



## South Kempsey, 627 Pacific Highway Drive

Absolute Prime Location for Business Boom and Success! Stage 3A - SOLD OUT! Stage 3C - Now Selling Off The Plan

Don't miss out on this rare opportunity to secure your spot in the highly anticipated Stage 3B of "Mid North Coast Industrial Hub", situated in the heart of the Pacific Highway, right next to the busiest service centre on the flourishing Mid North Coast. This ABSOLUTE PRIME location is your ticket to a thriving business for 2024 and beyond!

With direct highway frontage from Newcastle to the Queensland border, this is the only industrial estate that offers such convenience and exposure,



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

### For Sale

\$283,800 - \$1,381,875

### Contact

**Tony Dekker**

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[tony@ljhpmq.com.au](mailto:tony@ljhpmq.com.au)

**LJ Hooker Port Macquarie |  
Wauchope  
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strategically positioned halfway between Sydney and Brisbane.

Choose from 8 prime lots ranging from 1200m<sup>2</sup>. With excellent access points for large vehicles and impeccable street appeal, your business will stand out from the competition. Whether you're looking to relocate or start anew, there is a block and space to suit your needs.

Note-Current Owners would consider selling remainder opportunity as a whole. We envision this hub to be a thriving centre of opportunity. From 4WD centres to mechanical/auto electric shops, tire shops, tow truck businesses, semi-trailer yards, and storage sheds, the possibilities for business are endless.

Furthermore, is an incredible QUARRY opportunity available for sale. The owner is open to considering all scenarios for the right operator. Take advantage of the site's natural resources and capitalise on the major local and regional construction and infrastructure projects valued at over \$1 billion. With existing developments and future potential, it is strategically located near major road, rail, and resource sector projects. Once the extraction is complete, the land becomes industrial, opening up even more possibilities.

Rest assured, all necessary licenses and environmental compliance are in place. The site boasts excellent access to the Pacific Highway (M1), with Sydney approx. 420km and Brisbane approx. 490km. Please note that equipment and buildings are not included in the sale. Approximately a million tonnes of gravel from this Quarry were used in the upgrade of the M1 Highway between Frederickton and Eungai.

Don't let this opportunity slip through your fingers. Contact Tony Dekker today to secure your spot in the Mid North Coast Industrial Hub or take advantage of the Quarry opportunity. Act fast before it's too late!

- PRIME lots NOW available in Stage 3B - secure your spot!
- Direct highway frontage - maximum exposure
- Quarry opportunity - capitalise on major construction projects



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## More About this Property

<b>Property ID</b>	F8WHKB
<b>Property Type</b>	Land/Development
<b>Land Area</b>	2064 m <sup>2</sup>

### Tony Dekker

Principal & Licensed Real Estate Agent/Auctioneer | [tony@ljhpmq.com.au](mailto:tony@ljhpmq.com.au)

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