

Lot 4 Roches Rd, Withcott, QLD 4352

**Expression of Interest Closing 23rd
November 2026**

Warehouse



A RARE 54.9HA INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH APPROV

An exceptional opportunity is now presented to acquire one of the Lockyer Valley's most significant industrial development sites, strategically positioned at Roches Road, Withcott, at the gateway between the Lockyer Valley and Toowoomba.

Open for Inspection

By Appointment.

Comprising approximately 54.9 hectares*, Lot 4 Roches Road offers an extraordinary scale of land together with substantial planning, design and development work already undertaken for a major regional food-processing and manufacturing facility. A significant Development Approval is in place, providing an incoming purchaser with an established planning framework and a valuable head start for a range of industrial, manufacturing, logistics, agribusiness or other compatible uses, subject to the existing approvals and any required amendments or further approvals.

Positioned within an established industrial precinct at Withcott, the site benefits from its proximity to the Warrego Highway and Toowoomba Connection Road, providing connectivity to Toowoomba, Brisbane and the broader Darling Downs and Lockyer Valley regions. The surrounding precinct is already home to a range of industrial, engineering, agricultural and machinery-based businesses, reinforcing the area's established industrial character.

Key Property Features

- Approximately 54.9 hectares* of substantial industrial/development land
- Significant existing Development Approval for major food-processing and manufacturing facility
- Opportunity to utilise, adapt or reposition the existing approval framework, subject to relevant approvals
- Potential applications across industrial, manufacturing, logistics, agribusiness and related sectors
- Strategic Withcott location at the foot of the Toowoomba Range
- Excellent connectivity to the Warrego Highway and Toowoomba Connection Road
- Good proximity to Brisbane and the Lockyer Valley's major agricultural production areas
- Rare opportunity to acquire a large-scale development site with substantial planning history and established development pathway

Lot 4 Roches Road presents an opportunity rarely available to the market, a substantial industrial landholding offering scale, strategic connectivity and the benefit of significant development and planning work already completed.

For further information or to arrange a confidential discussion, please contact the exclusive selling agents, Alice Ridgway of Hot Property 0488 085 880 and Mark Clifford of Knight Frank 0408 451 848

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