



ARTIST IMPRESSION

This integrated mixed use node is situated south of Kuils River (Cape Town) at the intersection of Stellenbosch Arterial Road and Saxdowne Road. It allows for approximately 43 000m<sup>2</sup> GLA of business / commercial rights consisting of a secured business park development and commercial space for a retail centre with destination type uses and “drive thru” food outlets with exposure to Stellenbosch Arterial Road.

Intaprop has strategically planned and packaged the entire development, including securing a substantial supply of electricity, the necessary environmental approvals, and appropriate Business rights. This provides the potential to develop retail, commercial, and warehouse distribution facilities.

The node is surrounded by significant residential areas with further densification planned. An existing Engen Service Station development to the west will ultimately be directly linked to the node and thus provide for a further access on to Nooiensfontein Road.

Independent studies have confirmed the demand for commercial space.

Stands are priced from R890/m<sup>2</sup> and are available for development. A degree of flexibility in the planning and structuring of individual developments have been allowed for and will be considered with an individual end user’s specific needs in mind.

## SITE LOCATION



The node is relatively flat giving excellent exposure to passing traffic on Saxdowne and Stellenbosch Arterial Roads. The latter accommodates approximately 31,000 vehicles per day and forms the main link between the airport, residential areas to the east of R300 highway, Kuils River, Stellenbosch and industrial areas such as Blackheath, Saxenburg Park and Airport Industria.

Access to the node is provided via two accesses off Saxdowne Road linking Stellenbosch Arterial Road via a high order signalised intersection.







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The nodes primary catchment area houses nearly 7000 completed residential units with a further 6500 units proposed in the catchment area.

Some 29,000 households presently reside within a 4km radius from the Saxdowne Road.

Contact Ronnie on 083 250 1297 or James on 083 253 9754



### A Nodal Plan of Saxdowne Park:

- Included:
1. Shopping centre at Saxdowne Road / Stellenbosch Arterial intersection
  2. Retail development for a national company in sale and hire of building equipment
  3. Office and warehouse development for national client
  4. Residential development abutting Nooiensfontein Road (to the west)
  5. Further vacant erven available for development

