



FOR SALE

FOR SALE "QUARRY" TOWNSVILLE AREA

4746 Flinders Highway Calcium QLD 4816 18.26 hectares of Freehold Land + Quarry Lease
 Location: This property is situated just off the Flinders Highway approximately 50 minutes South of Townsville. The western railway line runs past the front of the property, so with the expansion of this fast-growing area maybe a spur line added would help expand the business. Ballast etc. When this Quarry was supplying ballast to the railway in the past a spur line was used.
 Potential: With the coming of the Lansdown Eco-Industrial Precinct in this same area, which is approximately 2200 hectares of freehold land owned by Townsville City Council. Driving economic growth and job creation for decades to come, Lansdown is Northern Australia's first environmentally sustainable, advanced manufacturing, processing and technology estate powered by locally-generated renewable energy. The Marathon Quarry being located close by would mean product could be sourced from the Quarry to build the infrastructure needed for this major project. The Flinders Highway is also the major feed to the Port of Townsville.
 Improvements: 2 Bedroom caretakers' residence, B Double 80-ton Weigh Bridge, Site Office and 20,000-gal water tank. This 18.26 ha (45 acres) freehold property has an all-weather access road off the Flinders Highway. There is also a lime deposit on the freehold property which in the past was mined crushed and burnt to supply slaked lime, a very buoyant product. This could be reapplied for and could value add this business. Next door to the freehold property is the leasehold quarry, "Marathon Quarry". The stockpiles of aggregates that are crushed are included in the sale.
 Approvals and licences: * Main Roads Approvals
 * EPA Approvals to extract up to 100,000 ton per annum
 * Queensland Government Sales Permit
 * Full petrographic analysis reports 2015
 * Quality Microgranite & Microdiortite approx. 2.6 ton per cubic meter
 * Suitable for road base, rock walls (port application), railway ballast and more.
 * Indicated minimum reserves 5,500,000 cubic meters
 * B Double weigh bridge (Nuweigh)- Model H-80-27M up to 80 tonnes.
 * Sit

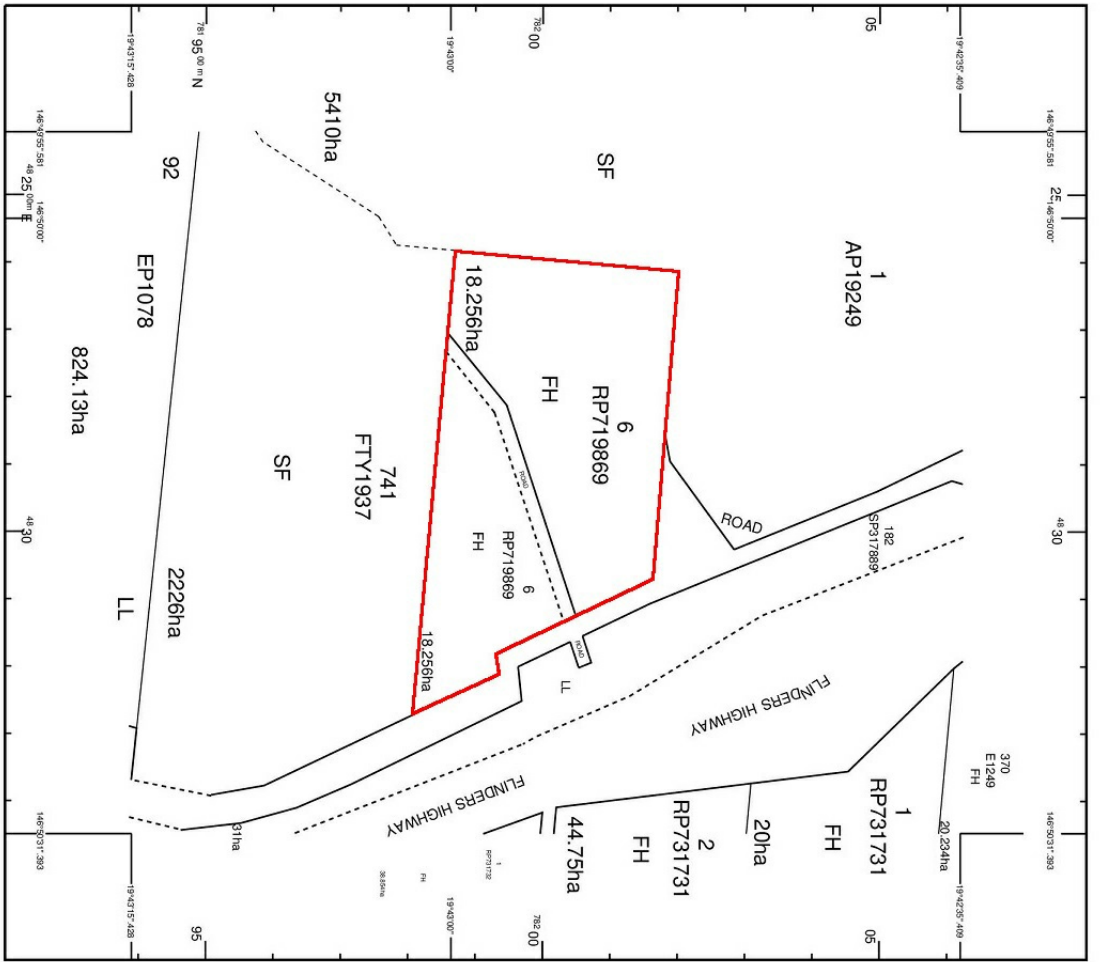
2 BED | 1 BATH | 2 CAR

PRICE:
\$1,000,000

OPEN FOR INSPECTION:
 N/A



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STANDARD MAP NUMBER
8258-13242

SUBJECT PARCEL DESCRIPTION
6RP719869
18.256ha
FRENCHLO
TOWNSHIRE CITY
CALCULATED
3206/24

CLIENT SERVICE STANDARDS
PRINTED 01/09/2022
DCCB 31/08/2022

MAP WINDOW POSITION &
NEAREST LOCATION
146°03'55" E
19°42'35" S
77m

DCCB 31/08/2022
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Queensland
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Department of Resources 2022

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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