

Ayr Industrial Precinct Prospectus

INCREASE YOUR VISIBILITY. RAISE YOUR PROFILE



AYR
INDUSTRIAL
PRECINCT

The Burdekin

A Thriving Region

Long known for the production of sugar, the Burdekin region is embracing innovative ideas, crops and products in its endeavours to grow the local economy.

The Burdekin is centred on the rich Burdekin River Delta. Abundant water supplies, fertile soils and an average of 300 days of sunshine per year have resulted in the Burdekin becoming the sugar cane capital of Australia.

To further develop the Shire and take advantage of the emerging economic opportunities, Council explores new directions for our future and is committed to supporting a thriving economy for the region.

The potential of the Burdekin is enormous and by working collaboratively with State and Federal Governments, industry, business and other key stakeholders to support our diverse range of industries and being proactive in pursuing sustainable economic development, Burdekin Shire Council will continue to develop and grow this wonderful part of North Queensland.





16,842
POPULATION

(Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0))



1040mm
ANNUAL RAINFALL




300
DAYS
OF SUNSHINE
PER YEAR



\$2.9
BILLION
ANNUAL OUTPUT

\$230,000 
MEDIAN SALE PRICE

(Source: Department of Resources, Office of the Valuer-General, Property Sales)



25-32°C
AVERAGE
TEMPERATURE



2 HOSPITALS
2 AGED-CARE FACILITIES
STRONG SUPPLY OF ALLIED
HEALTH PROFESSIONALS



VARIETY OF PRIMARY
& SECONDARY SCHOOLS
(BOTH PUBLIC & PRIVATE)
KINDERGARTEN & DAY CARE OPTIONS

Our Diverse Economy

The district's most important asset is water. The Burdekin River, combined with a massive underground aquifer and the Burdekin Falls Dam, make the district drought resistant. The aquifer, which is said to be the largest in Australia, lies just 10 metres below the surface and contains over 20 million megalitres of fresh water. The year-round supply of good quality water, combined with about 300 days of sunshine a year and fertile, well-drained rich soils, boosts the confidence of local farmers, business people, residents and investors.

While sugar production and processing dominate local economic activity, the Burdekin also boasts strong horticulture, manufacturing, beef, aquaculture and renewable energy industries.

The Burdekin's main commercial centres are the townships of Ayr and Home Hill, with many smaller coastal and rural communities surrounding.

Whilst the Burdekin has traditionally been a sugar cane growing district, Burdekin Shire Council has in recent years been very focused on diversification to bring new and value-added industries to the district, increasing employment opportunities and stimulating the Shire's economy.

The area is also renowned for having businesses who are resilient, innovative and keen to explore and invest in new opportunities.

“Burdekin Shire is a vibrant and connected community and a location of choice in which to live, work, play, visit and invest.”



Your opportunity

Burdekin Shire Council is expanding the Ayr Industrial Estate through the creation and staged development of new industrial allotments in a fully serviced employment precinct adjoining the existing Ayr Industrial Estate.

The Burdekin's future prosperity will be underpinned by innovation and value-creation in the various industry sectors including:

- Agribusiness and Food Production
- Advanced Manufacturing
- Tourism, Retail, Accommodation and Food Services
- Transport and Logistics
- Construction
- Professional, Scientific and Technical Services
- Health and Education
- Biofutures and Renewable Energy

The Ayr Industrial Estate expansion is the next stage of Council's master-planned industrial estate located in Ayr, providing over 14 hectares of fully serviced, affordably priced, freehold industrial lots for development.

This expansion will provide much needed industrial land for Ayr and the surrounding region, establish new services for the community, create local employment opportunities, enable economic development and retain young people in the region, delivering significant social and economic benefits for the community.

The Ayr Industrial Estate expansion is planned to provide more than 40 new blocks of industrial land which will be over a staged release.

The expansion is designed to encourage local entrepreneurs and business owners as well as investors and developers to not only establish new businesses but also expand their existing operations.

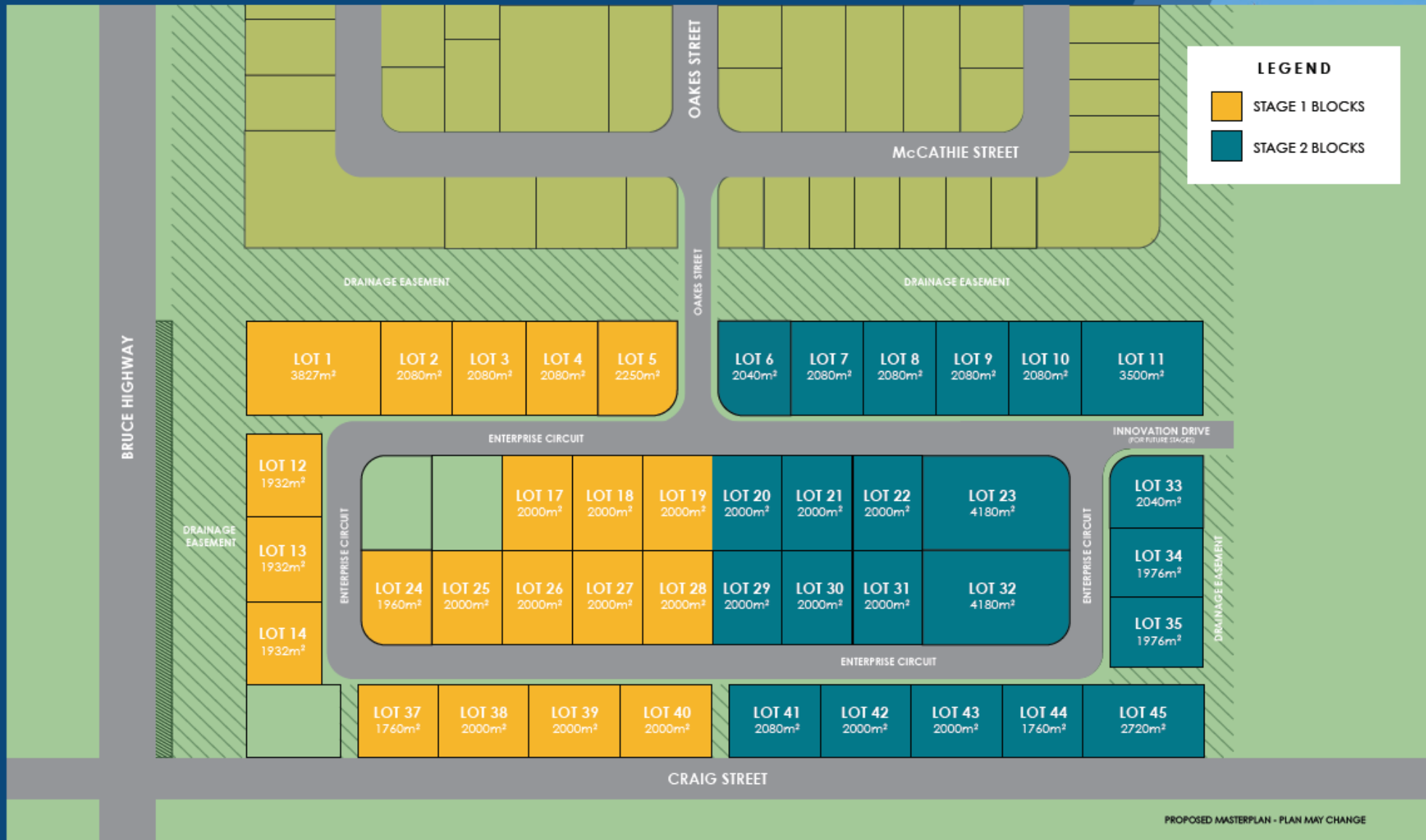
The Industrial Estate is strategically located adjacent to the Bruce Highway within easy access to both the Port of Townsville to the North and the Bowen Basin to the South, and is ideal for industries based in the agriculture, manufacturing, construction, resources, biofuels, energy, transport and logistics, mining and defence sectors.

Site works are expected to commence in 2023 with sites expected to be ready for industrial development towards the end of 2024.

High-quality serviced industrial allotments to enable businesses to affordably locate with access to both industrial and urban goods and services.



Proposed Masterplan



Competitive Advantages

Strategic location adjacent to the Bruce Highway

The Burdekin region is strategically located to provide an important and accessible link from production areas to coastal ports and major regional centres. It is well-connected to major transport corridors, with convenient access to national and international networks by road, rail, air, and sea available, essential in unlocking valuable export potential.

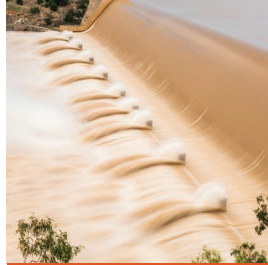
Low Cost of Business

Industrial property costs in the Estate are very competitive. Council has adopted an affordable pricing model with high-quality serviced industrial allotments to enable businesses to locate with access to both industrial and urban goods and services.

“A prosperous, connected and inclusive community built on the Shire’s strong rural foundations”



Rich supply of water and sunshine



Highway frontage available



Underground power



Flexible lot sizes available



Wide roads



Off street parking



Sales Process

1

NON-BINDING EXPRESSIONS OF INTEREST



2

TENDERS RELEASED



3

TENDERS REVIEWED



4

CONTRACTS ENTERED



5

UNSOLD LOTS PUBLICLY LISTED FOR SALE



Express your interest now

To register your non-binding expression of interest in land at the Ayr Industrial Estate please complete the following form and return to Burdekin Shire Council by 12noon, Friday, 15 December 2023.



Address: 145 Young Street, Ayr Qld 4807
Postal Address: PO Box 974, Ayr Qld 4807
Ph: 07 4783 9800
W: www.burdekin.qld.gov.au
E: enquiries@burdekin.qld.gov.au

The logo for the Ayr Industrial Precinct, featuring a stylized gear icon to the left of the text "AYR INDUSTRIAL PRECINCT".

AYR
INDUSTRIAL
P R E C I N C T

Ayr Industrial Estate Expansion

Non-binding Expression of Interest

Burdekin Shire Council requests non-binding expressions of interest for land in the Ayr Industrial Estate. Prospective purchasers are invited to submit a non-binding expression of interest nominating their block of interest as part of stage 1 of the development. Up to 25 lots will be available in stage 1 as highlighted on the proposed masterplan. All lots will be sold fully serviced via tender in 2024.

Written expressions of interest must be submitted on this form and returned to
Non-binding EOI - Ayr Industrial Estate, Burdekin Shire Council, PO Box 974, AYR Q 4807 by 12 noon, Friday, 15 December 2023.

For further information please contact Council's Economic Development Coordinator, Eliza Lovell on 47839800 or email eliza.lovell@burdekin.qld.gov.au

Name	
Business Name (if applicable)	
Postal Address	
Mobile	
Indicate lot/s of interest	

Name (print): _____

Signature: _____

Date: _____