

3908-3920 Sturt Highway
WAGGA WAGGA

Information Memorandum | **For Sale**



25
Years

INDICA





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INDICATIVE BOUNDARY ONLY



*Approximate

OFFERING

Address 3908-3920 Sturt Highway, Gumly Gumly NSW 2652

Title Details Lot. 2 DP842774
Lot. 3 DP842774

Property Type Vacant Land

Total Land Area* 46,320 m² (approx. 4.63 ha)

Zoning E3: Productivity Support & RU1: Primary Production

Inspections By Appointment with Agent

Selling Agents

Aaron Johnston
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INDICATIVE BOUNDARY ONLY

PROPERTY SUMMARY

PRIME HIGHWAY POSITION

A rare opportunity to secure a substantial, high-exposure landholding on one of Wagga Wagga's key arterial routes.

Positioned directly on the Sturt Highway, this prime site spans 46,320 m² and offers outstanding flexibility through its dual zoning. The property comprises approximately 20,010 m² zoned E3: Productivity Support and 26,310 m² zoned RU1: Primary Production, accommodating a wide range of commercial, industrial and rural-related uses (STCA).

The site benefits from rear access via Gumly Road, providing efficient connectivity to Eunony Bridge Road, the Bomen Rail Hub, and Wagga Wagga's established industrial precinct. This strategic location ensures excellent transport links, strong passing traffic exposure, and efficient logistics for future operations.

This is a compelling opportunity for owner-occupiers, developers or investors seeking scale, exposure and long-term flexibility in a tightly held growth corridor.

46,320 m²
Total Land Area

Dual Zoning

E3: Productivity Support & RU1: Primary Production

20,010 m²
E3: Productivity Support

26,310 m²
RU1: Primary Production



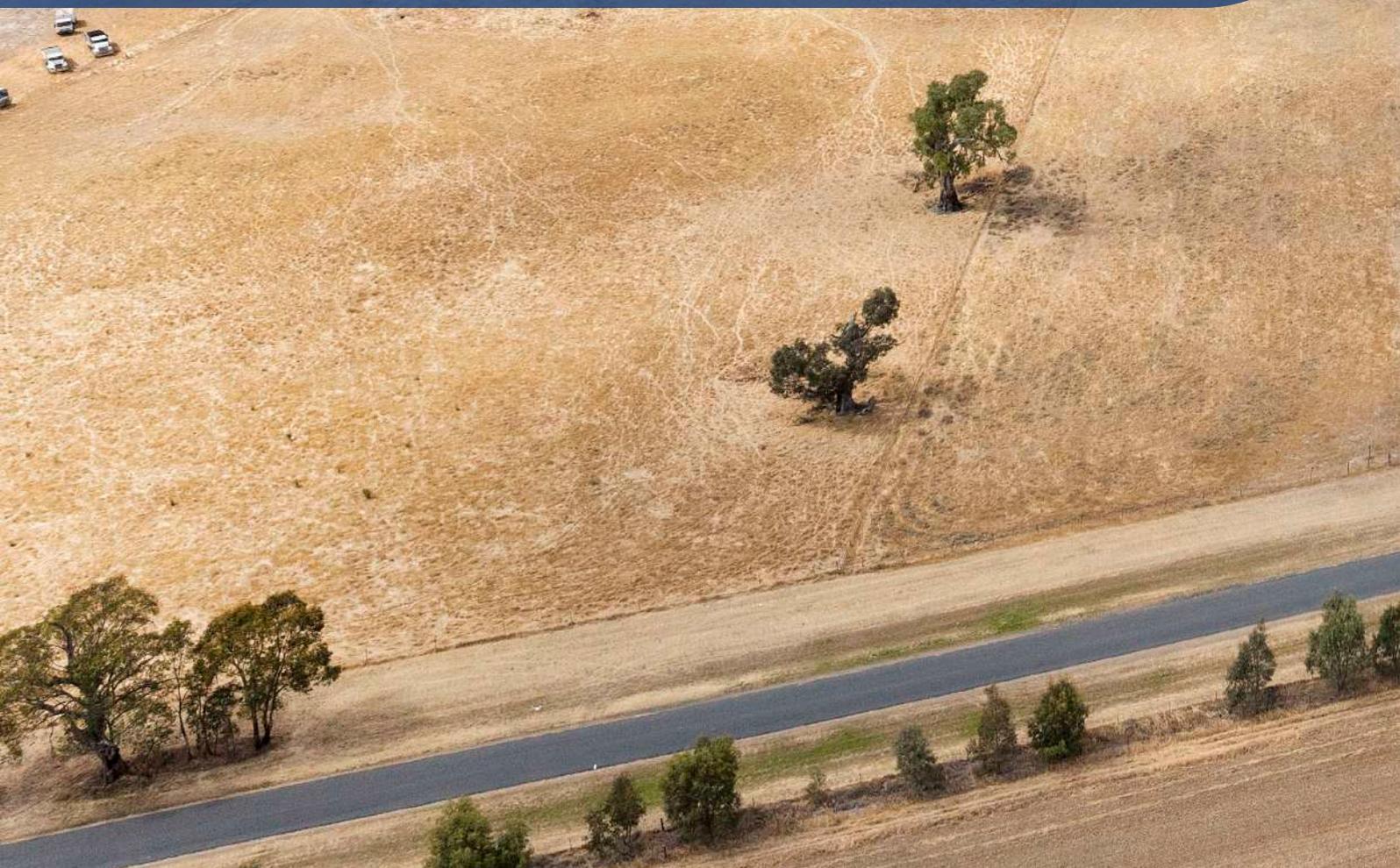


LOCATION

Wagga Wagga, NSW 2650, is the largest inland city in New South Wales, located in the Riverina region approximately midway between Sydney and Melbourne. Positioned on the Murrumbidgee River and serviced by the Sturt Highway, the city is a major regional economic hub, supporting strong commercial, industrial, and institutional activity across a broad catchment.

Wagga Wagga's commercial core is centred around its CBD, anchored by major retail centres, national tenants, supermarkets, hospitality venues, professional services, and government offices. The city supports a busy day-to-day economy with consistent foot traffic generated by local residents, students, workers, and visitors from surrounding towns. The retail offering is well-developed, with a mix of large-format shopping centres, boutique stores, and essential services, making it a dominant destination for the wider Riverina region.

Industrial and logistics activity is a key driver of Wagga Wagga's economy, with established industrial precincts supporting warehousing, manufacturing, transport, and trade-based operations. Businesses benefit from efficient road freight connections, access to regional supply chains, and proximity to key infrastructure including the Wagga Wagga Airport and intermodal freight networks. The city also holds major institutional presence, with large health, defence, and education facilities contributing to long-term employment stability and ongoing investment demand.









PLANNING DETAILS

E3: Productivity Support under Wagga Wagga Local Environmental Plan 2010 Map Amendment No 12

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To protect the primacy of the Wagga Wagga central business district.
- To maintain the effective operation and function of main roads and limit opportunities for additional access to and from the Sturt Highway.
- To facilitate a mix of uses along the Sturt Highway that service the needs of the travelling public.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

RU1: Primary Production under Wagga Wagga Local Environmental Plan 2010 Map Amendment No 12

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To foster strong, sustainable rural community lifestyles.
- To maintain the rural landscape character of the land.
- To allow tourist and visitor accommodation only where it is in association with agricultural activities.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads

3 Permitted with consent

Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4

4 Prohibited

Airports; Amusement centres; Camping grounds; Caravan parks; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

CONTACT INFORMATION



Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

By Appointment with Agent

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