

# Fortyn Court, Geraldton

OPPORTUNITY TO LEASE



**M/GROUP**  
BUILDING PROPERTY VALUE





## Introduction

---

We are offering the opportunity to join Metro Fuel, Hungry Jacks and Chicken Treat on our high profile site in Geraldton, 1 Fortyn Court, Mahomets Flats.

The subject property is located on the west side of Brand Highway at its intersection with Fortyn Court and has over 13,000 vehicles pass each day.

There is 580m<sup>2</sup> available for daily convenience needs and Quick Service Dining Retailers.

1 Fortyn Court,  
Mahomets Flats Geraldton



Alongside national fast food  
outlets and fuel station

Available for lease  
580m<sup>2</sup>



Over 13,000  
Passing Traffic

Close to Amenities,  
and Residential







## The Property & Tenants

---

The Property consists of a site of 5,950 square metres with Chicken Treat as an existing tenant and the intent to further develop the site with Agreements to Lease (AFL) in place for Hungry Jacks (land lease) and Metro Petroleum. There is a further 580m<sup>2</sup> of commercial retail proposed on the site. Development Approval for these improvements was issued in January 2019.

### 1. Chicken Treat

Chicken Treat was established in Western Australia in 1976. Forty years later, the menu has expanded with over 60 outlets across Australia. The parent company, Australian Fast Foods, sold the chain to a consortium formed by the management and the venture capital arm of Westpac known as Quadrant Capital. In 2011, Archer Capital acquired Quick Service Restaurant Holdings from Quadrant Private Equity, which includes Chicken Treat, Red Rooster and Opporto.



### 2. Hungry Jacks

Hungry Jacks is an Australian fast food franchise of Burger King Corporation. It is a wholly owned subsidiary of Competitive Foods Australia, a privately held company owned by Jack Cowin. Hungry Jack's owns and operates or sub-licences all of the Burger King/Hungry Jack's restaurants in Australia. With over 400 locations across Australia, Hungry Jack's is the second largest franchise of Burger King in the world and in Australia alone; has over 19,000 employees, serve more than 1.7 million people each week and 125 million Australian beef patties every year.



### 3. Metro Petroleum

Metro Petroleum is one of Australia's largest independent service station franchises and is proudly and fully Australian operated. With over 200 service station outlets across NSW, Victoria and Queensland, Metro Petroleum has been operating service stations for the past 40 years. Metro Petroleum services over 40,000 private and commercial clients across Australia, with a wide reaching community presence in regional and metropolitan areas.







- 1 minute walk to public transport with routes to Geraldton CBD and Northgate Shopping Centre
- 12 minute walk to St John of God Hospital
- 18 minute walk to Back Beach
- Surrounded by residential homes



- 3 minute drive to TAFE as well as Geraldton Primary and Secondary schools
- 3 minute drive to major retails including Woolworths, IGA and Aldi
- 3 minute drive to motels and short stay accommodation
- 6 minute drive to Geraldton Golf Course
- 7 minute drive to Geraldton Railway Station served by Transwa coach services to Perth



## Location

---

The Project Land is located within Mahomets Flats and is within the Local Government Area administered by the City of Greater Geraldton. This location is situated approximately 400 kilometres north of Perth and approximately 2 kilometres south of the Geraldton CBD.

More particularly the subject property is located on the west side of Brand Highway at its intersection with Fortyn Court.

Surrounding development comprises of predominantly residential dwellings as well as a petrol station and car wash directly adjacent to the property. Also within close proximity of the property are mixed-use and service commercial zoned sites located in the north.

Educational facilities that support the mid-west region and immediately serve the property comprise of Mount Tarcoola Primary School, Wandina Primary School, John Willcock College, Beachlands Primary School and Saint John's School.

Project Land has proximity to the following services and amenities:

- Public Transport Within 100 metres
- Schools Within 2.0 kilometres
- Retail Within 1.5 kilometres

The Project Land is currently partially utilised for commercial purposes and was previously vacant up until approximately 2011 where the building improvements were built specifically for Chicken Treat.

### Geraldton

The City of Geraldton was originally settled around 1840, with the discovery of copper and lead. It is the capital of mid-west Western Australia and constitutes a Regional Centre with all usual civic and cultural services. Principally settled around a large natural port, Geraldton is the centre for the Western Australian crayfishing industry and also attracts a modest component of holiday makers and tourists. Since settlement, large sections of the surrounding rural area have been settled for both sheep farming and wheat and cereal growing. The port has grown significantly and was established in Geraldton as the main port servicing the Midwest hinterland.





## Key Drivers

---

### Mining & Resources Sector in Geraldton Region

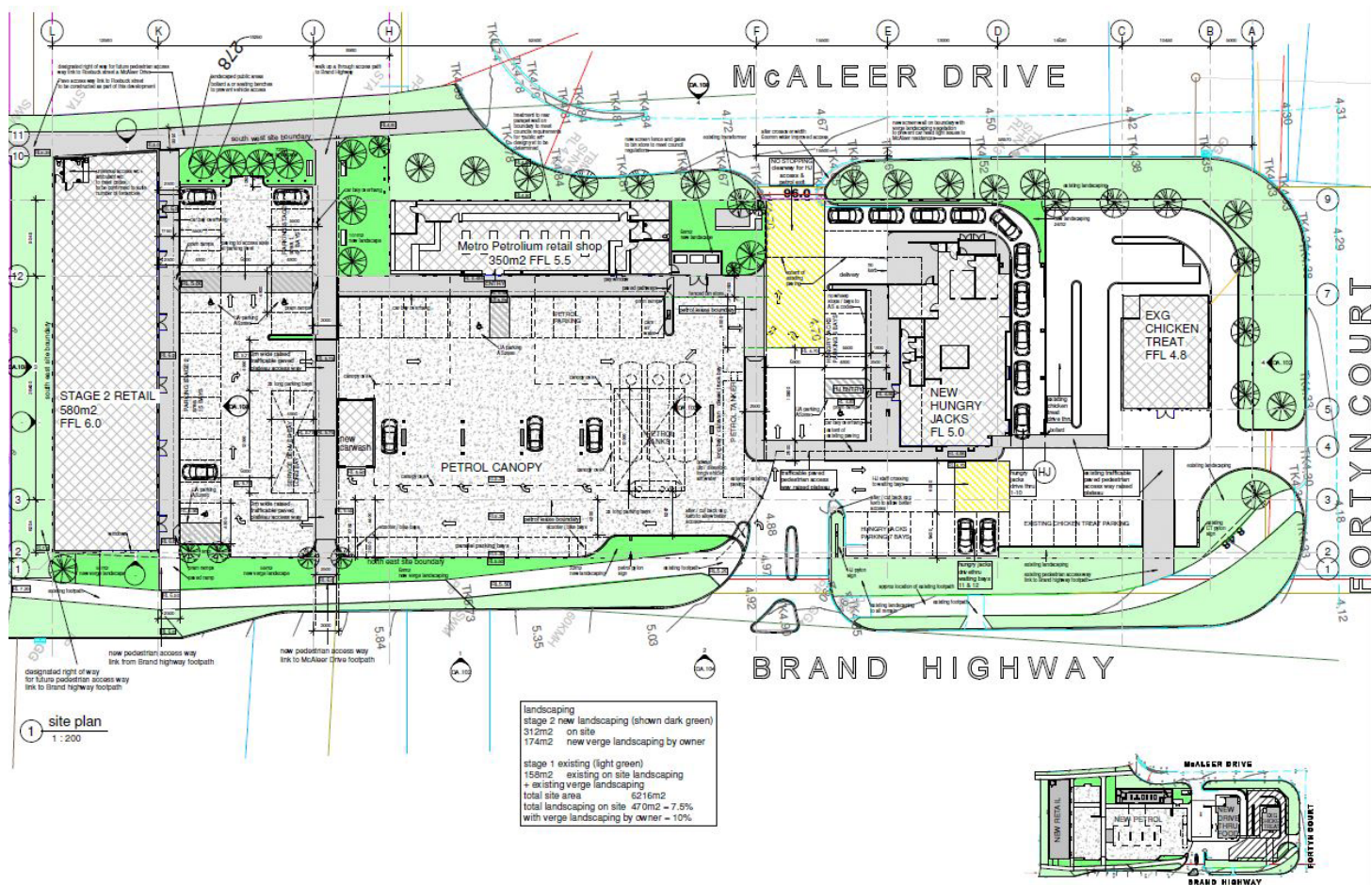
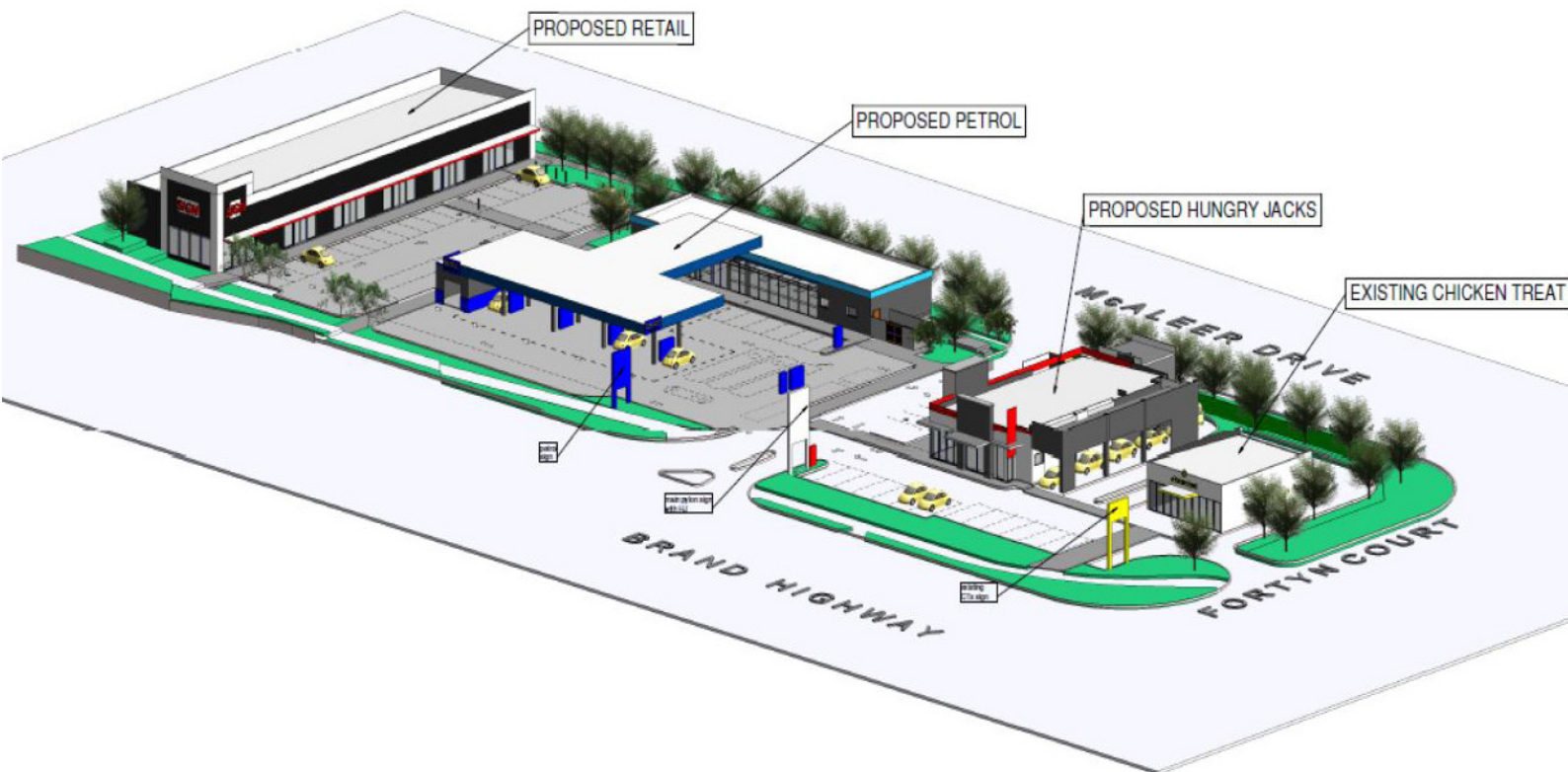
The Mid West region is a highly prospective area for the development of renewable energy technologies such as solar, wind, geothermal and biomass energy generation. The Mid West region has some of the highest solar indices in Australia, making it a very suitable location for solar photovoltaic and solar thermal power plants. The Mid West has a long history of resource development and is one of the most diverse mining regions in Western Australia. The resources of the region include nickel, gold, oil and gas, mineral sands, copper, zinc and lead concentrate, talc, garnet and iron ore. In 2012-13 the Mid West was the State's fourth largest mining region by production value after the Pilbara, Goldfields Esperance and Peel regions. In 2012-13, the Mid West produced mineral products with a total value of approximately \$3.0 billion, its highest ever output, representing 3% of the value of the State's mineral production (excluding petroleum). Existing mining and petroleum operations include oil and gas, mineral sands, base metals, iron ore, gold and nickel, with the expanding magnetite iron ore industry emerging as the region's primary economic driver.

### Tourism in Geraldton Region

In 2016/2017, Tourism in the Greater Geraldton generated \$198.677 million based on the ABS 2016/2017. Geraldton is a growing regional city, overlooking the Indian Ocean and supporting an expanding population of 40,448 people. The regional hub of the Mid West, Geraldton looks out to pristine coastline with the mysterious Abrolhos Islands beckoning beyond. With rolling hills to the east and the Chapman and Greenough River framing the city, Geraldton will provide you with truly memorable holiday experiences. Geraldton's location lends itself to a host of holiday activities, especially water sports. Windsurfing, kite surfing, surfing, fishing, diving and swimming are popular choices for the energetic. While those looking to relax will love lazing on Geraldton's white sandy beaches, strolling its shorelines or wading in the turquoise shallows. A hill top memorial to the lost sailors of the HMAS Sydney II is a stunning memorial overlooking the city and harbour.

### Agriculture and Fishing Industries in Geraldton Region

The Mid West is one of the largest agricultural regions in WA. In 2011-12 the region had approximately 17.8 million hectares allocated to agriculture, shared across an estimated 1,000 establishments. In 2011-12, the industry produced agricultural goods with a total value of \$1 billion, making the Mid West the third largest agricultural region by production value in the State. More than half of all agricultural income to the region is derived from wheat production, with recent harvests valued at \$432.7 million. The Geraldton Port is Australia's second largest in terms of wheat export trade. The Geraldton Fisherman's Co-operative is the largest rock lobster processor in the world, exporting 3,572 tonnes in 2013-14 with a turnover of \$237 million. The Mid West currently exports around 90% of its product via air to China as 'live' animals. Small quantities of frozen product were also exported to Japan, Taiwan, Hong Kong, Dubai and USA in 2013-14. Geraldton is emerging as a significant producer of high end foods through its growing intensive horticultural industries. The quality soils, access to water and application of advanced shade-house technology means a long season of the freshest and cleanest variety of foods. Horticulture production value in the region is currently \$25 million/annum, with 80% derived from vegetables and 20% from fruit. Further development in this area holds great potential for the region.





## Property Highlights

---

### High Profile Site

Over 13,000 vehicles pass each day, 11% of traffic from trucks

### Strong Long Term National Tenants

Chicken Treat already existing with Agreement for Leases in place with Hungry Jacks and Metro Petroleum which are currently under construction.

### Growing Regional City

Geraldton overlooks the Indian Ocean and is popular for holiday tourism and water sports.

### Opportunity

Opportunity to lease 580m<sup>2</sup> of brand new commercial space currently under construction.



**M/Group**  
[mgroup.com.au](http://mgroup.com.au)

Tel: +61 (0)8 6380 0400  
234 Railway Pde, West Leederville WA 6007