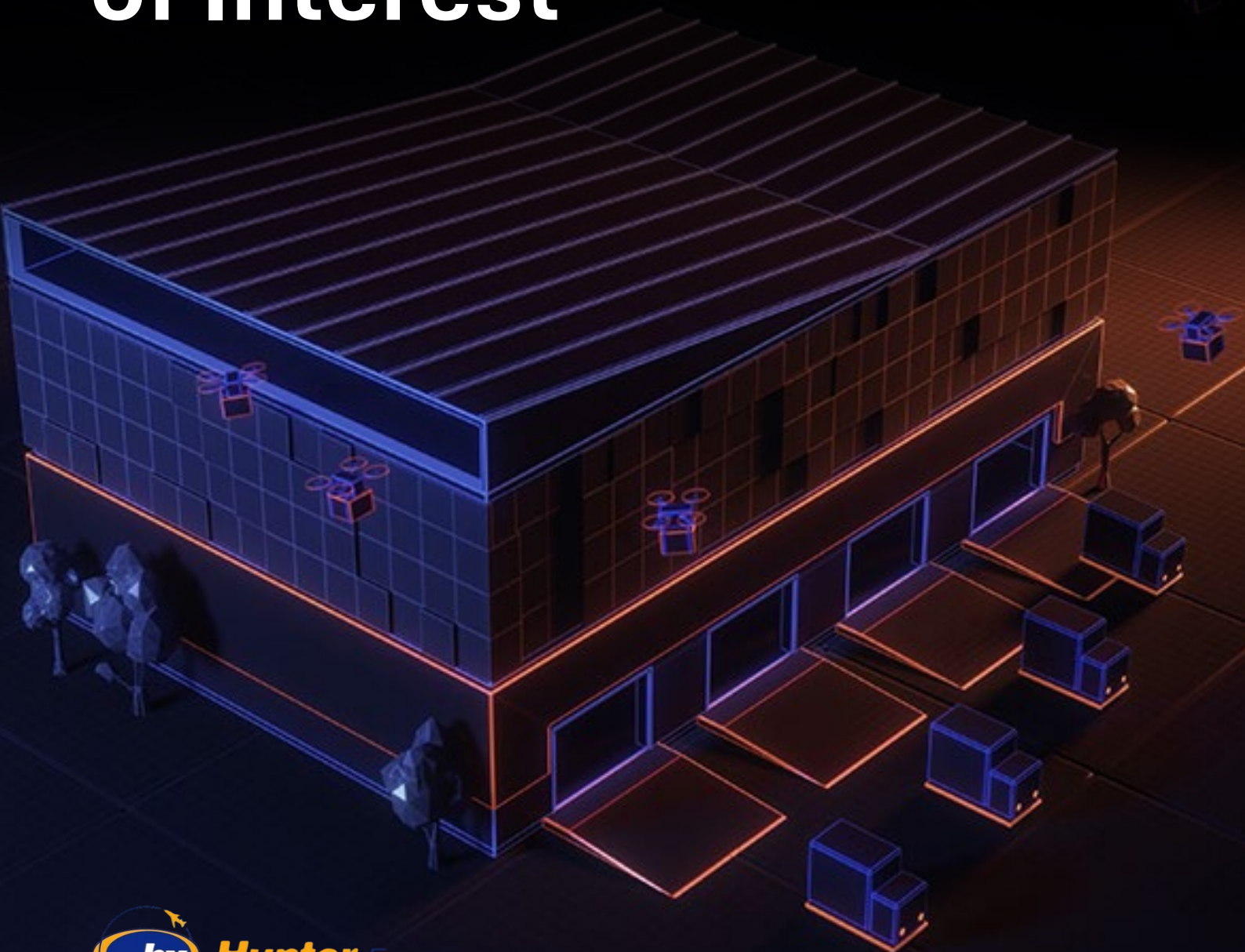




Expressions of Interest



**Industrial Land Purchase Requirement
Brisbane Southwest & M1 Corridor**

October 2026

General information

This document will form the basis for the Expression of Interest (EOI) phase for the proposed new Industrial requirement for Hunter Express who are **seeking options to purchase land or Turnkey**.

Occupier overview

Hunter Express (HX) is an Australian-owned transport company specialising in the last-mile delivery of bulky and oversized freight, with a strong focus on residential (B2C) deliveries.

For more information, please visit their website: [Hunter Express](https://www.hunterexpress.com.au)

Location	
Key location	Brisbane Southwest & M1 Corridor
Core suburbs	Acacia Ridge, Archerfield, Berrinba, Coopers Plains, Darra, Heathwood, Kingston, Parkinson, Richlands, Rocklea, Slacks Creek, Underwood, Wacol, Willawong, Woodridge, Crestmead, Park Ridge, Loganholme, Rochedale, Yatala & surrounding suburbs
Areas	
Building area	6,000 – 8,000 sqm
Land area	12,000 – 16,000sqm
Property specifics	
Property type	Benched & Greenfield Sites (Land)
Broad facility requirements	
Operating hours	24/7
Timing	
Acquisition	Immediate – 3 months
Occupation	Immediate – late 2028

Due date

EOI Submissions are due:

Friday 16th October 2026, 4pm

EOI Queries and Clarifications

EOI submissions together with any queries during the EOI Phase are to be addressed to:

Ryan Parsons ryan.parsons@tmxtransform.com 0412 688 134

Expression of Interest (EOI)

During this phase owners will be requested to submit existing buildings or land/development site opportunities.

EOI submission requirements and format

All EOI responses are required to be completed and returned via the EOI submission portal. The following minimum information is recommended:

1. Site plan
2. Building plan
3. Brochure / Information Memorandum
4. Purchase Price
5. Vendor Preferred Settlement Terms

Key milestones

The following is our indicative timeline for next steps:

EOI issue	Friday 2 nd October 2026
EOI closing	Friday 16 th October 2026
EOI review and shortlist	Tuesday 20 th October 2026
Inspections	w/c Monday 26 th October 2026

TMX Introduction Fee

The successful vendor will be responsible for payment of TMX's introduction fee which is 1.25% (ex GST) of the total sale price.

Submitting vendors are to provide the attached executed letter of Fee Acknowledgment when providing EOI submissions.

TMX will not be involved in any Agency disputes and require evidence of exclusivity to conjunct in the event of existing exclusive listings.

Fee Acknowledgement – Hunter Express

Submitting vendors, as part of this Expression of Interest (EOI), are required to execute and return, as part of their submission, this fee acknowledgement.

The acknowledgement confirms, if you are successful in securing this transaction, the fee payable to TMX Transform will be equivalent to:

If an existing building sale:

- 1.25% (ex GST) of the total sale price as per the contract of sale

If a straight Land Sale:

- 1.25% (ex GST) of the land sale price

If a Turn-Key transaction:

- 1.25% (ex GST) of the land component of the Turnkey transaction

100% of the fee will be invoiced upon execution of the Unconditional Contract of Sale, Land Contract, or Land and Building Construction contracts and payable within 14 days.

TMX Transform will not be involved in any Agency disputes and require evidence of exclusivity to conjunct in the event of existing exclusive listings.

Please sign below acknowledging acceptance of the terms and conditions outlined in this correspondence:

Company

Name of Authorised person.....

Signed.....

Date.....



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