



TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.

Ability to accommodate building footprints from 15,000 SF to 350,000 SF and greater.

TERRA EAST

AN UNRIVALLED LAND OWNERSHIP OPPORTUNITY

FOR SALE OR LEASE: UP TO 20 ACRES

Beedie/

Marcus & Millichap

CBRE

THE OFFERING

CBRE Limited and Marcus & Millichap, in partnership with Beedie, are pleased to present *TERRA EAST*, an unrivalled land opportunity for sale or lease at 2750 Leigh Road in Langford, BC. Situated at the intersection of Highway 1 and Leigh Road, *TERRA EAST* consists of up to 20 acres of developable land. Whether you're looking for 3 acres or 20 acres, this offering provides elite visibility, connectivity, flexibility, and scale, allowing businesses the opportunity to develop or occupy, with a vast array of potential uses.

THE DETAILS

ADDRESS: 2750 Leigh Road, Langford, BC
PID: 030-170-133
ZONING: MUE1 (Mixed Use Employment)
SERVICES: All services to the lot line
SITE PREP: Graded, leveled & shovel-ready

HIGHLIGHTS

- Up to 20 acres of land for sale or lease, with a maximum 2.5 FSR, suitable for a variety of building sizes from 15,000 SF to 350,000 SF and greater
- *TERRA* is the most connected and accessible site for Greater Victoria, the Westshore & North Island
- MUE1 zoning allows for a wide variety of uses
- Direct proximity to Highway 1 (60,783 VPD)
- Leigh Road Overpass and off-ramps provide extremely convenient access
- Highly visible pylon signage fronting Highway 1 in planning
- Opportunity to service rapidly densifying region with numerous multi-family sites in development
- Join the *TERRA* business ecosystem and benefit from the synergy and increased traffic of having numerous businesses in direct proximity

VISIBILITY

Put your business on display.



CONNECTIVITY

Logistically, there is no site that can compete.



FLEXIBILITY

Zoning allows for a vast array of uses.





N

60,783
VEHICLES/DAY
(HWY 1 & LEIGH RD)

4 MINS TO
BEAR MOUNTAIN

MIXED-
USE
DEV.

MULTI-FAMILY
DEVELOPMENT



HIGHWAY 1

15 MINS TO VICTORIA

MIXED-USE
DEVELOPMENT

1 MIN TO LANGFORD
LEIGH RD

TO NORTH ISLAND

TERRA WEST

Lot E

PYLON SIGNAGE
IN PLANNING

Lot D

TERRA EAST

Lot C

ROAD B

Lot A

Lot B

MANTLE HEIGHTS

MULTI-FAMILY
DEVELOPMENT

FUTURE
DEVELOPMENT

CONCEPTUAL SUBDIVISION PLAN

All sites can be tailored to meet a user's unique requirements.

SITE PLAN

**TOTAL DEVELOPMENT AREA:
Up to 20 Acres**

All site sizes, outlines, and roads are approximate and subject to change.

CONTACT AGENTS FOR PRICING

ZONING

**MUE 1
Mixed-Use Employment 1
Permitted Density: 2.5:1 FSR**

Permitted uses include, but are not limited to:

- Auto Sales / Rental / Service
- Hotel
- Retail (Up to 20,000 SF)
- Restaurant (Up to 20,000 SF)
- Transportation Terminal
- Underground Mini-Storage
- Medical Clinics / Health Services
- Cultural Facility
- Fitness / Recreation Facility
- School / Training & Education
- Building & Lumber Supplies
- Office
- Research & Development
- Film Production
- Equipment Sale /Rental
- Animal Hospital / Vet Facility
- Personal Services
- Parking Facility

DEMOGRAPHICS

- The City of Langford is one of the fastest-growing cities in Canada with over 30% pop. growth in the last 6 years
- Langford was voted the Best Community in BC and #18 in Canada by Maclean's Magazine
- Langford delivered one-third of housing in the Capital between 2016-2021
- While Greater Victoria is known for having an aging and retired population, the 5km radius around TERRA is almost 4 years younger than the Greater Victoria average and has a higher average household income
- TERRA is within a 10km radius of 10 out of the 14 Municipalities that make up Greater Victoria

	5KM	10KM	METRO
2022 Population	64,237	144,100	393,330
2027 Population Projected	69,464	155,880	421,673
Pop. Growth 2017-2022	16.8%	12.6%	7.5%
Pop. Growth Projected 2022-2027	8.3%	8%	6.8%
Average Age	40.3	42.1	44.1
Average Household Income	\$108,748	\$104,157	\$105,299





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TERRABYBEEDIE.CA

Marketed By:

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