



FUTURE
DEVELOPMENTS
BY OTHERS

Lilywood
LANDINGS

coles

Development Site

CABOOLTURE RIVER ROAD

INFORMATION MEMORANDUM

464 Caboolture River Road, Upper Caboolture



Site Overview

Address: 464 Caboolture River Road, Upper Caboolture (Lilywood)

- Land area: 4,052m²
- Zoning: Rural Residential
- Frontage: 33.1m approx of main road frontage
- Current use: Owner Occupied

Location context:

- Positioned along Caboolture River Road with strong exposure
- Nearby residential growth including Lilywood Landings, Aire Lilywood, Westbrook, Rivermont
- Close proximity to Lilywood Village, Set across 2.06 hectares, the centre will offer more than 4,800 sqm of retail space.



Mitchell Younger

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Sales Agent

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THE OPPORTUNITY

Address	464 Caboolture River Road, Upper Caboolture
Property Description	Rural Residential Dwelling
Property Details	Lot 1 RP132180 TR14775051
Land Size	4052m2
Local Council	Moreton Bay
Method of Sale	Expressions of Interest



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Location & Investment Rationale

464 Caboolture River Road is positioned within the heart of the emerging Caboolture West priority development area, one of South-East Queensland's most significant long-term urban expansion corridors. The precinct is planned to deliver a substantial residential population supported by new employment hubs, schools, neighbourhood centres, and major retail infrastructure, fundamentally reshaping the northern Moreton Bay region over the coming decades.

The subject site sits almost directly opposite the Lilywood Village Precinct, a planned mixed-use centre intended to become a focal point for daily services, convenience retail, and community activity for the surrounding estates. This proximity positions the site to capture both local residential demand and future passing trade as the precinct transitions from greenfield development to a fully established urban environment.

Caboolture River Road functions as a key connector through the Caboolture West corridor, linking established suburbs with new residential communities and future commercial nodes. As development progresses, traffic volumes, daily vehicle movements, and commuter activity are expected to increase materially, enhancing long-term exposure and accessibility for service-based and quick-service retail operators.

Importantly, opportunities to secure well-located commercial sites at this early stage of the Caboolture West rollout remain limited. Early-entry sites benefit from lower land competition, strong future relevance, and the ability to establish brand presence ahead of full population saturation. As residential density increases and surrounding amenity is delivered, sites such as 464 Caboolture River Road are expected to transition from growth-driven opportunities into core, high-performing commercial locations servicing a mature catchment.

The combination of early-cycle positioning, proximity to a planned activity centre, and exposure along a primary road corridor underpins the site's long-term investment appeal within one of Queensland's most closely watched growth precincts.



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Waraba City

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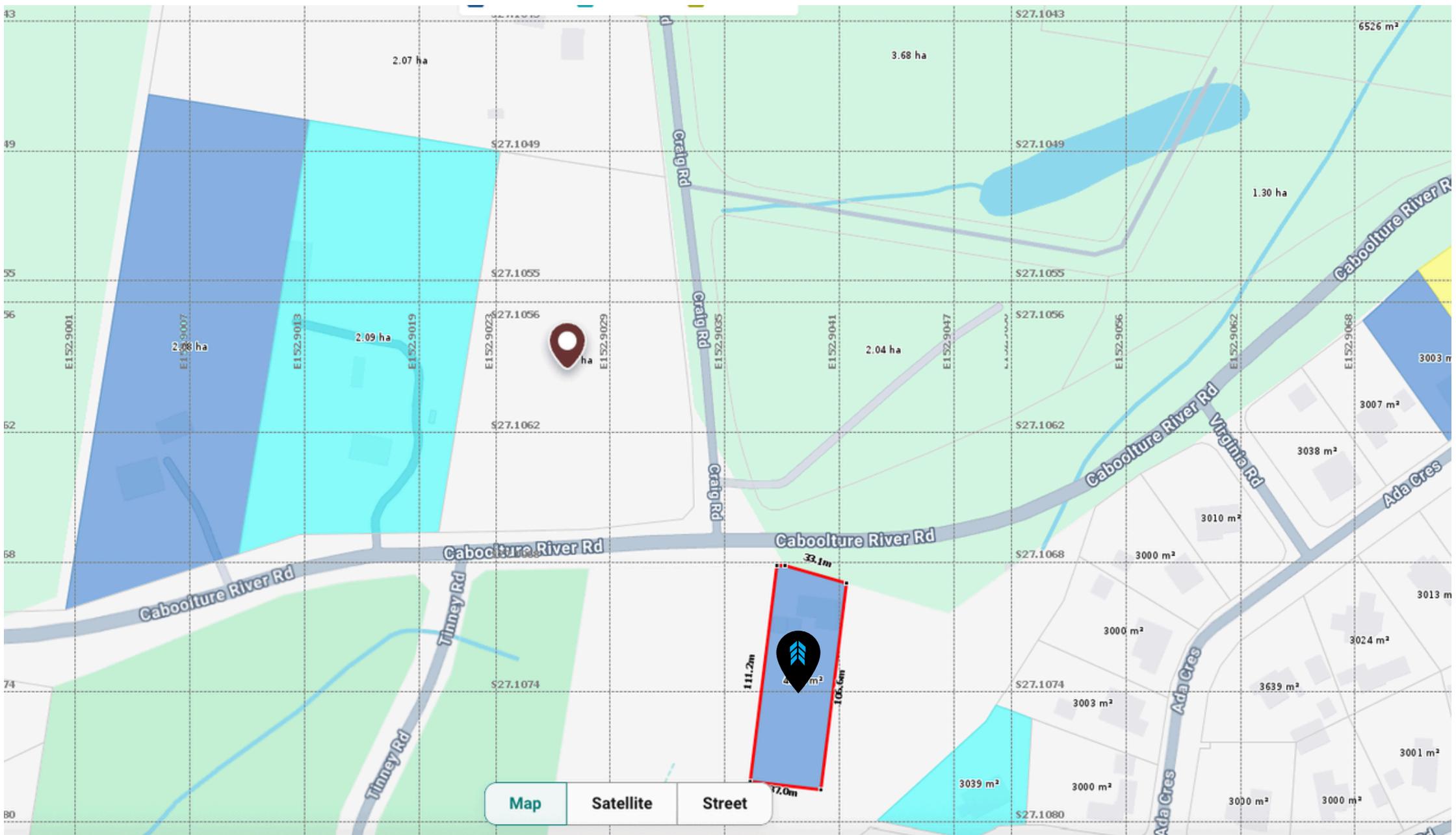
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CABOURE RIVER ROAD





Map Satellite Street