THE LINK
COOMERA
DELIVERING AN EXCITING BUSINESS ADDRESS LOCATED WITHIN SOUTH EAST QUEENSLAND’S MAJOR REGIONAL ACTIVITY CENTRE
THE OPPORTUNITY

On behalf of the developer Polaris Coomera Pty Ltd, CBRE Gold Coast is pleased to offer to the market THE LINK COOMERA.

The Link Coomera is proposed to be a world-class, master-planned business park, located at the northern end of the Gold Coast, adjacent to the M1 Motorway and Exit 54.

This impressive 54-hectare proposed Business Park (Phase 1 - 36 hectare) will be located close to the Coomera train station and new Westfield shopping centre, servicing thousands of commuters and shoppers daily.

With a shortage of developable land, The Link Coomera is one of the Gold Coast’s largest industrial and commercial developments in many years, providing a rare opportunity for both low impact industrial and large format retailers.

The Link Coomera is an excellent opportunity for retailers to develop their business on a local and global scale, and contribute to employment and economic growth in the region.

As the tourist-capital of Australia, the Gold Coast’s population and visitor numbers are set to soar, with Coomera and the northern Gold Coast’s population expected to almost double over the next 20 years¹.

Be part of an industrial and retail community committed to excellent service with a loyal customer base. Express your interest in relation to The Link Coomera — as per the Request for Expressions of Interest document, a copy of which is available on request.

The Link Coomera is located approximately 24km north of Surfers Paradise and 55km south of Brisbane city.

The Link Coomera provides easy access to the Gold Coast Airport, Brisbane CBD, Brisbane Airport and the Port of Brisbane via all major arterials including the M1 Motorway, Gateway Arterial and Logan Motorway.

TRAVEL DISTANCES (approximately)
- 800m - Coomera Town Centre (future access).
- 800m - Coomera Railway Station (future access).
- Adjacent to M1 Motorway & Exit 54.
- 4km - Gold Coast Coomera Marine Precinct (Rivera).
- 15km - Yatala Enterprise Area.
- 24km - Surfers Paradise.
- 30km - Robina Town Centre.
- 50km - Gold Coast Domestic & International Airport.
- 55km - Brisbane CBD.
- 65km - Port of Brisbane.
- 62km - Brisbane Domestic & International Airport.

SNAPSHOT
- ADJACENT TO EXIT 54
- 800M TO COOMERA RAILWAY STATION
- 800M TO WESTFIELD COOMERA TOWN CENTRE
- 50KM TO GOLD COAST AIRPORT
- 65KM TO PORT OF BRISBANE
1. Service road
2. Future Coomera North Interchange
3. Westfield Town Centre
4. Oakey Creek Corridor
5. Mixed Use Fringe Business Precinct
6. Low Impact Industry
7. Future road connection to east
8. Future road connection to west
9. Road connection to town centre and railway station
10. Approved off ramp
11. Medium Density Residential Precinct
12. High Density Residential Precinct
13. Government Precinct
14. Mixed Use Commercial Centre

Subject Site

- Existing Trunk Roads
- Future Trunk Roads
- Imminent Trunk Roads
- Future DTMR Roads
STAY CONNECTED

Getting to The Link Coomera is easy, no matter where your workers, customers and suppliers are travelling from, due to its convenient and central location.

The future Coomera North M1 Motorway interchange will be partially located on the northern side of the The Link Coomera as part of Phase 2 developments.

A four-lane trunk road connection is planned to extend from the Coomera North interchange, travelling across the rail corridor to provide access to the existing East Coomera residential community and the future high-density residential development on the east of the rail corridor. This will also include an overpass across the M1 Motorway, providing access to communities located to the west of the Motorway.

A new trunk road connection is planned to cross through The Link Coomera between the existing M1 Exit 54 to the south, and the future Coomera North interchange.

The site is located adjacent to the M1 Motorway and approximately 1km north of the interchange at Exit 54, creating easy access from the south (Gold Coast CBD and beyond), the north (including Beenleigh and Brisbane) and from the northern suburbs of the Gold Coast located to the west of the M1 Motorway.

The Link Coomera is conveniently located on an existing service road (Old Pacific Highway).

The Coomera train station is approximately 800m south with the possibility of a public transport link planned to travel through The Link Coomera.
The Link Coomera is a 54-hectare property (Phase 1 and Phase 2) that is zoned for both industrial (low impact industry) and mixed use (fringe business) allowing for multiple commercial uses and large format retail.

(Note that prospective owners will be required to obtain development approvals under the Planning Act (QLD) 2016 for their proposed uses for each of the individual lots. More detail regarding the zoning, intended uses within zones and assessment are contained in the City Plan adopted by the City of Gold Coast (Council). A link to a City Plan Property Report compiled by the Council is provided on the website (www.thelinkcoomera.com.au).

The mixed-use zoning at The Link Coomera will be the newest and most significant industrial and mixed-use development on the Gold Coast.
DESTINATION GOLD COAST

As Australia’s largest non-capital city, the Gold Coast’s population is estimated to reach almost 890,000 over the next 20 years¹.

The 57 kilometre stretch of pristine coastline, famous hinterland, electric night-life, theme parks, world-renowned shopping and perfect climate are what make the Gold Coast a favourite holiday destination, attracting more than 11 million visitors from all over the world, each year¹.

Coomera and the northern Gold Coast region are earmarked for substantial growth, with the population doubling over the next 20 years¹. This is expected to be driven by residential developments, the proposed Westfield Coomera and industrial developments like The Link Coomera creating employment opportunities¹.

A CITY OF THE FUTURE

Experiencing a new economic boom, the Gold Coast is expecting an injection of billions of dollars’ worth of infrastructure across the city over the coming years including:

• $200 million in sporting, transport and community infrastructure for the 2018 Commonwealth Games
• M1 Motorway upgrades
• the Jupiter Star Casino expansion
• luxurious high-rise resorts, e.g. the billion-dollar Jewel project in Surfers Paradise
• a sport and community centre in the neighbouring suburb of Pimpama
• many other development applications with council, including an adventure theme park along the Nerang river.

ECONOMIC IMPACT

The Gold Coast economy is valued at $25 billion. While traditionally focusing on tourism and construction, council is now committed to diversifying the city, investing in manufacturing, health, education and professional services with employment expected to reach approximately 300,000 in the next decade².

EMPLOYMENT INDUSTRY SNAPSHOT

Your business will benefit from the many features of The Link Coomera including:

- An elevated position, with excellent exposure to motorists on the M1 Motorway.

- A large variety of lots, ranging in size from 0.23Ha to larger than 1.6Ha, all serviced to Council regulations.

- A beautifully landscaped estate including large ecological open spaces and a creek.

- Easy connection and access to Coomera Town Centre and major transport nodes including the Coomera train station.
Available lots at The Link Coomera are the subject of Request for Expressions of Interest.

1. If you are interested in submitting your interest for one or more lots, contact us to receive the Request for Expressions of Interest.

2. Submit an expression of interest (attached) to the vendor’s agent by **4pm Wednesday 4th October 2017**

3. All Expressions of Interest are to be lodged on the terms set out in the Request for Expressions of Interest.

For further information, please contact:

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- intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary;
- no person in the employment of the Parties and its associated businesses has any authority to make or give any representation or warranty whatever in relation to property advertised;
- this material has been sourced from third parties for general information purposes but no warranty of accuracy is made.

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1. No assurance, representation, warranty or guarantee (express or implied) is given by the Parties or any other person or entity, that the Information, whether or not in writing, is complete, accurate or balanced, or has or will be audited or independently verified, or that reasonable care has been or will be taken in compiling, preparing and furnishing the Information.

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3. The Information should not be relied upon in any way by the Recipient or its related entities, their respective officers, employees, advisors, shareholders and associates (collectively the “Recipient Parties”). Each Recipient should satisfy themselves as to the accuracy and completeness of the Information through inspections, surveys, enquiries, and searches by their own independent consultants, and should seek independent legal and financial advice.

4. The Information does not and will not form part of any contract of sale for the Property. If an interested party makes an offer or ultimately signs a contract for the Property, the only information, representations and warranties upon which the Recipient Parties will be entitled to rely will be as expressly set out in such a contract.

5. Except as may be expressly provided in any contract that may ultimately be signed, the Recipient acknowledges and agrees (for itself and the other Recipient Parties) that to the maximum extent permitted by law, each of the Parties disclaim all liability for any loss or damage (whether foreseeable or not) suffered by any person acting on any of the Information whether the loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause by reason of or in connection with the provision of the information or by the purported reliance thereon by any of the Recipient Parties.

6. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by Polaris Coomera Pty Ltd ACN 130 648 056. Any statement or representation by an officer, supplier, customer, relative or employee will not be binding on the Parties.

7. None of the Parties assume any obligation to the Recipient to provide additional Information or updated Information or to correct any inaccuracies in the Information which may become apparent.

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SOURCES OF INFORMATION