

An *84-acre* future development holding in the Northern Gold Coast.

1587 Stapylton Jacobs Well Road, Jacobs Well QLD 4208 — 34.01 ha of contiguous freehold land, income-producing today and positioned inside the Shaping SEQ 2023 future urban expansion corridor.

THE SITE

34.01 ha

84.05 acres · contiguous freehold

THE HOLDING

Cane-farm income

Currently leased · holds income while planning matures

THE STORY

Future Development

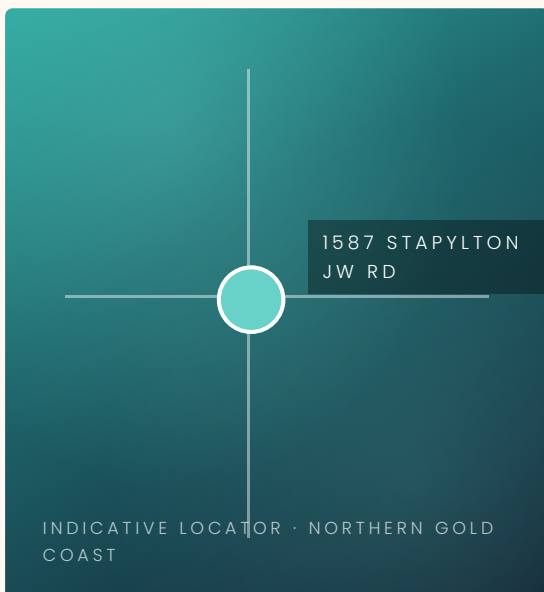
Inside the Shaping SEQ urban expansion corridor

A rare opportunity to secure a **34-hectare** future development holding in one of South East Queensland's **most active** growth corridors — income in place today, planning groundwork ready to begin tomorrow.

EXECUTIVE SUMMARY

An 84-acre *future development* holding inside the Shaping SEQ corridor.

A rare chance to secure 34.01 ha of contiguous, freehold, income-producing land at the epicentre of the Northern Gold Coast's most compelling development story – cane-leased today, primed for future development tomorrow.



THE OPPORTUNITY · AT A GLANCE

- **34.01 ha (84.05 ac)** contiguous freehold landholding fronting Stapylton-Jacobs Well Road.
- **Currently leased for sugar cane** cultivation – holding income while planning groundwork is undertaken.
- **Inside the Shaping SEQ 2023 corridor** identified by Queensland's regional plan for future urban expansion.
- **Adjacent to a proposed 40,000+ home masterplan** – the Norwell Valley Collective – on the surrounding cane fields.
- **A 650-lot residential subdivision** immediately adjacent to the Jacobs Well township is now in concept planning.
- **Calypso Bay** – the established luxury waterfront masterplan by Roche Group – sits within minutes, anchoring the local lifestyle market.
- **Future Coomera Connector stages** identify Stapylton-Jacobs Well Road – the road this property fronts – as a supporting upgrade.
- **Gold Coast City Council** targets 1 million residents by 2046 – requiring 185,000 new homes – with a +23% 2026 land valuation uplift across the LGA.

MARKETING AGENT

Oktaç Vali

Managing Director & Marketing Agent

MOBILE

0424 674 031

EMAIL

gc@gcprestige.au

GC Prestige Commercial – Sales & Marketing Agent. Development sites, Logan & South East Queensland.

THE OPPORTUNITY

Property highlights.

An 84-acre freehold landholding inside South East Queensland's most active growth region — currently income-producing, primed for staged planning work toward future development.

<p>84.05 acres, one title</p> <p>34.01 hectares of contiguous freehold land — scale impossible to replicate in this corridor.</p>	<p>Income while you hold</p> <p>Currently leased for sugar cane cultivation. Holding income offsets carry costs through the planning cycle.</p>
<p>Inside the SEQ urban corridor</p> <p>Sits directly within the area Queensland's Shaping SEQ 2023 regional plan identifies for future urban expansion.</p>	<p>Next to Norwell Valley</p> <p>Adjoins the proposed Norwell Valley masterplan — up to 60,000 dwellings across 6,117 acres of contiguous cane fields.</p>
<p>Road network upgrades</p> <p>Future Coomera Connector (M9) stages identify Stapylton-Jacobs Well Road — the road this property fronts — as a supporting upgrade.</p>	<p>Northern rail expansion</p> <p>Cross River Rail's Gold Coast line confirms three new northern stations — Pimpama, Helensvale North and Merrimac.</p>
<p>Lifestyle anchor on the doorstep</p> <p>Calypso Bay, the established luxury waterfront masterplan by Roche Group, sits minutes from the site — anchoring local lifestyle demand.</p>	<p>Future-development ready</p> <p>Fertile alluvial soils, predominantly cleared, gentle topography — supportive of staged civil & planning groundwork.</p>

PROPERTY PARTICULARS

Asset overview.

ADDRESS	1587 Stapylton Jacobs Well Road, Jacobs Well QLD 4208	PLANNING SCHEME	Gold Coast City Plan
TOTAL LAND AREA	34.01 ha * (84.05 ac) · contiguous	EXISTING ZONE	Rural
TITLE	Freehold	REGIONAL PLAN	Inside Shaping SEQ 2023 future urban expansion corridor
FRONTAGE	Stapylton- Jacobs Well Road	ADJACENT MASTERPLAN	Norwell Valley Collective (proposed)
TOPOGRAPHY	Gentle, predominantly flat – fertile alluvial	ADJACENT SUBDIVISION	650 lots – concept planning
VEGETATION	Predominantly cleared – actively farmed	INCOME	Cane lease – confirmed on enquiry
CURRENT USE	Leased for sugar cane cultivation	LISTING METHOD	Expression of Interest
LOCAL AUTHORITY	Gold Coast City Council	EOI SUBMISSION	gcprestige.au/eoi

* Approximately. Buyers to undertake own due diligence. All information has been compiled from the vendor and third-party sources believed reliable. See Disclaimer.

A FUTURE DEVELOPMENT HOLDING · WORK READY TO BEGIN

34 hectares. Ready for the next stage.

A premium future-development holding inside one of South East Queensland's most active growth corridors. Income today, planning groundwork tomorrow — a position you start preparing the moment you settle.

CONTIGUOUS FREEHOLD

34^{ha}

84.05 acres · one position,
one title, one corridor

A contiguous landholding of this scale, inside an active growth corridor with confirmed road and rail upgrade programs and an adjacent masterplan of up to 60,000 dwellings, simply does not exist twice. Currently income-producing under cane lease.

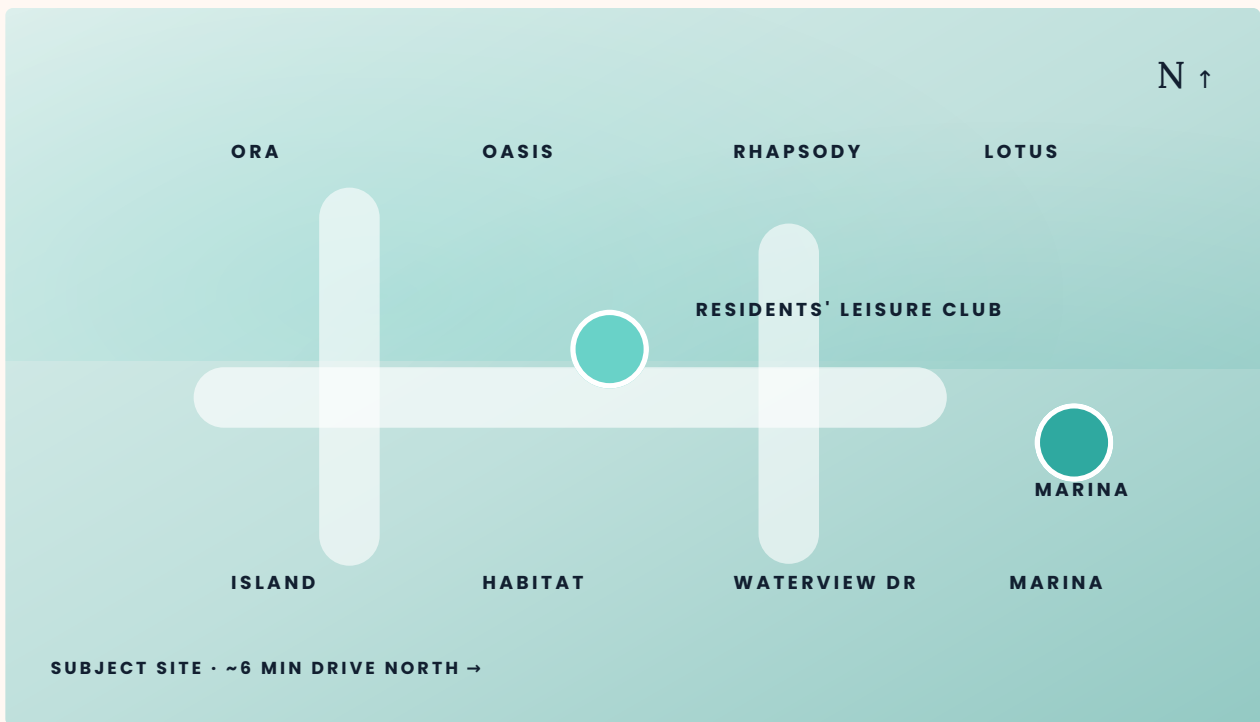
TITLE	Freehold
SITE AREA	34.01 ha
EQUIVALENT	84.05 ac
FRONTAGE	Stapylton-JW Rd
CURRENT INCOME	Cane lease
ZONE	Rural
REGIONAL PLAN	Shaping SEQ
ADJACENT MASTERPLAN	Norwell Valley
LISTING METHOD	EOI

WORK YOU CAN START NOW · TOWARD FUTURE DEVELOPMENT

Planning: engage town planner and align the parcel with Shaping SEQ 2023 and the Gold Coast City Plan housing-unlock pipeline. **Technical:** commission preliminary civil, traffic, ecology, bushfire and stormwater investigations. **Concept:** develop staged subdivision and yield scenarios aligned to the corridor's future urban context. **Engagement:** open early dialogue with Council, TMR and the adjacent Norwell Valley consortium. **Hold:** retain the cane lease for holding income across the planning horizon.

An example of what's *possible* here — Calypso Bay.

Calypso Bay — the established Roche Group waterfront masterplan just six minutes north — demonstrates exactly the calibre of community that can be delivered on this corridor. With eight active land releases, a private marina, a Residents' Leisure Club and direct Broadwater access, Calypso Bay is the working proof of concept for what 1587 Stapylton Jacobs Well Road could become.



<p>CALYPSO BAY · TODAY</p> <ul style="list-style-type: none"> · Roche Group waterfront masterplan · 8 active land releases delivered · Private marina & protected anchorage · Residents' Leisure Club (pool, gym, tennis) · Midway between Gold Coast & Brisbane · Anchors the Jacobs Well lifestyle market 	<p>1587 STAPYLTON JW RD · FUTURE</p> <ul style="list-style-type: none"> · 34.01 ha (84.05 ac) contiguous freehold · Stages of residential allotments ready for planning · Shaping SEQ urban-expansion corridor · Same lifestyle catchment, same buyer market · Six minutes north of Calypso Bay · Cane lease today — income while planning matures
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Roche Group
 Australian-owned developer — one of Australia's premier.

8 active releases
 Ora · Oasis · Rhapsody · Lotus · Island · Habitat · Waterview Dr · Marina.

Residents' Leisure Club
 Pool, 24-hr gym, tennis courts, café — private to residents.

Marina & open water
 Private pontoons, protected anchorage, direct Broadwater access.

Calypso Bay is shown as a benchmark example only — it is a Roche Group community and is not affiliated with the vendor or marketing agent. Refer to calypsobay.com.au for the published masterplan.



SUBJECT SITE · MINUTES FROM CALYPSO BAY

Anchored at Jacobs Well — *minutes* from Calypso Bay.

The subject 34.01 ha holding sits directly south of Calypso Bay's marina precinct — sharing the same waterfront catchment, the same lifestyle demand, and the same trajectory.



Calypso Bay Estate

ONE CORRIDOR · CANE FIELDS TO THE COAST

From this *corridor* to the Gold Coast skyline.

The Northern Gold Coast growth corridor connects the cane-field landholding to Calypso Bay's marina and beyond — to the Broadwater, the Pacific and the Surfers Paradise skyline.

THE LOCATION

Jacobs Well.

Jacobs Well sits at the northern edge of the Gold Coast LGA — gateway to Moreton Bay, anchored by Calypso Bay's marina precinct, minutes from the Coomera-Pimpama lifestyle hub and on the M1 spine between Brisbane and the Gold Coast CBD.

M1 Pacific Motorway

~10 min

Direct connection north to Brisbane CBD (~50 min) and south to Gold Coast CBD (~35 min).

Calypso Bay · Marina

~6 min

Established Roche Group waterfront masterplan — marina, Leisure Club and 8 release precincts.

Coomera Town Centre

~15 min

Regional retail, health, education and lifestyle hub anchoring the Northern Gold Coast.

Pimpama train station (future)

~12 min

One of three new stations confirmed for the northern Gold Coast rail expansion.

Westfield Coomera

~15 min

Anchor shopping centre serving the densifying Coomera-Pimpama catchment.

Sanctuary Cove · Hope Island

~20 min

Established prestige residential, marina and resort precincts immediately south.

Gold Coast Airport

~70 min

Domestic and international gateway, Coolangatta.

Brisbane CBD

~50 min

Via M1 — central to the SEQ 2032 Olympics infrastructure program.

GOLD COAST PLANS · FOR THIS REGION

The *policy* stack pointing at this corridor.

Eight overlapping plans — State, Council and Federal — are all directing growth into the northern Gold Coast. Each one tightens the position of land already inside the corridor.

QLD GOVERNMENT · DEC 2023

Shaping SEQ 2023

Queensland's updated regional plan for South East Queensland. Identifies the northern Gold Coast — including the Pimpama-Coomera-Jacobs Well corridor — for future urban expansion to meet long-term housing supply.

REGIONAL PLAN · 5 THEMES

GOLD COAST CITY COUNCIL · MAR 2026

Local Growth Management Strategy

Council's adopted roadmap to 1 million residents by 2046 — nearly 390,000 new residents and 185,000 new homes over 20 years. Sets the growth math the City Plan now must deliver.

1M RESIDENTS · 185K HOMES · 2046

CITY OF GOLD COAST

Gold Coast City Plan — Housing Unlock

State-supported City Plan amendments targeting more housing supply and housing diversity. The Plan is being amended to release capacity in growth nodes — including the northern corridor.

STATUTORY PLANNING

TMR · QUEENSLAND

Coomera Connector (M9)

45 km north-south motorway alternative to the M1, Loganholme to Nerang. Stage 1 under delivery; future stages identify Stapylton-Jacobs Well Road as a supporting upgrade.

M1 ALTERNATIVE · 45 KM

CROSS RIVER RAIL · GOLD COAST LINE

3 New Northern Stations

Three new stations confirmed for the Gold Coast line: Pimpama, Helensvale North and Merrimac — adding heavy-rail capacity directly into the corridor the subject site sits within.

PIMPAMA · HELENSVALE NTH · MERRIMAC

TMR · QUEENSLAND

Logan & Gold Coast Faster Rail

Faster-rail planning (Jacobs / Arcadis appointed Sep 2025) supports the broader Brisbane-to-Gold Coast Faster Rail vision tied to the 2032 Olympics infrastructure pipeline.

BRISBANE ↔ GOLD COAST

2032 DELIVERY PLAN

Brisbane 2032 Olympic Infrastructure

\$7.1 B Games Venue Infrastructure Program plus \$12.4 B Commonwealth transport program — including faster rail Brisbane → Gold Coast and a Robina athlete village (2,600 beds).

GIICA · 17 VENUES · 2032

QLD VALUER-GENERAL · 2026

+23% Gold Coast LGA Valuations

Queensland Government 2026 statutory land valuations recorded a 23% uplift across the Gold Coast LGA — among the strongest in the State and a quantitative read on demand in the corridor.

STATUTORY VALUATION ROUND

LARGEST DEVELOPMENTS · REGION & BEYOND

What's moving around this corridor.

A snapshot of the biggest active and proposed master-planned communities in the Gold Coast, Logan, Greater Brisbane and broader SEQ — and where the subject site sits relative to each.

NORTHERN GOLD COAST · ADJACENT

PROJECT	SCALE
Norwell Valley Collective Adjacent cane fields · Norwell / Jacobs Well	~6,117 ac up to 60,000 dwellings
Jacobs Well Township — 650 lots Immediately adjacent · concept planning	~650 lots advancing
Calypso Bay Roche Group · Jacobs Well marina precinct	8 active releases established + ongoing
Coomera Town Centre & Westfield Coomera Regional retail / mixed-use anchor	Multi-stage established + expansion
Sanctuary Cove · Hope Island Established prestige marina / golf precincts	1,000+ ha mature precinct
Pimpama growth area One of QLD's highest dwelling-approval rates 2016–21	~63–66% dwelling approval rate

BROADER SEQ · BEYOND THE CORRIDOR

PROJECT	SCALE
Yarrabilba · Lendlease, Logan \$11B master-planned community	17,000 homes 45,000 residents · 11 schools
Greater Springfield · Ipswich One of Australia's largest privately built cities	2,860 ha long-established
Aura · City of Aura · Stockland, Caloundra South Sunshine Coast master-planned city	~50,000 residents multi-stage
Ripley Valley PDA · Ipswich Declared Priority Development Area	Up to 120,000 residents PDA framework
Brisbane 2032 Athletes Village Becomes permanent housing post-Games	10,000+ athletes Brisbane + Robina (2,600)
Victoria Park Stadium · Brisbane 2032 New stadium for the Games	63,000 seats Olympic centrepiece

Figures compiled from publicly available developer materials, Queensland Government planning & infrastructure announcements, calypsobay.com.au, and reporting in The Urban Developer, Business News Australia and Sourceable. Status is indicative — confirm independently.

INFRASTRUCTURE · NEAR THE PROPERTY

The *delivery* programs underway around the site.

DELIVERED

Coomera Connector Stage 1

Stage 1 (Coomera to Nerang) of the M9 motorway opened to traffic — the State's largest road project in a decade and the foundation for further northern stages.

\$3B+ · QLD & FEDERAL

PLANNING

Coomera Connector Stage 2 (and beyond)

Future stages from Yawalpah Rd (Pimpama) to Shipper Dr (Coomera) and Loganholme to Coomera. Stapylton-Jacobs Well Road named as a supporting upgrade.

TMR · CORRIDOR PROTECTED

PLANNING

Pimpama Train Station

First of three new Gold Coast line stations on the northern Gold Coast as part of the broader \$5.4 B Cross-River Rail program.

NORTHERN GOLD COAST RAIL

UNDER DELIVERY

Gold Coast Light Rail Stage 3

Extends the light-rail line 6.7 km south to Burleigh Heads — passenger service targeted mid-2026 — strengthening the GC public-transport spine.

BROADBEACH SOUTH → BURLEIGH

FEDERAL · 2032 PROGRAM

Brisbane → Gold Coast Faster Rail

Part of the Commonwealth's \$12.4 B transport program tied to the 2032 Games — directly upgrading the Brisbane-to-Gold Coast rail spine the property is adjacent to.

FASTER RAIL

PRIVATE SECTOR

Norwell Valley Collective

Private consortium consolidating 248 surrounding landholdings into a single master-planned proposal across 6,117 acres — driving rezoning intent for the whole corridor.

UP TO 60,000 DWELLINGS

GOLD COAST CITY · LGA GROWTH

A city *re-sizing* for 1 million people.

The Gold Coast Local Growth Management Strategy sets the city on a path to one million residents by 2046. The plan does not ask whether the land it needs exists — it asks where it will be unlocked.

1M

RESIDENTS BY 2046

390K

NET NEW RESIDENTS
(20 YRS)

185K

NEW HOMES REQUIRED

+23%

2026 GC LGA
VALUATION UPLIFT

Northern corridor is the growth corridor

Pimpama recorded dwelling approval rates of 63–66% between 2016–2021 — among the highest in Queensland. The northern Gold Coast is where the planning math is being solved.

Source: ABS / Council reporting.

Housing-supply unlock

Gold Coast City Plan amendments — backed by State Government — are explicitly designed to unlock more housing supply and diversity, including in growth corridors.

Source: City of Gold Coast.

Detached & medium density still matter

~28% of housing supply to 2046 — some 45,000 dwellings — is to be delivered as detached or low-rise (duplexes, townhouses): the typology this corridor naturally supports.

Source: Local Growth Management Strategy 2026.

Transport spine investment

Coomera Connector + Gold Coast line stations + Brisbane–Gold Coast Faster Rail combine to build the spine that makes northern-corridor land permanently more valuable.

Source: TMR, Cross River Rail.

BRISBANE & SEQ · THE REGIONAL CONTEXT

A *region* being prepared for the world.

South East Queensland is in the middle of the largest concentrated infrastructure pipeline in its history — driven by population, migration and the 2032 Olympic and Paralympic Games.

\$7.1B

GAMES VENUE
INFRASTRUCTURE
PROGRAM

\$12.4B

COMMONWEALTH 2032
TRANSPORT PROGRAM

17

VENUES — GIICA
DELIVERY

2032

BRISBANE OLYMPIC &
PARALYMPIC GAMES

Brisbane Athletes Village → permanent homes

A village to house 10,000+ athletes during the Games transforms into permanent dwellings post-Games — a meaningful injection into regional housing stock.

Gold Coast as a 2032 hub

Robina will host the second athletes village (2,600 beds) and the region will host aquatics, beach volleyball, golf, judo, triathlon, volleyball, weightlifting and wrestling.

Migration into SEQ

SEQ remains the largest interstate migration destination in Australia — the demand fundamentals underpinning ShapingSEQ 2023 and the Gold Coast 1M target.

Bigger-than-Olympics infrastructure

Bruce Highway upgrades, Direct Sunshine Coast Rail, Coomera Connector, Cross River Rail line extensions — the 2032 program is the catalyst, not the cap.

SALE METHOD

This property is being **SOLD** via Expression of Interest.

Register your EOI online – or complete the form on the following page.

SUBMIT YOUR EOI ONLINE

www.gcprestige.au/eoi

– OR –

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MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

OFFER TO PURCHASE – 1587 STAPYLTON JACOBS WELL ROAD

EOI submission form.

Site details

ADDRESS 1587 Stapylton Jacobs Well Road, Jacobs Well QLD 4208

REAL PROPERTY Title details to be confirmed in contract documentation

SITE AREA 34.01 ha * (84.05 acres) · contiguous freehold · cane-leased

Offer

PROPOSED PRICE \$ _____ (GST excl.)

DEPOSIT (10%) \$ _____

SETTLEMENT _____ days from contract execution

CONDITIONS _____

Buyer

FULL NAME(S) _____

COMPANY / ABN _____

ADDRESS _____

MOBILE / EMAIL _____

GST REGISTERED Yes No

Buyer's solicitor

FIRM / CONTACT _____

PHONE / EMAIL _____

Acknowledgement & signature

I/we acknowledge the disclaimer on the following page; understand the Vendors are not obliged to sell; understand the Seller retains absolute discretion to accept, decline or withdraw; and accept that submitting this EOI creates no claim against the Vendors or GC Prestige Commercial.

SIGNATURE

NAME

DATE

Submit to: gc@gcprestige.au | 0424 674 031 | www.gcprestige.au/eoi

DISCLAIMER

Important *information* for recipients.

This Information Memorandum has been prepared by Oktay Properties Pty Ltd (trading as GC Prestige and GC Prestige Commercial) ("the Agent") for the sole purpose of providing initial general information to prospective purchasers in relation to the property at 1587 Stapylton Jacobs Well Road, Jacobs Well QLD 4208.

All information, statistics, plans, illustrations, photographs, computer-generated imagery, descriptions, figures, area calculations and references to third-party plans (including ShapingSEQ 2023, Gold Coast City Plan, the Norwell Valley Collective, Calypso Bay / Roche Group, Coomera Connector, Gold Coast Light Rail, Cross River Rail, Logan & Gold Coast Faster Rail and the 2032 Delivery Plan) have been compiled from sources we believe to be reliable, including the vendor, Queensland Government, the City of Gold Coast, the Department of Transport and Main Roads, the Department of State Development Infrastructure and Planning, public media reporting and third-party developer materials.

While care has been taken in the preparation of this document, neither the Agent nor the vendor warrants the accuracy or completeness of any information contained in this Information Memorandum. References to government plans, programs, projects or proposals — and to neighbouring developments such as Calypso Bay and the Norwell Valley Collective — are

indicative only, may be subject to change, may not proceed, and are presented for context. They do not represent any approval, entitlement, affiliation or commitment in respect of the subject property.

Prospective purchasers must rely on their own enquiries and obtain their own independent legal, planning, engineering, environmental, taxation and financial advice before submitting an offer or entering into any contract.

No information in this document constitutes investment, legal, planning or tax advice. The Agent and the vendor expressly disclaim any liability arising from any reliance placed on the contents of this document.

Distribution of this Information Memorandum does not constitute an offer or contract. The vendor reserves the absolute right to withdraw the property from sale, modify the marketing process, or accept, reject or negotiate any offer at its sole discretion. This Information Memorandum is provided on a confidential basis to the recipient.

All figures are in Australian dollars unless stated otherwise. Areas, distances, dimensions and timeframes are approximate. Images and locator diagrams are indicative and not to scale.

Oktay Properties Pty Ltd · Trading as GC Prestige & GC Prestige Commercial · gcprestige.au · 0424 674 031 · gc@gcprestige.au

Shaping growth through
strategic opportunity.

ABOUT GC PRESTIGE COMMERCIAL

\$200M+ acquired. 454 homes underway.

GC Prestige Commercial has actively sourced development sites for over **four years** — acquiring or selling **21 development sites** across Logan City Council with combined value exceeding **\$200 million**.

21

SITES ACQUIRED OR
SOLD

\$200M+

TOTAL ACQUISITION
VALUE

454

NEW HOMES
UNDERWAY

\$500M+

TOTAL END VALUE

These sites are being transformed into **454 new homes** across Logan City Council with combined end value exceeding **\$500 million** — demonstrating our capability to identify value, secure complex assets, and deliver meaningful outcomes for the region.

Property Owners

Structured marketing campaigns and direct access to qualified developers — discreet and outcome-focused.

Developers

Sites with clear value and technical work done — site identification, planning intelligence and negotiation discipline.

Investor Groups

Partnerships on medium-to-large scale development opportunities — local intelligence, deal sourcing, execution.

OUR APPROACH —

Site Identification → **Qualification** → **Engagement** → **Securing the Site**. A disciplined four-phase process backed by direct market intelligence and a deep Logan City Council and South East Queensland network.



An *84-acre*
future development holding
in Jacobs Well.

Income today. Future development tomorrow.

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MANAGING DIRECTOR & MARKETING AGENT

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