

# FOR SALE

## PRIME COMMERCIAL LAND - OVER 1 HECTARE AVAILABLE

Prime commercial land opportunity awaits savvy investors and developers in the heart of West Wyalong's thriving business district. This expansive 1.08-hectare block at 17 Sturt Street presents an exceptional chance to establish your commercial enterprise in one of NSW's most strategically positioned regional centres.

Positioned at the crossroads of Australia's major transport arteries, this substantial landholding offers unparalleled accessibility. West Wyalong sits perfectly on the intersection of the Newell Highway connecting Melbourne to Brisbane and the Mid-Western Highway linking Sydney to Adelaide, making it an ideal location for logistics, retail, or industrial development.

The property's generous 10,810 square metre footprint provides ample space for large-scale commercial ventures. Whether you're planning a retail complex, warehouse facility, service centre, or mixed-use development, this blank canvas offers endless possibilities to create something extraordinary.

West Wyalong stands as the economic powerhouse of the Bland Shire, renowned as NSW's largest cereal-growing centre. The town's diverse economy spans agriculture, mining, and emerging industries, supported by the nearby Cowal Gold Mine and major agricultural operations. This economic stability creates a solid foundation for commercial investment.

- Strategic location on major highway intersection
- Walking distance to established town centre
- Access to skilled local workforce of over 3,000 residents
- Proximity to essential services and infrastructure

The surrounding area boasts excellent educational facilities including West Wyalong High School, multiple primary schools, and St Mary's Catholic School, ensuring a stable demographic base. The town's rich sporting culture, featuring rugby league, Australian rules football, cricket, and basketball clubs, creates strong community engagement and regular events that drive foot traffic.

West Wyalong's calendar buzzes with annual events and festivals that attract visitors from

0 BED | 0 BATH | 0 CAR

PRICE:  
\$310,000

OPEN FOR INSPECTION:  
N/A



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