



# TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.

## TERRA EAST

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. 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
- TERRA is the most connected and accessible site for Greater Victoria, the Westshore & North Island
- MUE1 zoning allows for a vast array of uses
- Build-to-suit options and consulting services are available through Beedie and their extended builder network
- 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 multifamily 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.





## 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

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