MEDIA RELEASE
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Wednesday 8th April 2026

HEADLINE: Rare Central Gold Coast Riverfront Site Hits Market as Developers Pivot Toward Mid-Rise Density

Burleigh Heads, Queensland - Amidst a tightening supply of premium Gold Coast development stock, Lacey West Real Estate has announced the dual-title auction of 22-24 Nerang Street, a significant 2,150m² riverfront landholding positioned within the high-growth Nerang CBD corridor.

The offering, set for auction on 15 April 2026, represents one of the final remaining large-scale "centre" zoned riverfront assemblies in the region.

Boasting a substantial 39-metre height allowance, the site is strategically positioned to capture the rising demand for mid-rise residential and mixed-use 'missing middle' density as the Gold Coast prepares for both the 2032 Brisbane Olympics and a growing population expected to hit one million residents by 2042.

According to Lacey West Director - Commercial, James Borbidge believes that the north-east facing site provides a unique trifecta for institutional and private developers.

"Development sites of this magnitude, particularly those with genuine river frontage in an established CBD pocket, are becoming increasingly scarce," said Mr Borbidge.

"The 39-metre height limit provides a rare opportunity for a landmark project that can capitalise on both the river views and the urban connectivity of the Nerang precinct. The immediate scale, significant planning flexibility and holding income from existing commercial and residential improvements - provides an incredible opportunity for investors."

The site's "Centre" zoning allows for a diverse range of outcomes (STCA), catering to the shifting preferences of modern buyers who prioritize amenity-rich, well-connected hubs.

Fellow Lacey West Commercial - Director, Josh Cruden this is an incredible opportunity due to the fact that Nerang is becoming a focal point for developers seeking value outside of the saturated beachside strips, offering better yield potential while maintaining proximity to the M1 and the Health and Knowledge Precinct.

"We are seeing a 'strategic split' in the Gold Coast market," Mr Cruden said.

"While the coastal fringe remains price-prohibitive for many mid-market projects, the Nerang riverfront offers a compelling foundation for developers to deliver high-quality residential supply into a market characterised by a structural undersupply."

Key Investment Highlights:

- **Total Land Area:** 2,150m² across two adjoining titles (1,088m² and 1,062m²).
- **Zoning & Height:** Flexible "Centre" zoning with a 39m height limit.
- **Aspect:** Rare north-east facing riverfront position with 40m* frontage.
- **Operational Security:** Existing commercial tenancy and residential dwelling providing holding income during the DA process.

The property will be offered via Public Auction on 15 April 2026 at 2:00 PM. Qualified parties are invited to access the Exclusive Data Room for comprehensive planning and due diligence documentation.

About Lacey West

At Lacey West, leadership, loyalty, and local knowledge are at the heart of everything we do. Directors James Borbidge, Josh Cruden, and Will West have each grown within the business, to now proudly own and lead the company together.

James and Josh head up our Commercial Sales & Leasing division, while Will leads our Residential Sales team. Alongside these key areas, the three directors also jointly own and operate our Property Management division, ensuring the same high standards of service and commitment extend across every part of the business.

With many years of combined experience, the directors are deeply rooted in the local property market and community. Continuing the legacy of Will's parents, Tony and Judy West, the founding directors of Lacey West, they carry forward the same values of integrity, professionalism, and personalised service that have defined the business from the beginning.

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Strategic SEO & Article Summary

Meta Title: 22-24 Nerang St: Prime Gold Coast Riverfront Development Opportunity

Meta Description: Explore a rare 2,150m² riverfront development site in Nerang, QLD. Featuring a 39m height limit and Centre zoning, this Lacey West exclusive is set for auction April 2026.

SERP Goal: To capture the attention of national developers and institutional investors searching for "Gold Coast development sites" and "Nerang riverfront property." **Article Focus Summary:** This media release frames the Nerang Street property as a high-value "missing middle" development opportunity. It highlights the rare combination of river frontage, significant height allowance, and holding income in an increasingly scarce market.