

# Dohertys Place



## Truganina

Commercial property offering  
in Melbourne's booming west.

Information Memorandum by



# Introducing Dohertys place

Manor Property Group alongside FR Investment Group are proud to bring Dohertys Place Truganina to the market. Dohertys Place is the latest commercial property lot subdivision offering in Melbourne's bustling multi-cultural west. This unique development offers bespoke opportunities for investors, developers and occupiers alike. A range of commercial and industrial zoned land parcels are available to purchase over three stages.

There is a broad range of sizes – with smaller blocks to cater for SMEs, and larger block sizes with main road exposure suited to Quick Service Retail or Trade Supply businesses (STCA). Dohertys Place is the closest commercial and industrial development to the residential developments along Dohertys Road which have exploded into Truganina and Tarneit in recent years. This estate is the ideal location to position your business or investment to service this growing residential population.



# The Opportunity



Dohertys Place is located on the future intersection of Dohertys Road and the new Forsyth Road. The intersection will be completed as part of our delivery of the Lots. Forsyth Road will eventually connect Dohertys and Boundary Road and will become a major road within Wyndham Council.

Doherty's Place gives you significant future exposure and location advantages

With both Commercial and Industrial Lots on offer with various Lot sizes, developers, investors and occupiers can buy one or multiple lots within the development to suit their wants and needs. Manor Property Group and FR Investment Group have understood the lack of flexibility in lot sizes in the current market in the city of Wyndham and in turn want to reactivate the opportunity for purchasers to be able to expand and compress with their requirements.

# Easy access to West & East Freeways



# Masterplan Stage One



# Location & Connections



City  
CBD 20km



Shipping  
Port of Melbourne 16km  
Port of Geelong 42km



Airports  
Melbourne Airport 9km  
Avalon Airport 32km



Freeway/Road  
Deer Park Bypass – 3.5km  
M80 Ring Road – 5km  
Princes Freeway – 5km



Train  
Tarneit Train Station 3km  
Williams Landing Station – 5k

# Invest in the West

292,010



Called Wyndham home in 2021

74,892



People have moved to Wyndham since 2016

505,822



People are estimated to call Wyndham home by 2040

# Grab a bite

MJ's Cafe  
Eat at James  
Hungry Jay's Cafe  
Urban Eatery  
Max's Dinner  
Afaskasi Cafe





# Developer

## Manor Property Group

Manor Property Group specialise in developments that exude desirability, while inspiring connection, creativity and community. They consistently go the extra mile to deliver exceptional developments that raise the bar for the industry. They only transact where all parties and stakeholders are mutually benefited.

Manor's end-to-end development services create a synergised approach that includes everything from market research, site acquisition, finance and cost estimation, to appraisal, architecture and design, town planning, construction and marketing.

## FR Investment Group

The focus of FR Investments Group lies in recognising under-appreciated investment assets and subsequently engaging in their proactive management and development to completely realise their full potential. Our relentless dedication to transforming potential into tangible success is what defines FR Investments Group.

Central to our approach is an unwavering commitment to enhancing value, driving targeted development, and embodying strategic excellence that results in the end-to-end delivery of industry-leading projects.



# Sales

## CBRE

We are the global leader in commercial real estate services and investments. With services, insights and data that span every dimensions of the industry, we create solutions for clients of every size, in every sector and across every geography.

Our 500 global researchers offer actionable intelligence and a multidimensional perspective that is unparalleled in the industry.

We don't just realise the potential in real estate. We help you realise your potential.



# Funding Partner

## DIGCAP

DIGCAP connects investors, lenders and borrowers with exclusive investment opportunities. They operate to support the mutual interests of the borrower, lender and investor alike.

With over \$3bn dollars of facilitated credit across their group their expertise and relationship-based approach enables them to deliver results driven capital solutions that are agile, sophisticated and seamless, while aiding developer growth and delivery.

With DIGCAP, you can be sure of intelligent, bespoke capital finance solutions that offer certainty and confidence.





# Dohertys Place Truganina



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