sites may be tailored to meet a user's unique requirements.

## WEST LOWER PLATFORM

DEVELOPMENT AREA:

LOT A:	1.5 Acres
LOT B:	2.0 Acres
TOTAL:	3.5 Acres

## WEST UPPER PLATFORM

DEVELOPMENT AREA:

LOT C:	2.37 Acres
LOT D:	1.78 Acres
LOT E:	1.45 Acres
TOTAL:	5.6 Acres

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

CONTACT AGENTS  
FOR PRICING.

# ZONING & SITE PLAN

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



## DRIVE TIMES

- DOWNTOWN VICTORIA  
15 Minutes
- VICTORIA INTL. AIRPORT  
35 Minutes
- SWARTZ BAY FERRY  
40 Minutes
- DUNCAN  
35 Minutes



GREATER VICTORIA - POPULATION: 393,330



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TERRABYBEEDIE.CA

## EXCLUSIVE ADVISORS:

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Marketed By:

**CBRE**

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