

TERRA BY BEEDIE

VISIBILITY. CONNECTIVITY. FLEXIBILITY.



Ability to accommodate building footprints from 10,000 SF to 40,000 SF and greater.

TERRA WEST

AN UNRIVALLED LAND OWNERSHIP OPPORTUNITY

FOR SALE: 1-2 ACRE PARCELS

Beedie/ **CBRE**

THE OFFERING

CBRE Limited in partnership with Beedie are pleased to present TERRA, an unrivalled land ownership opportunity at 2750 Leigh Road in Langford, BC. Situated at the intersection of Highway 1 and Leigh Road, TERRA WEST consists of 1-2 acre land parcels that can be assembled for larger requirements. This offering provides elite visibility, connectivity, and flexibility, allowing businesses the opportunity to develop their own land and create a facility that perfectly suits their unique needs.

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

- 1-2 acre lots for sale, which can be assembled for larger requirements
- Ability to accommodate building footprints from 10,000 SF to 40,000 SF and greater with 2.5 FSR
- TERRA is the last available parcel of commercially zoned land with Highway 1 frontage between Uptown and The Malahat
- Benefit from the ability to own vs. lease
- Land purchase allows for custom built facilities to suit specific business requirements
- Direct proximity to Highway 1 (60,783 VPD).
- Leigh Road Overpass and Highway 1 off-ramps provide extremely convenient access
- Highly visible pylon signage fronting Highway 1
- Join the TERRA business ecosystem and benefit from the synergy and increased traffic of having numerous businesses in direct proximity
- TERRA is the most connected and accessible site for Greater Victoria, the Westshore & North Island

VISIBILITY

Put your business on display.



CONNECTIVITY

Logistically, there is no site that can compete.




FLEXIBILITY

Zoning allows for a vast array of uses.






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

4 MINS TO
BEAR MOUNTAIN ↑

MIXED-
-USE
DEV.


HIGHWAY 1

MULTI-FAMILY
DEVELOPMENT

15 MINS TO VICTORIA →

MIXED-USE
DEVELOPMENT

1 MIN TO LANGFORD →
LEIGH RD

TO NORTH ISLAND
←

PLYN SIGNAGE
IN PLANNING

Lot E

Lot D

TERRA EAST

Lot C

Lot B

Lot A

ROAD B

MANTLE HEIGHTS

FUTURE
DEVELOPMENT

MULTI-FAMILY
DEVELOPMENT

CONCEPTUAL SUBDIVISION PLAN

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

WEST LOWER PLATFORM

ANTICIPATED DELIVERY:
Q2 2025

TOTAL DEVELOPMENT AREA:
3.53 Acres

LOT A: 1.48 Acres
LOT B: 2.05 Acres

WEST UPPER PLATFORM

ANTICIPATED DELIVERY:
Q3 2025

TOTAL DEVELOPMENT AREA:
5.69 Acres

LOT C: 2.34 Acres
LOT D: 1.8 Acre
LOT E: 1.55 Acre

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

**CONTACT AGENTS
FOR PRICING**

ZONING

MUE 1 (Mixed-Use Employment 1 Zone) - Permitted Density: 2.5:1 FSR

Permitted uses include, but are not limited to:

- Auto Sales / Rental / Service
 - Financial Institution
 - Hotel
 - Licensed Premises
 - Retail (Up to 20,000 SF)
 - Restaurant (Up to 20,000 SF)
 - Health Services
 - Transportation Terminal
 - Underground Mini-Storage
 - Medical Clinics
 - Office
 - Research & Development
 - Film Production
- Equipment Sale / Rental
 - School / Training & Education
 - Fitness
 - Cultural Facility
 - Recreation Facility
 - Animal Hospital / Vet Facility
 - Car Wash
 - Building & Lumber Supplies
 - Commercial Nursery & Garden Centre
 - Contractor Services
 - Gasoline Service Station
 - Personal Services
 - Parking Facility





TERRAWEST

AN UNRIVALLED LAND OWNERSHIP OPPORTUNITY

FOR SALE: 1-2 ACRE PARCELS

TERRABYBEEDIE.CA

EXCLUSIVE ADVISORS:

Ross Marshall

PREC
Senior Vice President
250 386 0004
ross.marshall@cbre.com

Chris Rust

PREC
Senior Vice President
250 386 0005
chris.rust@cbre.com

Developed By:

Beedie/

Marketed By:

CBRE

CBRE LIMITED 110-800 YATES STREET | VICTORIA, BC V8W 1L8 | WWW.CBREVICTORIA.COM

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.