



48-52 Cordingley St, YEPPOON, QLD 4703

Potential LFR Development Opportunity

Knight Frank Rockhampton & Region is pleased to offer to the market for the first time, Yeppoon Homemaker Centre, Stage 2, to the market via Expressions of Interest (EOI).

The offering consists of two (2) lots (proposed), totalling 31,040 sqm. Both lots are zoned Specialised Centre under Livingstone Shire Council (LSC) planning scheme.

TYPE: For Sale

INTERNET ID: SU114133

CONTACT DETAILS

**Elders Commercial
Rockhampton**

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.

Both proposed lots are currently occupied by LSC as their Works and Equipment Depot, considerations would be made to EOIs that can transact the lots subject to a leaseback sale.

Level 2/102 Bolsover St
Rockhampton City, QLD
07 4921 2347

Neale Crow
0418 886 162

The vendor is looking for EOIs from developers that:

- Attract large-format retail & homemaker businesses to Stage 2, to build on the success of Stage 1;
- Provide diversity of product offering to the community, increase local spend in the economy.
- Enhance the visual appeal and identity of the area through quality urban design
- Stimulate local economic growth and attract private sector investment;
- Generate sustainable employment opportunities within the region;
- Achieve a fair and transparent return on public assets; and
- Minimise financial and operational risks to Council through a structured and compliant disposal process.

Key Features:

- Total land area of 31,040* sqm (approx.) across two (2) lots
- Proposed Lot 4 is 10,025 sqm
- Proposed Lot 502 is 20,790 sqm
- Generational LFR development opportunity
- Population projections indicate that the population of the Capricorn Coast and Livingstone will increase from circa 42,000 to 62,000 by 2046.
- Proposed Lot 5 is proposed Stage 3 and is not currently included in the offering.

Yeppoon Homemaker Centre, Stage 2 is being offered to the market For Sale by Expressions of Interest closing 2 pm 14 July 2025.

For further information, please get in touch with Neale Crow or Adam Kelly.

- Land Area 3.104 hectares
- Commercial Type:
- Building Area: 3.104 hectares
- Zoning: Special Purpose

