



170 Martin Road, BADGERYS CREEK, NSW 2555

Development Sites & Land • Warehouse, Factory & Industrial • Showrooms & Large Format Retail

EXPRESSION OF INTEREST

170 Martin Road, Badgerys Creek NSW

25 Acres | Enterprise Zoned | Stage 1 Aerotropolis Release

EXECUTIVE SUMMARY

Elders Real Estate Box Hill is pleased to present a rare, large-scale development and land-banking opportunity within the Western Sydney Aerotropolis, strategically positioned adjacent to the Western Sydney International Airport.

Comprising approximately 25 acres (100,107 sqm) of "Enterprise" zoned land, this premium holding is located within the Stage 1 Land and Services Release Precinct, offering immediate relevance to developers, owner-occupiers, institutional investors, and logistics operators seeking early-mover advantage in Australia's most significant infrastructure-driven growth corridor.

TYPE: For Sale

INTERNET ID: 39P0782

SALE DETAILS

DEVELOPMENT SITE

CONTACT DETAILS

Ranbir Sangha
0412 002 953

With direct access to the M12 Motorway, Bradfield City Centre, and future Metro Rail, this site represents a once-in-a-generation opportunity to secure scale, zoning flexibility, and proximity to nationally significant infrastructure.

INVESTMENT HIGHLIGHTS

Substantial Landholding: Approx. 100,107 sqm (25 acres)

Zoning: "Enterprise" â## Western Sydney Aerotropolis

Stage 1 Land & Services Release Precinct

Adjacent to Western Sydney International Airport (opening 2026)

Proximity to M12 Motorway: Only 2.8 km to Elizabeth Drive on/off ramps

Approx. 2 km to Airport Business Park & Metro Station

Located within the Liverpool City Council

Surrounded by major industrial and commercial operators

Holding income from existing improvements and tenant

ZONING & DEVELOPMENT POTENTIAL (STCA)

The Enterprise zoning provides exceptional flexibility and is designed to support employment-generating uses aligned with the Aerotropolis vision.

Permissible development outcomes may include:

Warehousing and logistics facilities

Truck depots and transport hubs

Factory units and advanced manufacturing

Industrial estates and commercial precincts

Aviation-related and support industries

This zoning framework supports both immediate development and strategic land-banking strategies.

STRATEGIC LOCATION ADVANTAGE

Positioned at the core of Western Sydney's future economic engine, the property benefits from unparalleled connectivity:

Western Sydney International Airport: Immediate adjacency

Bradfield City Centre: Direct access via the Eastern Ring Road

Metro Rail: Future connectivity to Greater Sydney

M12 Motorway: Linking to M7 and broader Sydney motorway network

The Eastern Ring Road, now nominated for Federal Government funding (May 2024 Budget), further enhances access and future value uplift.

SURROUNDING DEVELOPMENT & INDUSTRY

The subject property is surrounded by land earmarked for large-scale industrial and commercial development, including commitments and interests from:

Hanson Concrete

ESR

CSR

Suttons Group

Marriott Hotel

This clustering of major operators reinforces the precinct's long-term demand fundamentals and investment security.

EXISTING IMPROVEMENTS

3-bedroom residence

Multiple sheds

Civil works tenant occupying the rear portion of the site

These improvements provide interim holding income while future development plans are being progressed.

INVESTMENT RATIONALE

Secure a strategic foothold in Australia's largest infrastructure-led growth project

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Benefit from early-stage positioning within the Aerotropolis

Capitalise on Enterprise zoning flexibility

Leverage proximity to the airport, motorway, metro, and Bradfield CBD

Strong long-term fundamentals driven by government and private investment

EXPRESSION OF INTEREST PROCESS

Expressions of Interest are invited.

Closing date and campaign details available upon request.

Inspection arrangements

CONTACT EXCLUSIVE AGENT

Elders Real Estate Box Hill

- Land Area 25 acres
- Commercial Type:

