

FOR SALE BY TENDER

TBRE

TONY BARGWANNA REAL ESTATE

NEW TAVERN SITE

DA & LIQUOR/GAMING APPROVED



GLENVALE, TOOWOOMBA



**218-224 HURSLEY ROAD
GLENVALE, TOOWOOMBA**

INTRODUCTION

"The Hursley" will be a modern tavern, centrally located in Toowoomba's western growth corridor, close to key infrastructure and the CBD, offering fast and direct access to the Wellcamp Airport and Business Park. This rare opportunity will provide the suburb of Glenvale and the greater Toowoomba community with a significant food and beverage offering with gaming and a drive-through bottle shop. There is currently a full Liquor and Gaming approval (45 machines) as well as DA approval.

The 20,230m² site is positioned on a prime site with frontage to the busy Hursley Road. At the rear of the site, excess land provides opportunity for future uses such as accommodation, a large liquor format and/or retail/community tenancies.

The Tavern precinct adjoins a 4ha DA approved development site for a proposed district shopping centre, featuring a 4,500m² Big Box Woolworths, as well as specialities including but not limited to fuel, fast food, medical, retail and childcare, with generous car parking facilities.

Located directly opposite the site, within Boundary St, Taylor St and McDougall St, there is a heavy saturation of established, industrial businesses.

5km Catchment Area

- Aged Care Facilities
- More than 10 Primary & Secondary Schools including Glenvale State School, Glenvale Christian School & The Glennie Boarding School
- Toowoomba Showgrounds & Caravan Park (The showgrounds operates as the region's convention centre.)
- Industrial and Manufacturing Precinct
- Darling Downs Adventist College
- Clifford Park Racecourse
- Clifford Gardens Shopping Centre

Wellcamp Airport and Business Park

Hursley Road is a main arterial connection road to the Wellcamp Precinct from the Toowoomba CBD. Wellcamp is a major growth precinct, situated only 10 minutes from The Hursley.



GLENVALE, TOOWOOMBA



EXECUTIVE SUMMARY

ADDRESS

218-224 HURSLEY ROAD, GLENVALE, TOOWOOMBA

REAL PROPERTY DESCRIPTION

LOT 1, RP51414

LAND AREA

20,230M2

LOCAL AUTHORITY

TOOWOOMBA REGIONAL COUNCIL

LIQUOR LICENSE TRADING HOURS

MON-SUN 10:00AM - 02:00AM

GAMING LICENSE TRADING HOURS

MON-SUN 10:00AM - 04:00AM



TRADE AREA - TOOWOOMBA



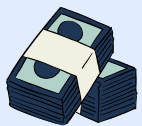
● HURSLEY ROAD TAVERN



POPULATION

162,059

PROJECTED TO BE 204,487 BY 2040



MEDIAN MONTHLY
HOUSEHOLD INCOME
\$6008



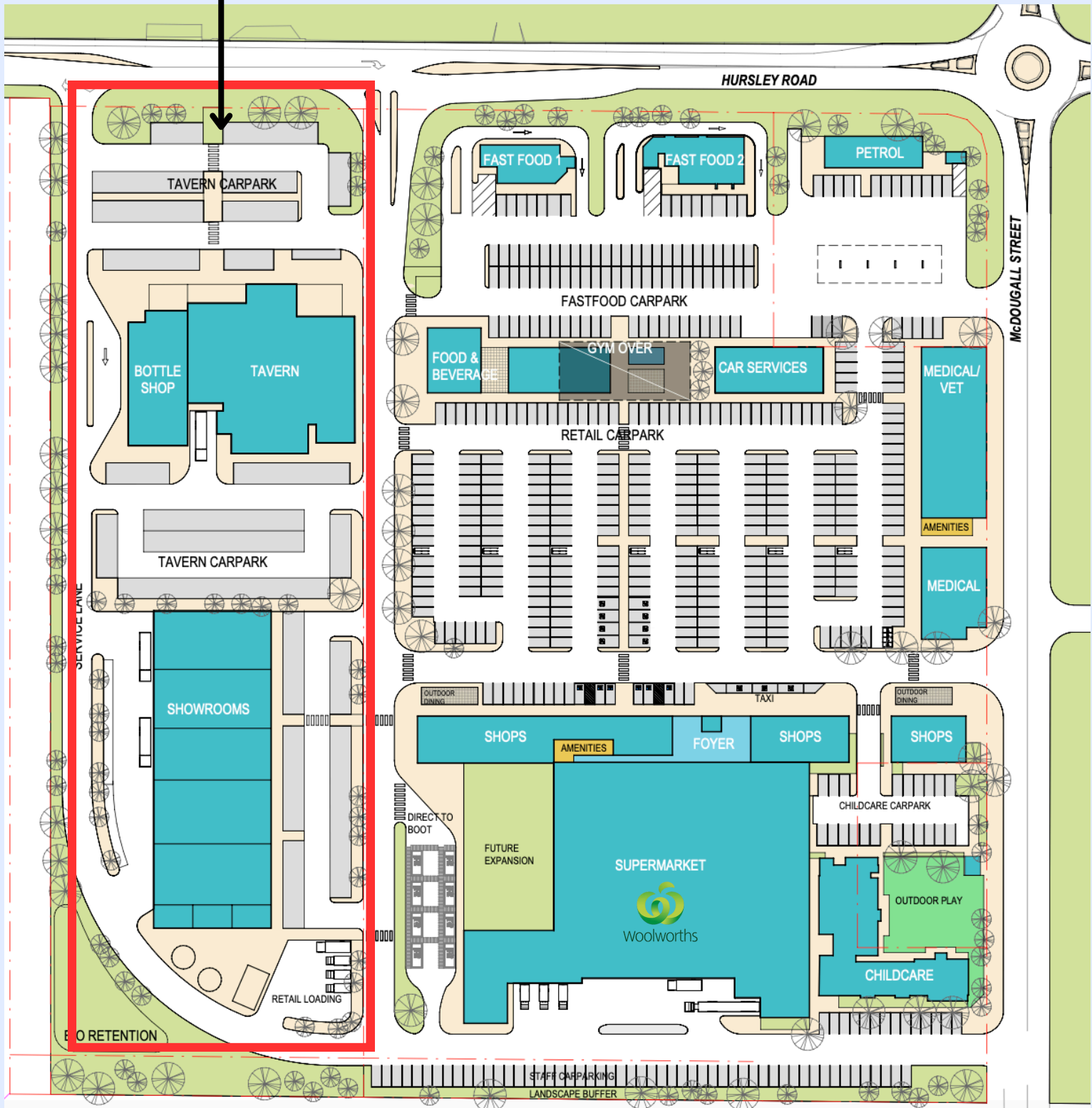
MEDIAN AGE
37

 Professional 20.4%	 Clerical 12.5%	 Traders 14.2%
 Labourer 12.1%	 Not Stated 1.7%	 Machinery Operators & Drivers 6.2%
 Managers 10.7%	 Community & Personal Services 13.5%	 Sales Workers 8.7%

*AS PER THE 2021 AUSTRALIAN CENSUS

ADJOINING DEVELOPMENT

TAVERN SITE



FIND OUT MORE



TONY BARGWANNA

TBRE

0411 544 451

tony@tbre.agency



MOLLY BARGWANNA

TBRE

0412 244 159

molly@tbre.agency

TBRE

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SALE PROCESS

“The Hursley” is currently for sale by Tender exclusively with TBRE.

All bids must be submitted by **3pm** on Tuesday the **14th of October 2025**.

All bids must include purchase price, entity details, and acknowledgement of civil works contribution as per estimate provided in dataroom.

Data room access is available upon request. If you wish to receive further information on this opportunity, please contact Tony or Molly.

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