

# Yarrabilba

## Investment Profile 2025



November 2025

Prime Investment Opportunity  
4-32 Dixon Circuit, Yarrabilba, Queensland



YARRABILBA HQ



REAL PROPERTY  
ADVICE

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## Introducing Yarrabilba HQ

A prime investment opportunity at  
24-32 Dixon Circuit  
Yarrabilba, QLD

- ↗ Yield 6.00%
- ↗ 45 modern units
- ↗ DA approved
- ↗ Construction works underway
- ↗ Price range \$260,000 to \$1,075,000
- ↗ Ideal for investors, self managed super funds, small business, storage, trades, mancave
- ↗ Ranging from 50sqm - 246sqm
- ↗ 3 phase power



## Development Description

This property offers a compelling investment opportunity backed by key advantages: a strong local economy, impressive sales results, and limited supply

- ↗ Four freestanding buildings
- ↗ 45 units including an optional mezzanine floor ranging between 18% - 26%
- ↗ Access via a single 4.5m high roller door
- ↗ Open-air parking is provided for 86 vehicles
- ↗ The units will be provided with ground floor warehouse space
- ↗ Access to the complex is via a single dual width concrete crossover fronting middle road
- ↗ Perfectly positioned near the M1 Logan Motorway and Mount Lindesay Highway

## Property Overview

### Property Specifications

**Address:**  
24-32 Dixon Circuit Yarrabilba, QLD

**Tenure:**  
Freehold

**Area Classification:**  
Mixed business and infrastructure

**Consent Authority:**  
Economic Development Queensland land description: All lots are serviced including sewerage, stormwater, water, gas and telecommunications to the lot boundary

### Coming Soon

Upcoming commercial developments include showrooms, day surgery and a range of other commercial offerings

- ↗ Approximately 100-hectare mixed industry and business precinct aimed at showrooms, offices and a range of industry uses
- ↗ A vibrant town centre anchored by a sub-regional shopping centre and a range of other uses

**Residential sales and delivered amenity**  
To date, approximately 3,500 residential lots have been sold in the first three neighbourhoods since commencement of first public sales in March 2012.

### Open Space and Community

- Over 500 hectares of open space, including environmental corridors, bushland reserves, landscaped areas, parks and playing fields
- Approximately 120 kms of dedicated pedestrian and bike trails
- Precinct 2 sports fields are currently under construction

### Surrounding Amenities

- Supermarkets
- Quick service restaurants
- Pet care
- Playground and recreation facilities
- Medical centre, chemist, physiotherapist
- Auto and petrol retailers
- Hair and beauty services
- Gymnasium
- Self storage
- Laundromat
- Cafes, restaurants and bakery
- Lean to swim school
- Community fitness

### Education

- Childcare
- Early learning
- State and private primary schools
- State and private secondary schools

↗ Please refer to pages 10-11 for the full list of Yarrabilba Fast Facts.

# Major Road Access

Yarrabilba is perfectly connected, making travel and transport a breeze. The M1 Logan Motorway links Logan, Ipswich, and Brisbane to the Gold Coast, handling over 203,000 vehicles daily.

Meanwhile, the Mount Lindesay Highway, one of Queensland's busiest routes, sees up to 45,000 vehicles daily between Yarrabilba and Jimboomba. Yarrabilba is conveniently located 50 minutes from Brisbane CBD, Brisbane airport, Southport and Ipswich.



# Connectivity



# Welcome to Yarrabilba

Yarrabilba is a locality within the City of Logan, Queensland, Australia, known for its vibrant community, thriving business scene, and unbeatable convenience. Yarrabilba offers easy access to major transport routes, a diverse array of retail and dining options, and the perfect blend of suburban tranquility and urban lifestyle.



Yarrabilba is designed to be a sustainable and self-contained township. Logan City is one of the largest and fastest-growing cities in Australia



Thriving business landscape and convenient amenities



Yarrabilba is among the highest-growth suburbs in the country



Yarrabilba is designed to offer a balance of residential living, commercial opportunities, and a strong sense of community, all while being set in a naturally beautiful environment



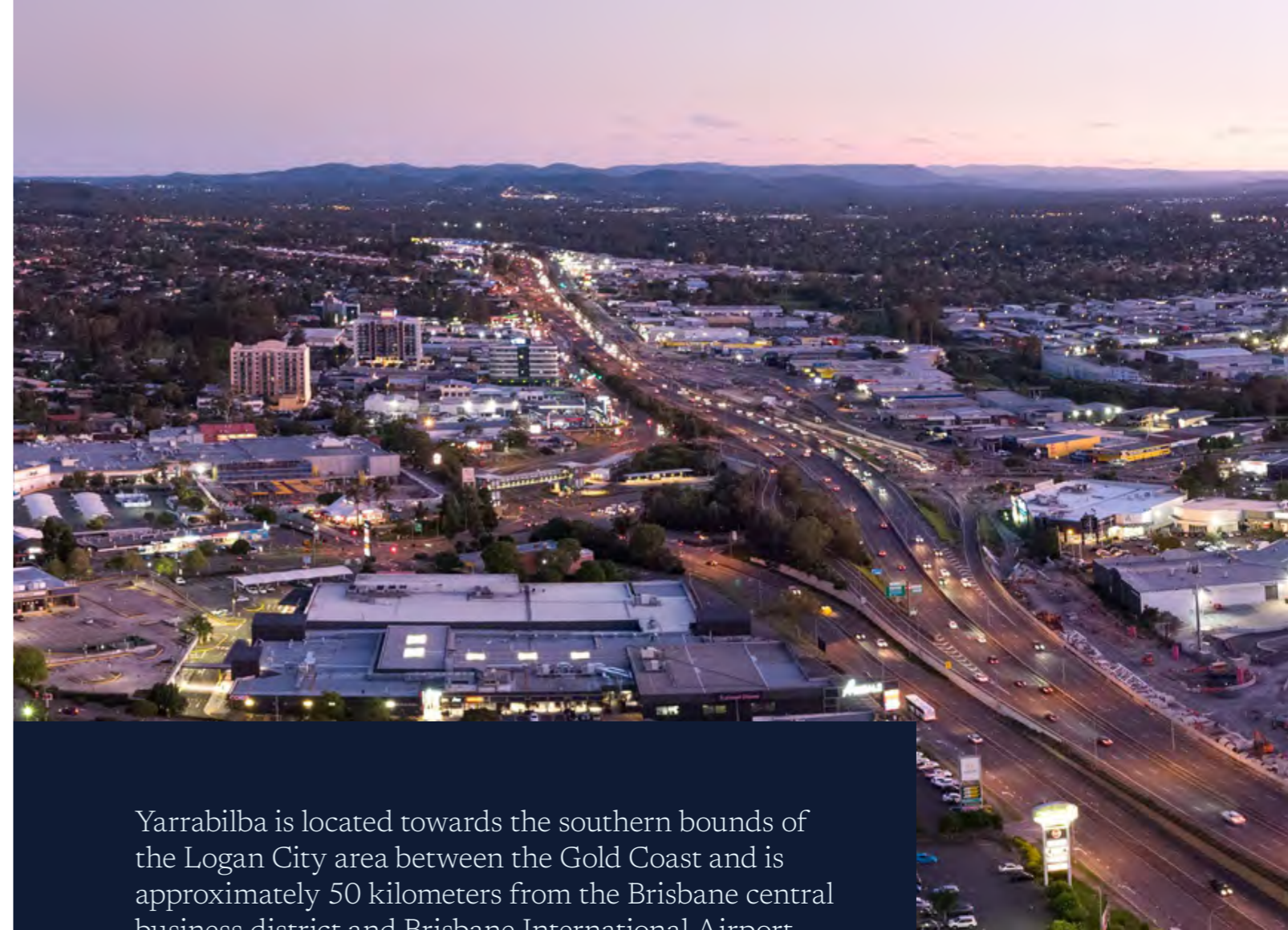
Easy access to major transport routes including the M1 Logan Motorway and Mount Lindesay Highway



South East Queensland regional population expected to exceed 500,000 by 2036



100 hectare mixed industry and business area and a future town centre



Yarrabilba is located towards the southern bounds of the Logan City area between the Gold Coast and is approximately 50 kilometers from the Brisbane central business district and Brisbane International Airport.

## Logan City



377,773 people



181,794 employed residents



954.4 sq km of land



3.53% of Queensland's Gross State Product



126,317 local jobs



26,413 local businesses



\$16.45 billion Gross Regional Product

Source: National Economics and Australian Bureau of Statistics 2023

# Yarrabilba Fast Facts

Perfectly positioned between Brisbane's CBD and the Gold Coast, Yarrabilba really is in the middle of it all. It's a community that truly is at home in nature; surrounded by Plunkett National Park and on the doorstep of Mt Tamborine. It's a place where big ideas are generated for a brighter future.

## Community

- Home to 45,000+ upon completion, expected est. 2041
- 2,058 hectares
- 17,000 residential dwellings
- 13,196 residents as at June 2024
- Opticomm fast speed fibre optic network connection
- 6-Star Green Star rated community

## Location

- Midway between Brisbane and the Gold Coast, 45 kilometres south-east of Brisbane's CBD

## Transport

- A short drive to Logan Central, Beenleigh and Browns Plains
- Bus service and interchange
- 40-minute train ride to Brisbane CBD

## Education

- Harmony Early Learning Journey and Grand Kids Early Learning
- St Clare's Kindergarten and Primary School
- Yarrabilba State Primary School
- Yarrabilba State Secondary College
- Catholic secondary school
- A total of 11 primary and secondary schools planned

## Recreation and Open Space

- More than 25% of the Yarrabilba area reserved for open space and parklands
- Extensive network of walking and cycling paths linking local parks, sporting fields, playgrounds, picnic and BBQ areas
- Darlington Parklands water playground
- Jinnung Jalli native trail
- Shaw Street Oval and McKinnon Park sporting precincts
- District and neighbourhood parks
- Hiking, mountain biking and horse riding tracks in nearby conservation and national parks
- Community garden
- A range of regular sporting activities for all ages

## Shopping and Lifestyle

- New neighbourhood centre
- Caltex service station and Star Mart
- IGA-anchored convenience store
- Coles supermarket
- McDonald's restaurant
- Cafes, restaurants and bakery
- Hair and beauty salons, barber
- A future town centre with specialty stores, cafes and restaurants
- Monthly Mingle Markets

## Living Options

- Comprehensive range of living options from affordable villas to townhouses and family homes
- Master Builders display village featuring 14 homes by nine builders, and display gardens

## Health and Wellbeing

- Medical centre, dentist, skin clinic and pathologist
- Snap Fitness and Anytime Fitness gyms
- Terry White Chemmart
- Live Fit gym
- Little Snappers Swim School
- Weekly 5km park run
- Outdoor fitness groups

## Commercial

- Ultra-Tune and Hoppy's Car Wash
- New showrooms
- Bridgestone Tyre & Auto Service
- Yarrabilba Vet Hospital
- Professional Services
- Yarrabilba Hotel
- Storage King
- Pet grooming
- Upcoming commercial development includes showrooms, and a range of other commercial offerings
- Approximately 100-hectare mixed industry and business precinct aimed at showrooms, offices and a range of industry uses

## Employment

- The Yarrabilba Jobs Exchange
- Hutchies Training
- Training and education centre
- HELP Enterprises - disability and employment training services

## Community Facilities

- Sport and community hub
- Yarrabilba Family and Community Place



## Employment

Employment is a key focus, with an emphasis on the creation of early onsite jobs. A 100+ha industry and business precinct has been identified within Yarrabilba. This precinct is expected to accommodate a range of light and service industries, business park activities and other mixed uses.

## Flexibility

Over 12% of all on-site jobs are expected to operate as work-from-home businesses.

## Town Centre

The town centre is planned to cater for up to approximately 50,000sqm of core retail and a range of other bulky goods, commercial and associated uses.

# Yarrabilba Mixed Use Business Sites: The Opportunity



Yarrabilba is a master-planned community in Queensland that is evolving into a multiuse development, with significant commercial and retail precincts. The longterm vision is to create a self-contained community for up to 50,000 residents supported with a diverse range of facilities.

## Mixed Industry and Business Precinct

- A 75-hectare precinct has been designated for industry and business uses. This area is being developed to accommodate a range of light and service industries, business park activities, and other mixed uses.
- The precinct strategically links businesses with the growing population and workforce in the region.

# Design Features

- The construction of these 48 modern industrial units and showrooms is underway
- The units are designed to meet the needs of businesses and investors
- Four freestanding buildings
- Open air parking is provided for 120 vehicles
- EV charging stations available for visitors and tenants
- 45 units include an optional mezzanine floor ranging between 18% to 26%
- Trade-friendly fit-outs with high roller doors, excellent access and options for a second floor
- Glass frontage showrooms 12 large self-storage units
- Some of the units will have optional mezzanine storage that can be converted to office with a kitchenette and additional services capped at the rear
- Perfect for man caves, small businesses, self managed super funds, storage, trades, and investors



Ranging from 50sqm to 246sqm, each unit features tilt panel construction with a convenient optional mezzanine for added storage or office space



With 3-phase power and a flood-free location, these units offer reliability and flexibility



On-site toilets are available, with options to add private facilities within your unit





# About Real Property Advice



Founder, Scotty North

Founded by Scotty North, Real Property Advice is a leading real estate investment and development group delivering innovative solutions to clients and partners.

With over 20 years of expertise among its key personnel, the team offers unparalleled value across a wide range of industry sectors.

## Why Choose Real Property Advice?

- Founded by Scott Northcott, a seasoned property developer with qualifications in real estate, financial planning, and mortgage broking.
- Extensive experience delivering end-to-end projects valued between \$5 million and \$70 million.
- A proven track record in managing high-value deals, including corporate contracts, development acquisitions, and individual property transactions.
- Expertise in Australian and U.S. markets, with investor communications and property acquisition capabilities.
- A team of over 10 experienced property and business professionals dedicated to excellence.
- Cutting-edge strategies and tailored solutions to meet client needs.

At Real Property Advice, we blend experience, strategy, and innovation to turn opportunities into success for our clients and partners.



# Bedford Built

Bedford Built is a privately owned construction company with experience across a multitude of industry sectors. They have the ability to deliver any scale of project under their open builders licence.

## Solid Reputation

Their commitment to adding value across our clients' economic, environmental, and social outcomes has helped solidify Bedford's reputation in the industry.

## Service Oriented

With a strong focus on exceptional service through a collaborative approach, they continue to cultivate long-term client partnerships.



Bedford's operations are guided by a fully accredited Integrated Management System, encompassing Safety (ISO 45001:2018), Quality (ISO 9001:2015), and Environmental Management (ISO 14001:2015). In addition, Bedford is accredited under the Australian Government Building and Construction Work Health and Safety Scheme.

# Yarrabilba Investment Thesis

The Yarrabilba industrial leasing market in mid-2025 is characterised by strong demand, particularly for new and well-located stock, supported by the area's rapid population growth.

While rental growth has moderated, it remains on an upward trajectory, and a persistent supply shortage for certain lot sizes continues to underpin the market's strength. New land releases, are highly anticipated and are attracting significant interest from a variety of businesses. The availability of turn-key building sales and design-and-construct lease options is a key feature of new developments in the area.

The broader South East Queensland region is forecasted to exceed 500,000 residents by 2036, making this an exciting opportunity for long-term investment.



## Design Features

The development offers 45 modern units, designed to meet the needs of businesses, investors, and more.

Ranging from 50sqm to 246sqm, each unit features tilt panel construction with a convenient optional mezzanine for added storage or office space.

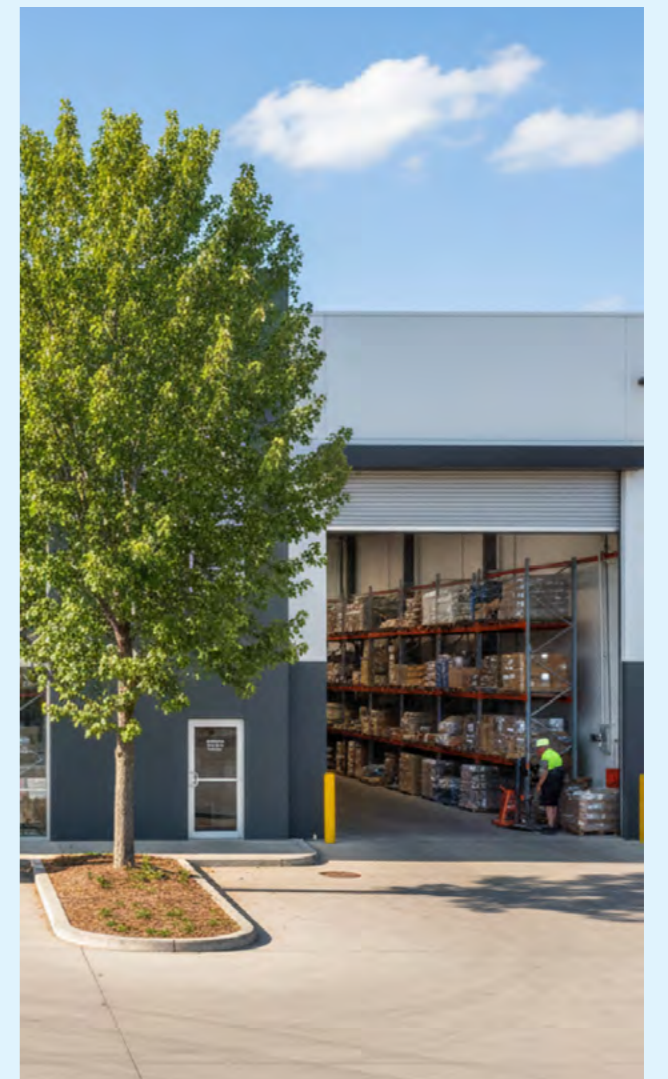
With 3-phase power and a flood-free location, these units offer reliability and flexibility.

Construction is already underway, ensuring a timely delivery. On-site toilets are available, with options to add private facilities within your unit.

Perfect for man caves, small businesses, self managed super funds, storage, trades, and investors.

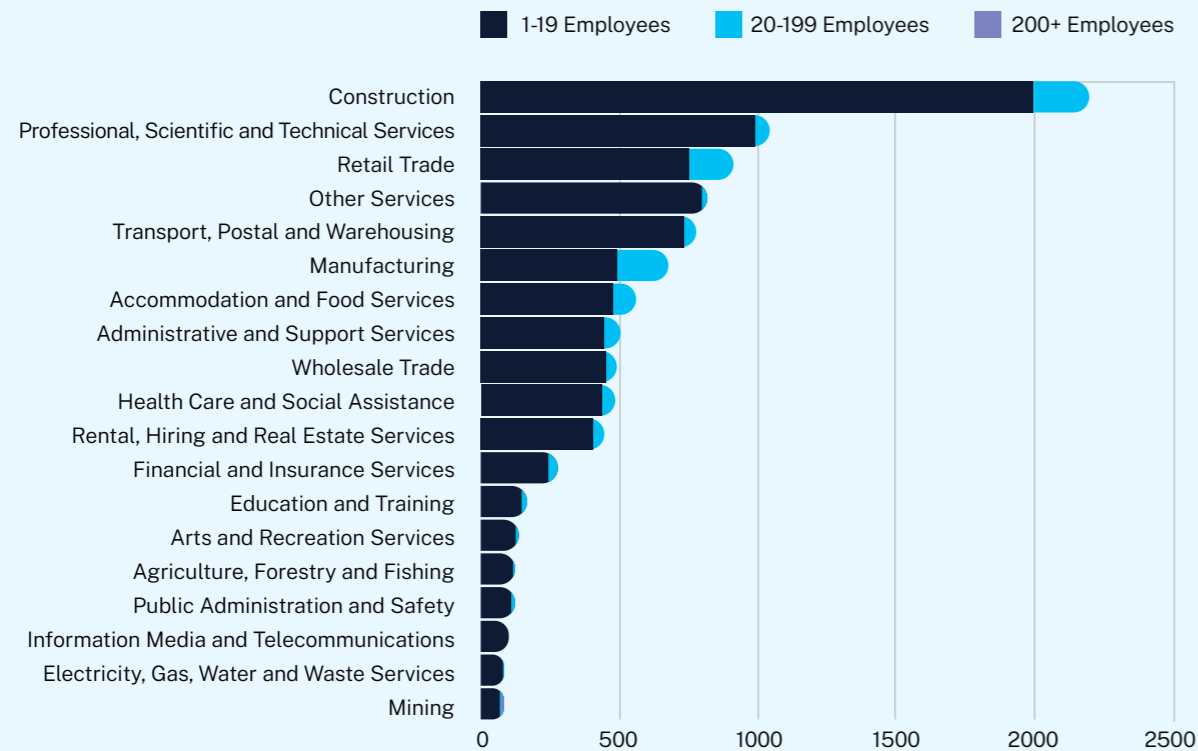
# Why Invest in Yarrabilba

- Located in the rapidly expanding Logan City region, situated strategically between Brisbane and the Gold Coast
- Well located, M1 Logan Motorway and Mount Lindesay Highway
- Strong local economy
- Growing population
- Affordable
- Purpose built infrastructure
- A 100+ hectare mixed industry business area, which is zoned for a range of uses including light and service industries and business park activities
- Yarrabilba's development is not just about residential housing; it has a strong emphasis on creating local jobs and a self-sufficient community
- The Yarrabilba master plan aims to create a significant number of on-site jobs, particularly within the industrial and business precincts. This focus on local employment reduces the need for residents to commute, further solidifying the community
- The Yarrabilba zoning and development schemes are designed to cater to a wide range of industries, which can lead to a more diversified and resilient local economy

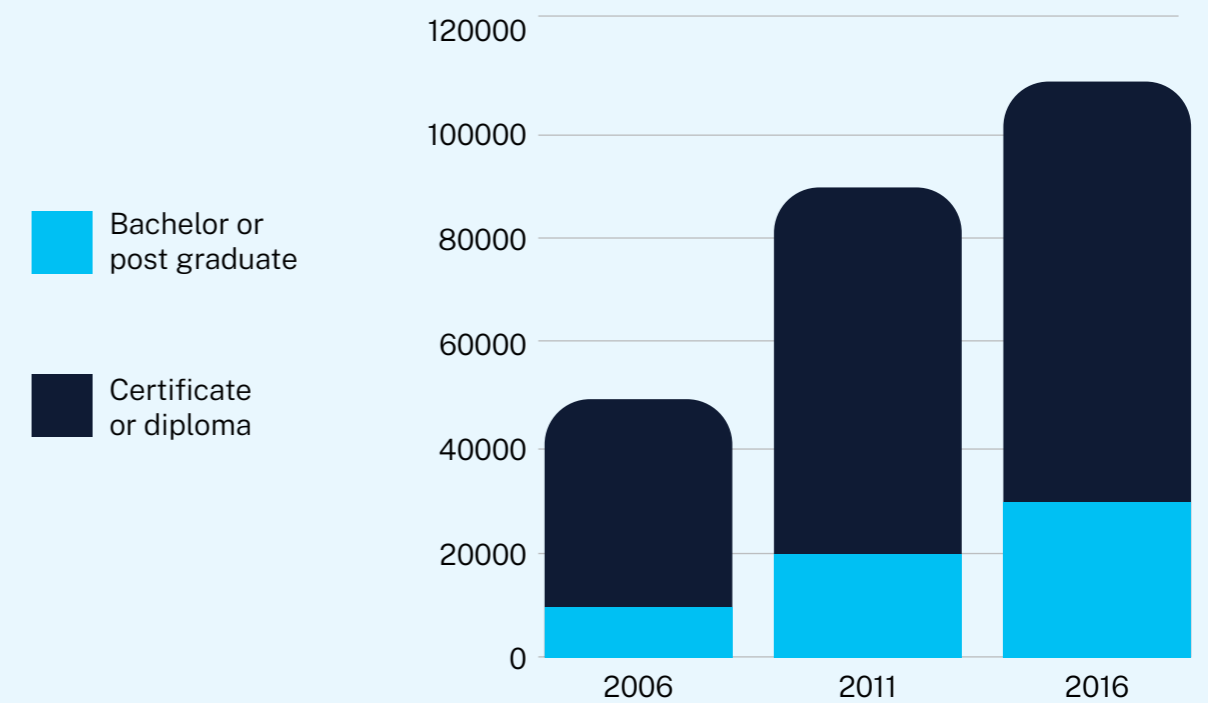


# Demand Favours Industrial

Business sectors with the highest numbers of employers – Logan 2020:



# Demand Favours Trades



Logan is a proud hub for industry and manufacturing, where trades thrive and skills grow. With a 9% annual increase in post-school qualifications since 2006, the community is more educated and ready for the future.

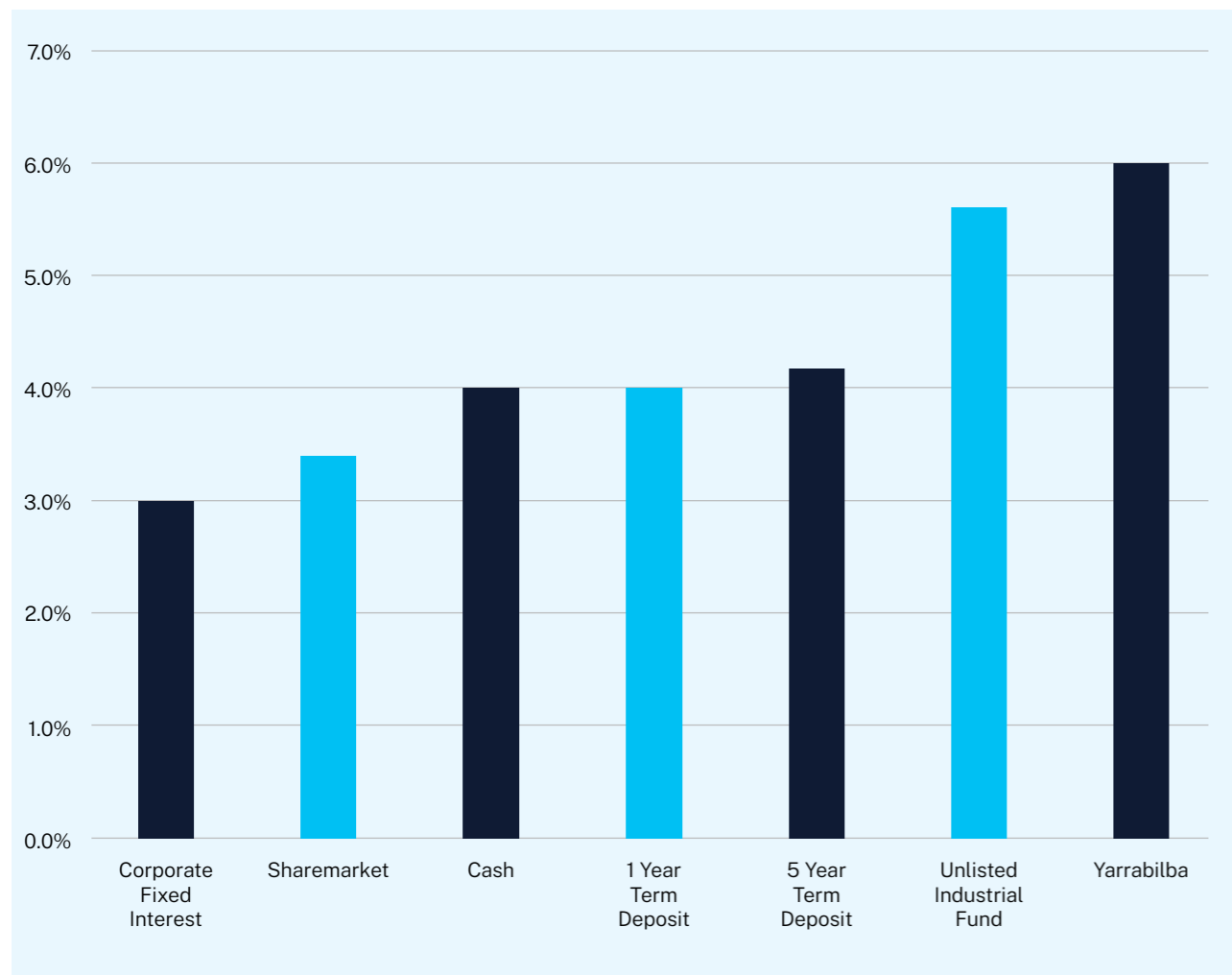
# Business community

- 8,400 businesses in Logan have employees
- Vast majority are small businesses
- Construction is the largest employment sector
- Manufacturing and construction – dominant employers – small and medium sized businesses
- More than 80 businesses in each industry
- The largest 22 large businesses have more than 200 employees



# Yield Comparison

Yarrabilba HQ provides our buyers higher yield returns with the security of direct property ownership.



Comparison based on: the most recent annualised income payment annualised, Vanguard Corporate Australian Fixed Interest Index ETF, SPDR S&P/ASX 200 Fund, Charter Hall Direct Industrial Fund No.4, 1 Year term deposit on offer AMP Bank, 5 Year term deposit on offer Judo Bank, Cash Simple Saver Account Bank of Queensland - All income returns as at 3 September 2025

# Asset Value vs. Lease Value

Term	Lease Value	Asset Value 6% Yield	4% Increase	Lease Value	Asset Value 6% Yield
1 Year	\$20,280	\$338,000	\$811	\$21,091	\$351,520
2 Year	\$21,091	\$351,520	\$844	\$21,935	\$365,581
3 Year	\$21,935	\$365,581	\$877	\$22,812	\$380,204
4 Year	\$22,812	\$380,204	\$912	\$23,725	\$395,412
5 Year	\$23,725	\$395,412	\$949	\$24,674	\$411,229

Notes: Illustration assumes 4% annual lease increases, 100% occupancy, 6% capitalisation rate

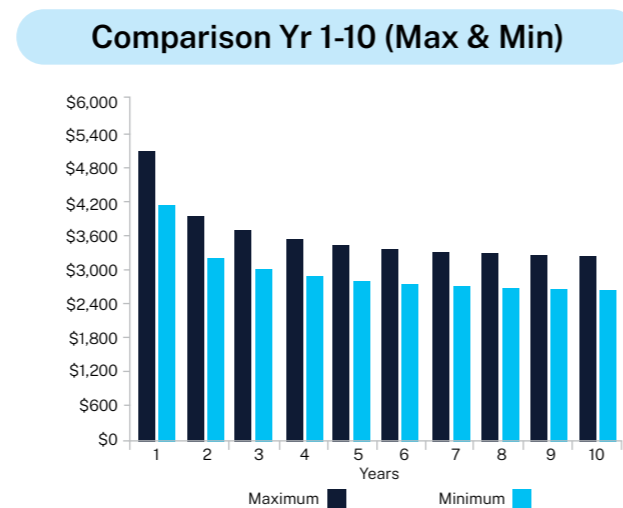


# Depreciation Schedule

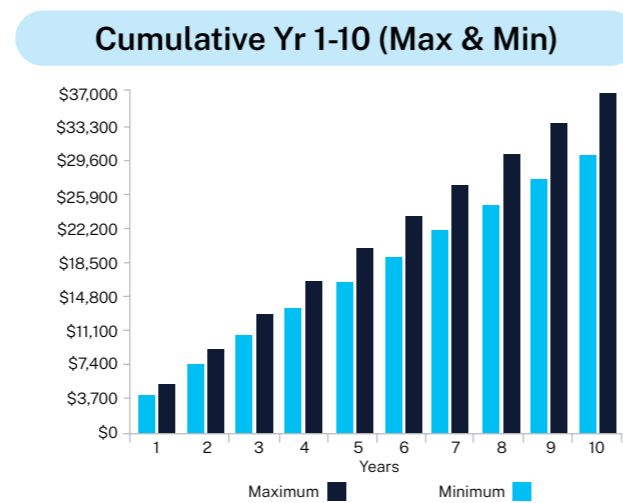
Estimate of Depreciation Claimable Typical 64m2-65m2 Warehouse 24-32 Dixon Circuit, Yarrabilba QLD 4207



Maximum			
Year	Plant & Equipment	Division 43	Total
1	1,956	3,131	5,086
2	826	3,131	3,957
3	571	3,131	3,702
4	409	3,131	3,540
5	304	3,131	3,434
6	237	3,131	3,367
7	188	3,131	3,319
8	155	3,131	3,286
9	132	3,131	3,263
10	113	3,131	3,244
11+	871	93,932	94,804
<b>Total</b>	<b>\$5,762</b>	<b>\$125,238</b>	<b>\$131,000</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	1,600	2,561	4,162
2	676	2,561	3,237
3	467	2,561	3,029
4	335	2,561	2,896
5	248	2,561	2,810
6	194	2,561	2,755
7	154	2,561	2,715
8	127	2,561	2,688
9	108	2,561	2,669
10	93	2,561	2,654
11+	713	76,854	77,567
<b>Total</b>	<b>\$4,714</b>	<b>\$102,468</b>	<b>\$107,182</b>



# Cashflow Summary

Assumes Investment Loan

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Rent Received	\$31,218	\$32,467	\$33,765	\$35,116	\$36,521	\$37,981	\$39,501	\$41,081
Yearly Yield	6%	6.20%	6.40%	6.70%	6.90%	7.20%	7.50%	7.80%
Loan To Value Ratio	40%	40%	40%	40%	40%	40%	40%	40%
Interest Paid	\$15,092	\$13,935	\$12,604	\$11,085	\$9,359	\$7,409	\$5,214	\$2,752
Cashflow, Rent Less Interest	\$16,126	\$18,532	\$21,161	\$24,031	\$27,162	\$30,573	\$34,287	\$38,329
Return On Equity, Pure Cash Flow Return	4.87%	5.00%	5.18%	5.28%	5.37%	5.46%	5.53%	5.60%
Loan Principal Paid Down	\$194,074	\$175,542	\$154,381	\$130,349	\$103,188	\$72,615	\$38,328	\$38,328
Principal Remaining, Start Of Year	\$210,200	\$194,074	\$175,542	\$154,381	\$130,349	\$103,188	\$72,615	\$38,328
Loan Principal, Remaining End Of Year	\$194,074	\$175,542	\$154,381	\$130,349	\$103,188	\$72,615	\$38,329	-
Value At Same Cap Rate As When You Purchased	\$525,500	\$541,112	\$562,756	\$585,267	\$608,677	\$633,025	\$658,345	\$684,679

Assumes settlement on July 1 of any given year. Notes: This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production. This Estimate Cannot Be Used For Taxation Purposes Potential investors should consult with their professional advisers and model circumstances specific to the investor's circumstance.

Notes: Cashflow is a simple illustration, it assumes changes in value both up and down at a single point of time. The illustration assumes a 40% Loan to Value Ratio, a 7.18% total interest cost, 4% increase in annual rent, the asset is fully rented at all times during the cashlow period, all income is used to pay down loan principal and interest, and the capitalisation rate remains constant at the rate at purchase. Potential investors should consult with their professional advisers and model circumstance specific to the investors circumstance.



# Cashflow Summary

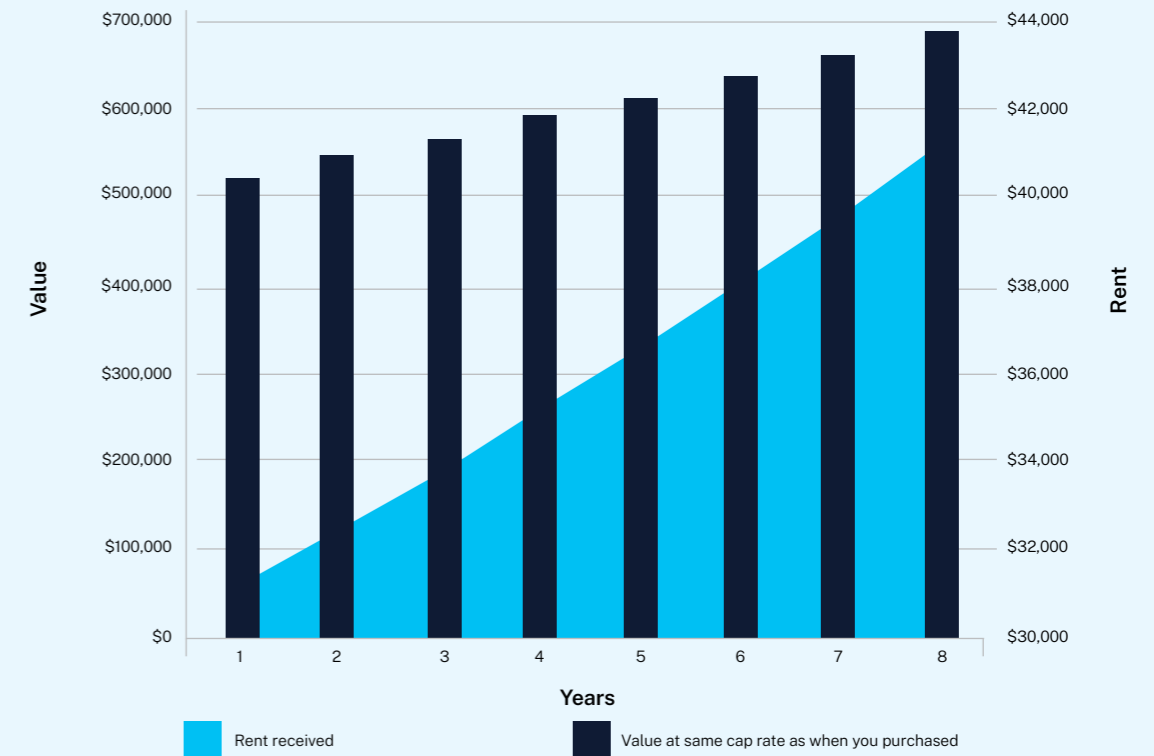
Assumes No Investment Loan

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Rent Received	\$31,218	\$32,467	\$33,765	\$35,116	\$36,521	\$37,981	\$39,501	\$41,081
Yearly Yield	6%	6.20%	6.40%	6.70%	6.90%	7.20%	7.50%	7.80%
Loan To Value Ratio	0%	0%	0%	0%	0%	0%	0%	0%
Interest Paid	-	-	-	-	-	-	-	-
Cashflow, Rent Less Interest	\$31,218	\$32,467	\$33,765	\$35,116	\$36,521	\$37,981	\$39,501	\$41,081
Return On Equity, Pure Cash Flow Return	6%	6.20%	6.40%	6.70%	6.90%	7.20%	7.50%	7.80%
Loan Principal Paid Down	-	-	-	-	-	-	-	-
Principal Remaining, Start Of Year	-	-	-	-	-	-	-	-
Loan Principal Remaining, End Of Year	-	-	-	-	-	-	-	-
Value At Same Cap Rate As When You Purchased	\$525,500	\$541,112	\$562,756	\$585,267	\$608,677	\$633,025	\$658,345	\$684,679

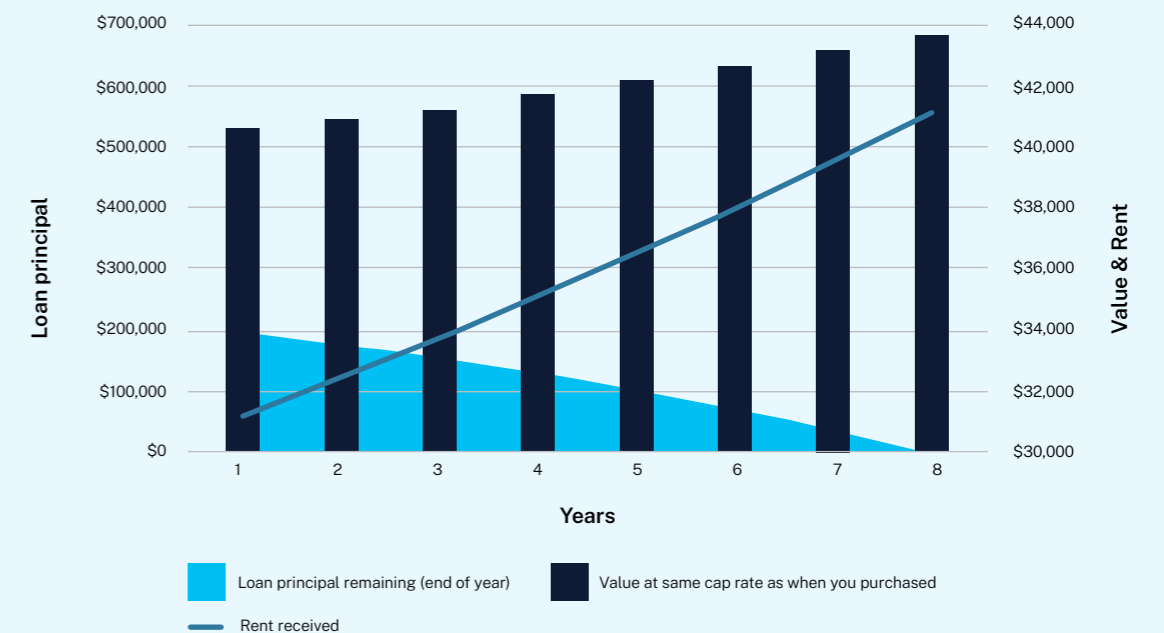
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# Cashflow Summary

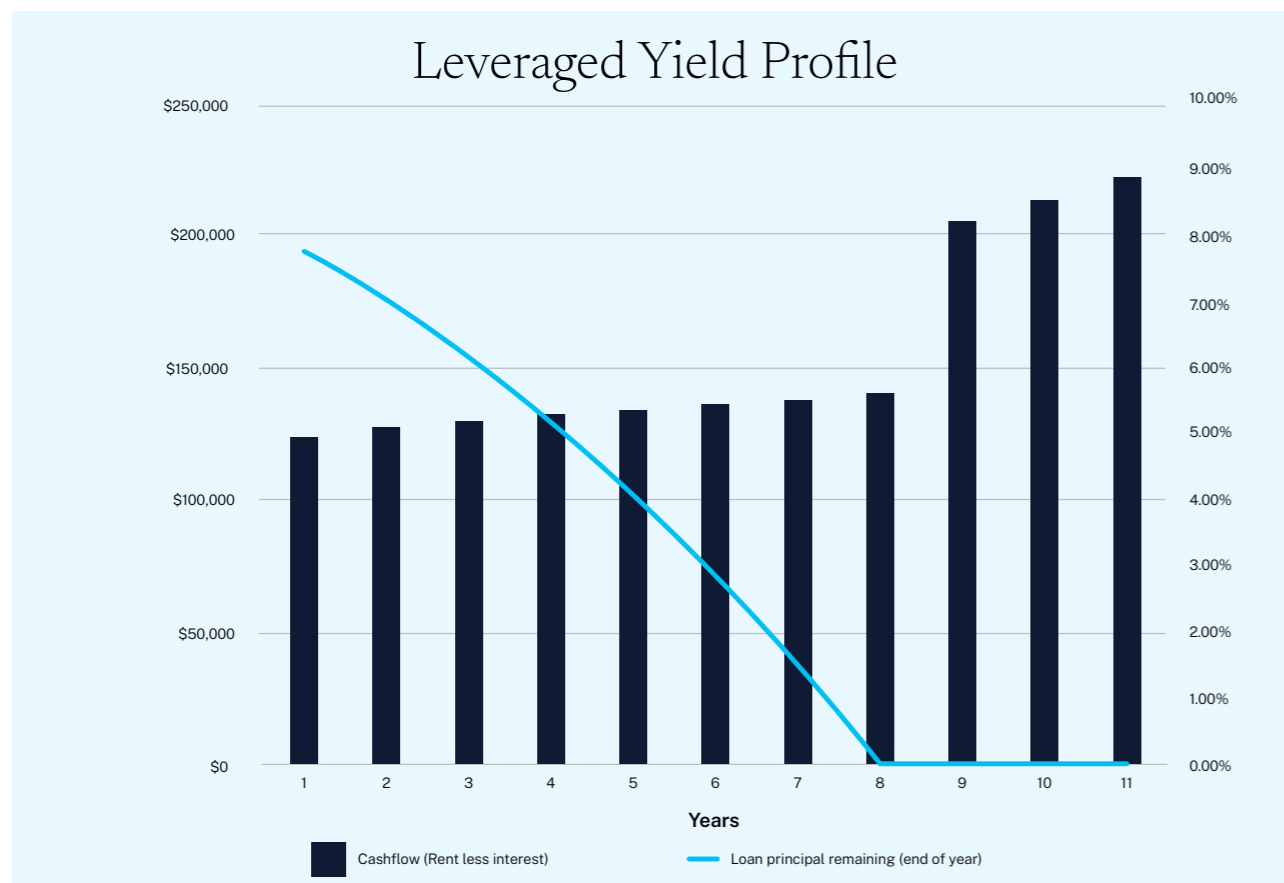
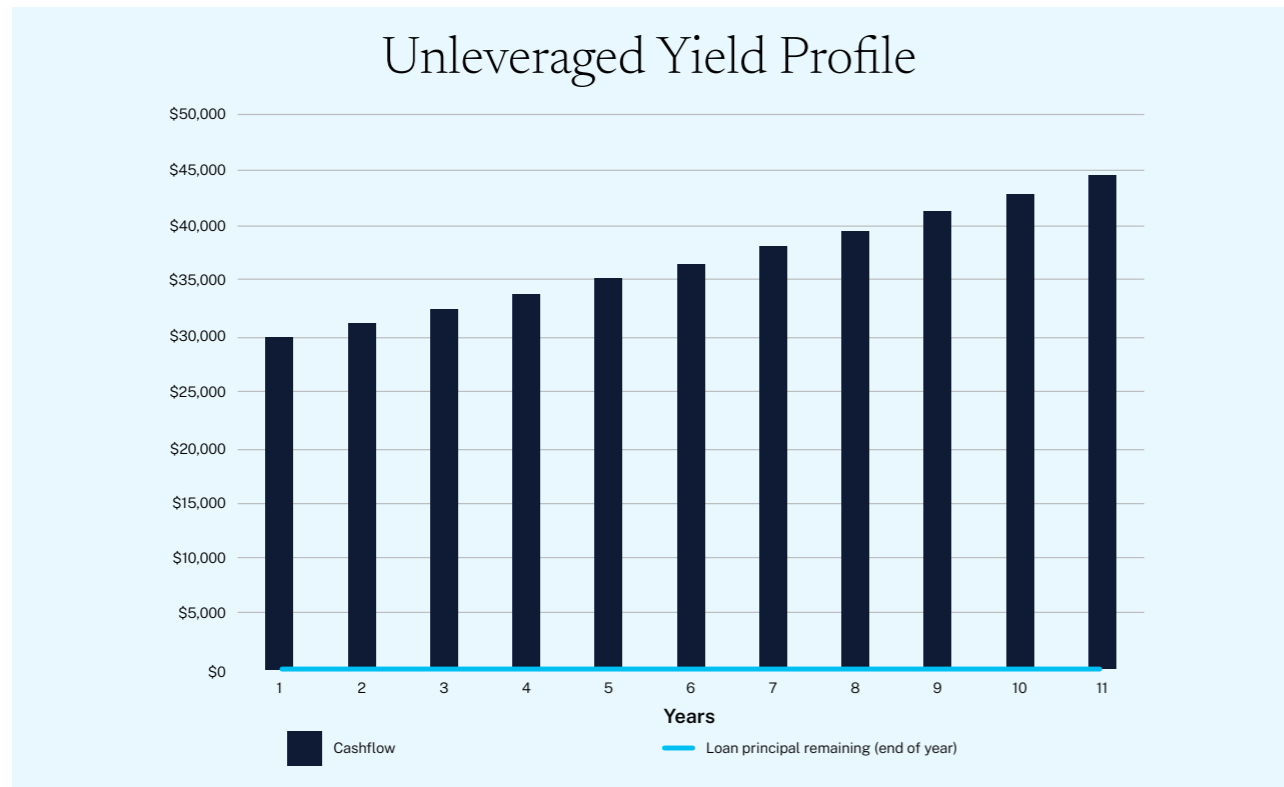
## Unleveraged Cashflow



## Leveraged Cashflow

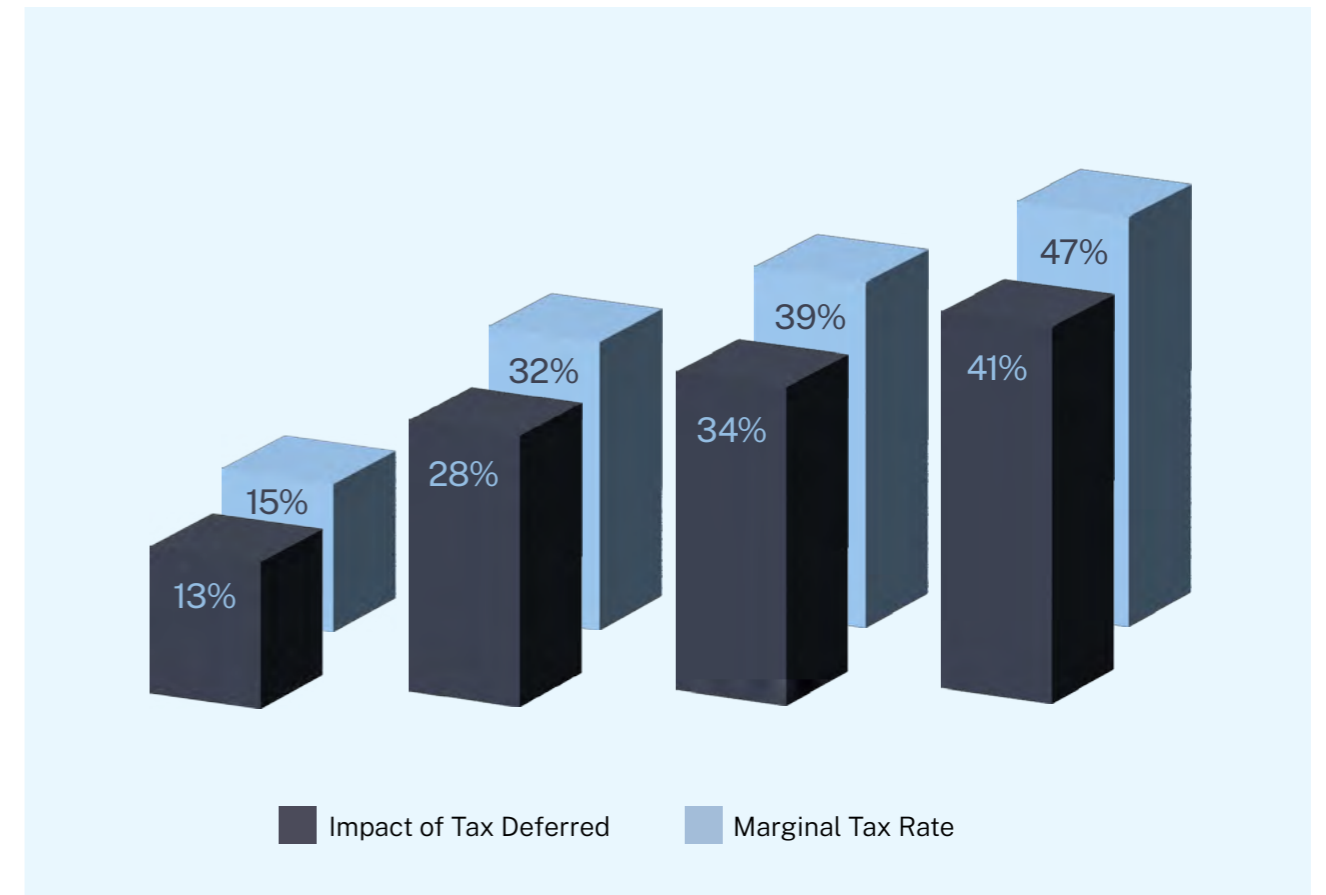


# Cashflow Summary



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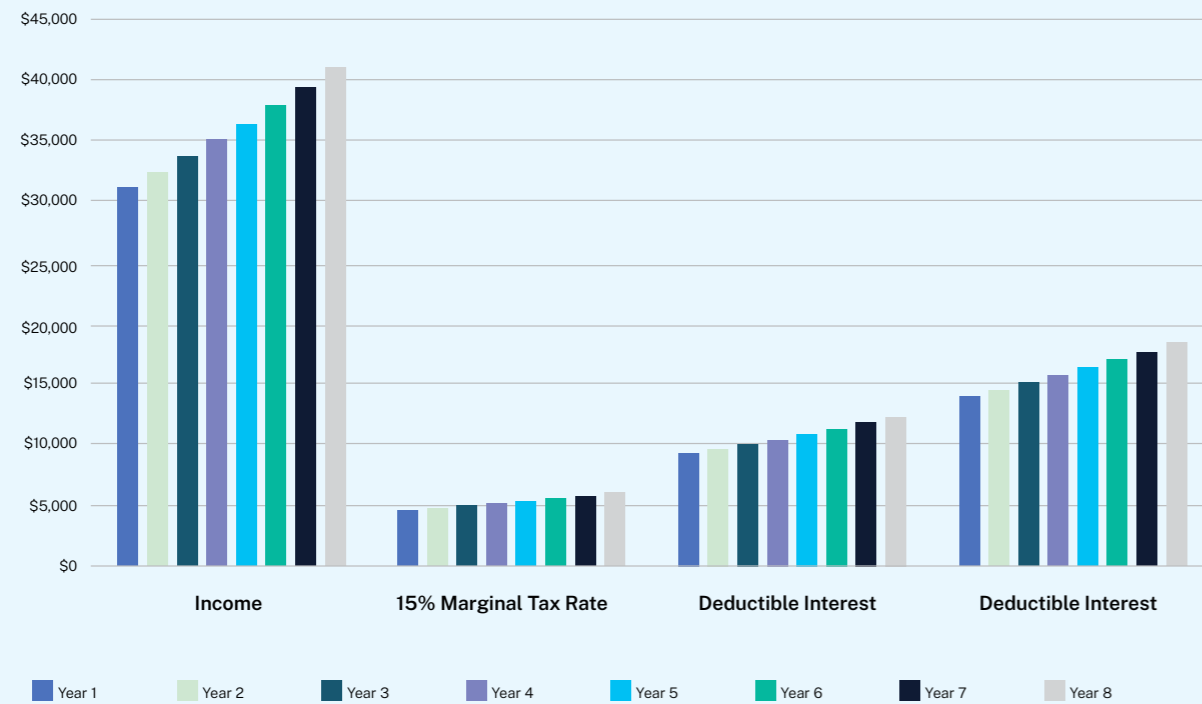
# Tax Deferred



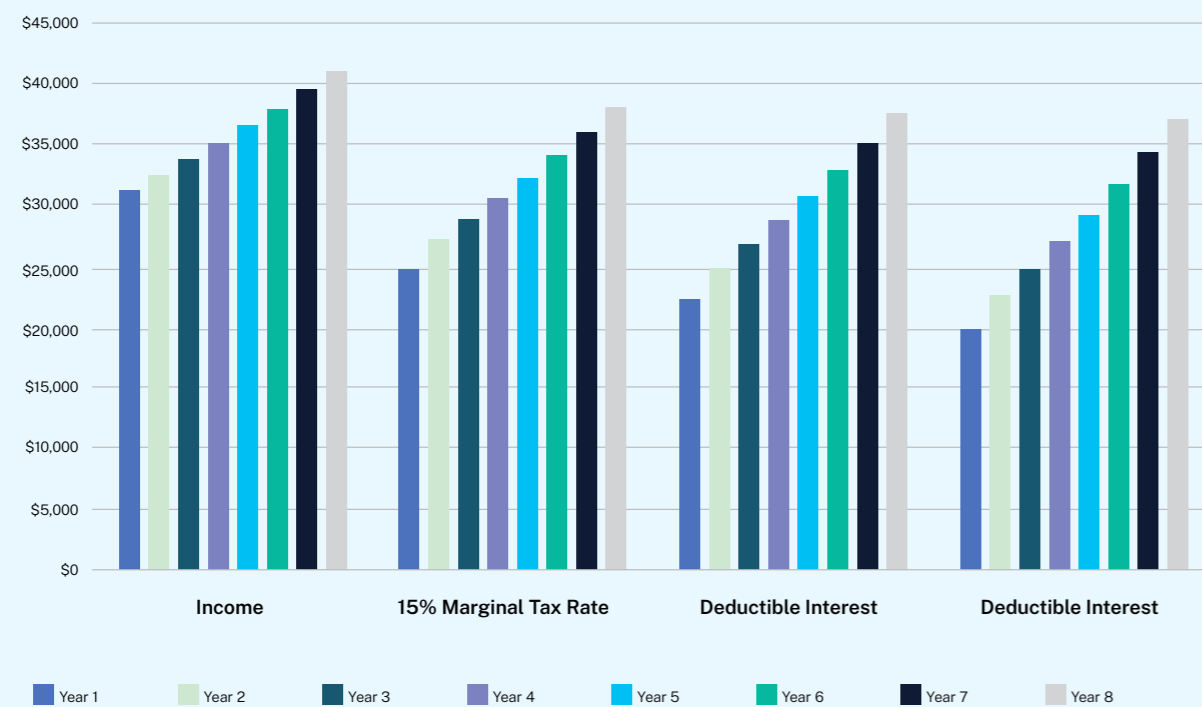
Notes: Illustration assumes a 25% tax deferred rate in year 1. Potential investors should consult with their professional advisers and model circumstances specific to the investor's circumstance.

# Tax Sheltered Income

Leveraged Yield Profile & Assuming 40% Tax Deferred



No Tax Deferred - No Deductible Interest



Notes: Cashflow is a simple illustration, it assumes changes in value both up and down at a single point of time. The illustration assumes a 40% Loan to Value Ratio, a 7.18% total interest cost, 4% increase in annual rent, the asset is fully rented at all times during the cashflow period, all income is used to pay down loan principal and interest, and the capitalisation rate remains constant at the rate at purchase. Potential investors should consult with their professional advisers and model circumstance specific to the investors circumstance.

# Why Commercial?

Over a 5 year period your cash flow position is **\$81,785** stronger with the commercial purchase

	Commercial	Year 2 Residential	Difference Year 3
Sale Price	\$520,400	\$500,000	\$20,400
Rent	\$31,224 plus GST	\$24,960	\$6,264 extra
Term	5 years	12 months	4 years of security
Rent Increases	Greater of CPI or 3.5%	Nil / undefined	\$5,860 locked in over 5 years
Outgoings	100% Tenant	Almost 100% Owner	\$6,800 saving
Management	Tenant pays	Owner pays 8.5%	\$2,121 saving
Net Yield	6%	1.96%	\$15,185 year 1

Assumptions: 8.5% residential rental management fees inc GST, all outgoings are paid by tenant in commercial property, all management fees paid by tenant in commercial property. An example house on the Sunshine Coast sold for \$500,000 with a rental of \$480 per week. No actual repairs or refurbishment of the house is included in the above table, although the owner will be responsible for those costs. Rates \$2,000, water \$1,200 insurance \$1,600 and general maintenance \$2,000 are included in the cost of owning the residential property. The commercial net yield is year one only, not year 5 which would be 6.24%.



## Body Corporate

Professionally managing and optimising an industrial unit complex benefits owners and tenants alike.

It requires a multi-faceted strategy that encompasses investment, property management, tenant relations, and operational efficiency.

Real Property Advice will appoint an established body corporate.

**DONNELLY & ASSOCIATES**  
PROPERTY CONSULTANTS

Contact exclusive agent  
Paul Horsburgh

0412 545 979

[paul@donnellyassociates.com.au](mailto:paul@donnellyassociates.com.au)

[donnellyassociates.com.au](http://donnellyassociates.com.au)



YARRABILBA HQ