



Premium Destination for Industry and Commerce in the Lockyer Valley

Ready For Business



www.tenthillrise.au

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Disclaimer

As the developer, we advise all prospective buyers that any due diligence investigations related to the property are to be conducted at their own expense and risk. We shall not be held liable for any costs incurred during such investigations. Our consent to potential buyers conducting due diligence activities does not constitute an offer or agreement to sell, nor does it imply any obligation on our part to enter into a contract with the prospective buyers. All information provided is deemed reliable but not guaranteed, and prospective buyers should verify all details independently.



Outline and locations are indicative only

The Opportunity

Tenthill Rise presents a rare opportunity for businesses to secure space in a growing industrial precinct within the Lockyer Valley. With Nine expansive lots ranging from 4,680m² to 9,090m², this development is ideally suited to support a range of industrial, commercial, and logistics operations.

Tenthill Rise is located in Gatton, a key regional center situated in the heart of the Lockyer Valley.

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Buyers are required to undertake their own due diligence and enquiries



Site Overview[^]

Street Address 111 Tenthill Creek Road, Gatton, QLD 4343

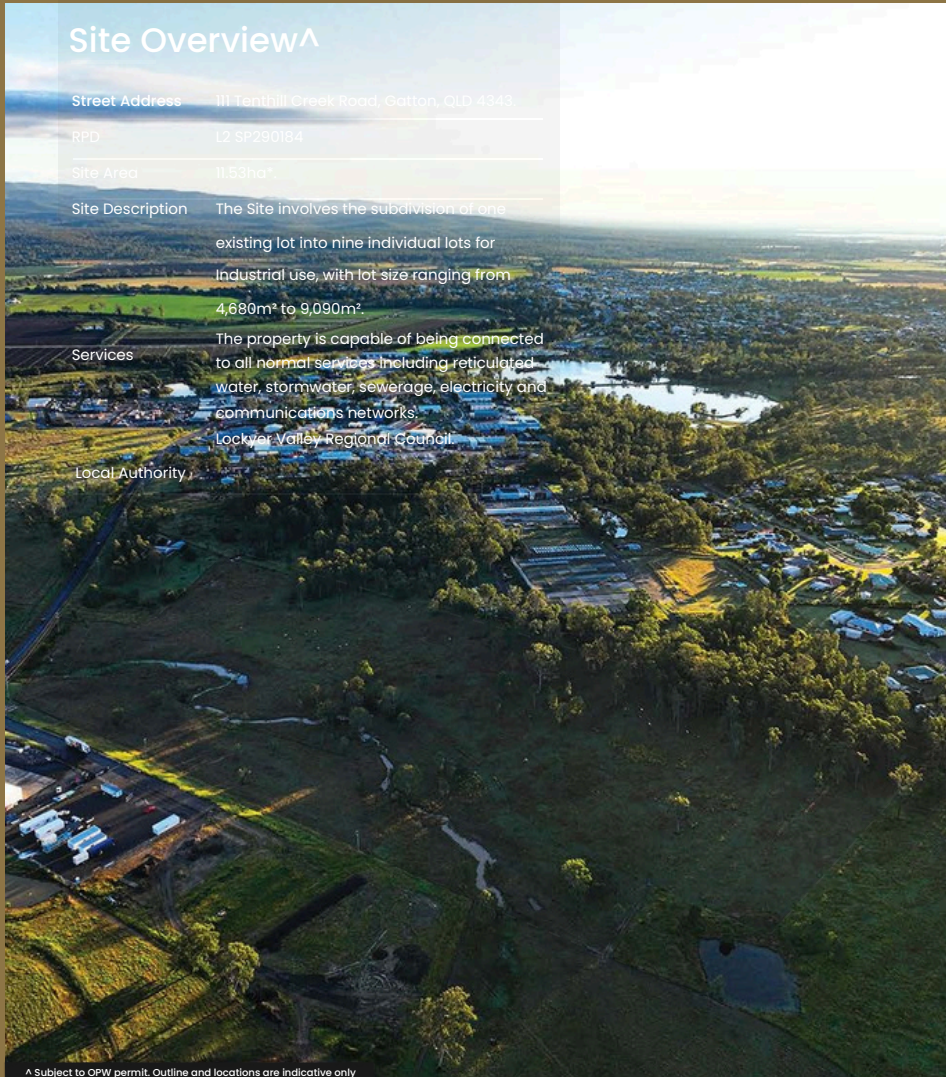
RPD L2 SP290184

Site Area 11.53ha[^]

Site Description The Site involves the subdivision of one existing lot into nine individual lots for industrial use, with lot size ranging from 4,680m² to 9,090m².

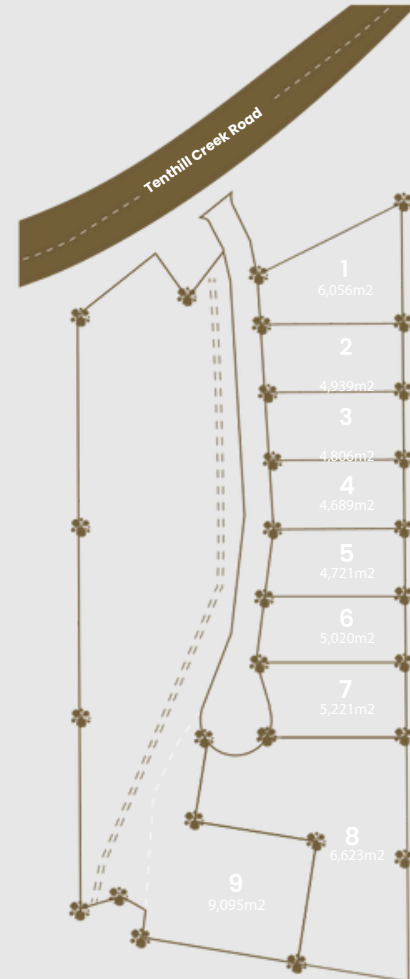
Services The property is capable of being connected to all normal services including reticulated water, stormwater, sewerage, electricity and communications networks.

Local Authority Lockyer Valley Regional Council



[^] A Subject to OPW permit. Outline and locations are indicative only

Lot Plan





Outline and locations are indicative only

Key Features



Flexible Spaces

From industrial warehouses and manufacturing facilities to transport & logistics and Construction businesses, Tenthill Rise is designed to meet the needs of a wide variety of businesses.



Future-Proof Infrastructure

With facilities designed for growth, businesses here will have the space and resources to scale, whether they are startups, established enterprises, or large-scale industrial operations.



Strategic Location

Situated just 20 minutes from Gatton and 40 minutes from Toowoomba, Tenthill Rise provides easy access to key logistics networks, while also benefiting from the rural charm and affordable land of the Lockyer Valley.



Elevate Growth

Lockyer Valley's population is set to grow to around 54,071 by 2041, increasing demand for goods and services. Future Inland Rail will link nearby Toowoomba to Melbourne, placing Tenthill Rise on a major freight route.

Source: 1. QGSO (medium series data)





Gatton is a key regional center situated in the heart of the Lockyer Valley, approximately a 1 to 1.5-hour drive west of Brisbane and about a 1-hour drive west of Ipswich, Queensland (depending on traffic conditions). Its strategic location offers a compelling mix of rural advantages and connectivity to major urban centers and transport infrastructure.

This region is undergoing a transformation, driven by major infrastructure investment, population growth, and increasing demand for industrial services in a strategically connected location.

The Inland Rail will connect nearby Toowoomba to Melbourne, placing Tenthill Rise on a key national freight corridor.

Key Regional Drivers

Regional Drivers

Gatton, situated in Queensland's Lockyer Valley, serves as a pivotal regional hub with a diversified economy. Its key economic drivers encompass agriculture, education infrastructure, and emerging sectors like tourism and agriculture technology.

Lockyer Valley's population is expected to grow to around 54,071 by 2041.

Lockyer Valley

The Lockyer Valley is among Australia's most fertile agricultural regions, often dubbed the "salad bowl" of the nation.

With a population of around 45,045, Lockyer Valley hosts approximately 3,574 businesses as of 2024, reflecting a diverse and growing commercial sector.



Gatton's strategic location within the Lockyer Valley, combined with its strong agricultural base, growing population, region's ongoing infrastructure developments enhances its appeal, offering numerous opportunities for economic expansion and community development.

Source: 1. QGSO (medium series data) 2. ABS Estimated Residential Population, 2024 3. ABS, 2024

Lockyer Valley Corporate Plan 2022–2027 highlights a strong commitment to fostering economic growth by identifying opportunities that encourage private sector investment in the region.

Agriculture (24.4%), construction (18.5%), and transport, postal and warehousing (9.5%) are the top three industries³ by business count in the Lockyer Valley, highlighting the region's strengths in production, building, and logistics.



Business Growth Enablers

1. Strategic Location

Proximity to Major Transport Routes: Gatton is situated near the Warrego Highway, providing direct access to Brisbane, Ipswich, and Toowoomba, facilitating efficient logistics and distribution channels.



3. Significant Infrastructure Developments

Gatton North Major Enterprise and Industrial Area (MEIA): Plans are underway to develop this area into a catalyst for industrial growth, supporting future job creation and economic development.



2. Thriving Economic Environment

The Lockyer Valley region has experienced an increase of 183 businesses and the creation of 805 local jobs during the 2023-24 financial year, indicating a robust and expanding economy.

4. Population Growth

With a population of around 45,045 and an estimated 3,574 businesses, the Lockyer Valley is expecting continued growth. QGSO projects Lockyer Valley's population will reach approximately 54,071 by 2041.

5. Inland Rail Project

The Inland Rail project, specifically the Helidon to Calvert section, is set to pass near Gatton, integrating the area into a national freight network. This development is expected to bolster economic activity by improving access to domestic and international markets.

6. Government Support and Investment

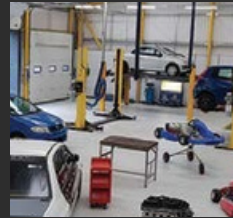
Infrastructure Projects: The Queensland Government is committed to enhancing local infrastructure through various projects aimed at improving transport and safety in the region.

Ready For Business



Transport & Logistics Operators

- Local freight and courier companies serving the Lockyer Valley and Darling Downs
- Distribution centres requiring easy highway access
- Intermodal transfer or depot operators



Automotive & Mechanical Services

- Truck maintenance, auto electricians, diesel mechanics
- Panel beaters and spray booths for heavy vehicles
- Tyre and fleet servicing centres



Agricultural Processing & Packaging

- Food packing companies (fresh produce, salad processing, grain handling)
- Cold storage and refrigerated transport operators
- Farm input suppliers (fertilisers, irrigation, machinery)



Manufacturing & Light Industry

- Modular and prefabricated housing manufacturers
- Engineering and fabrication workshops
- Timber product or pre-cast concrete producers



Construction & Civil Contractors

- Earthworks and infrastructure contractors
- Equipment hire businesses (machinery, scaffold, temporary fencing)
- Building materials storage and distribution (steel, timber, prefab)



Storage & Distribution Providers

- Self-storage and container storage businesses
- Pallet warehousing and dry goods distribution
- Records and archive storage



TENTHILL RISE
EMPOWERING INDUSTRY. ELEVATING GROWTH

Disclaimer: Prospective purchasers are responsible for conducting all due diligence at their own expense and risk; the developer and agent assumes no liability for costs incurred or obligations arising from such investigations.