



Retail & Hospitality

It's the people that make it.

WESTERN DOWNS INVESTMENT PROSPECTUS

The Western Downs is a fast growing regional economy with a GRP of \$5.91B in 2023 and a total of \$7.5B in the investment pipeline across industries and stages of development. Combining country lifestyle with modern living and high end conveniences, the Western Downs is flourishing in well-rounded and diverse industries, with strengths in the nation's top sectors including construction, agriculture, energy and manufacturing.

A diverse and vibrant retail sector exists across the Western Downs, with an interesting mix of independent retailers, specialty boutiques, franchise systems and large chain stores which cater to the needs of the whole community and adjoining rural areas.

Our Strengths and Opportunities



Local employment and development - retail trade, accommodation and food services comprise 13.7% of the region's local employment and there are currently \$6M worth of approved private construction projects underway for the retail sector



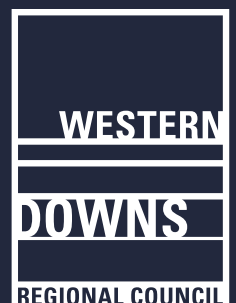
Personalised shopping choices - through an array of shopping options, the Western Downs provides locals with the opportunity for personalised shopping choices to fit every individual style and preference



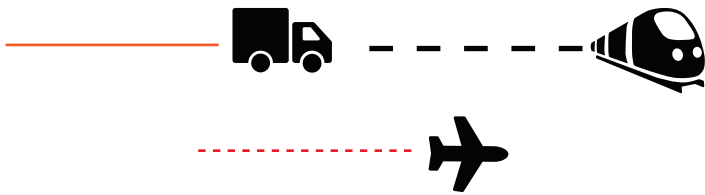
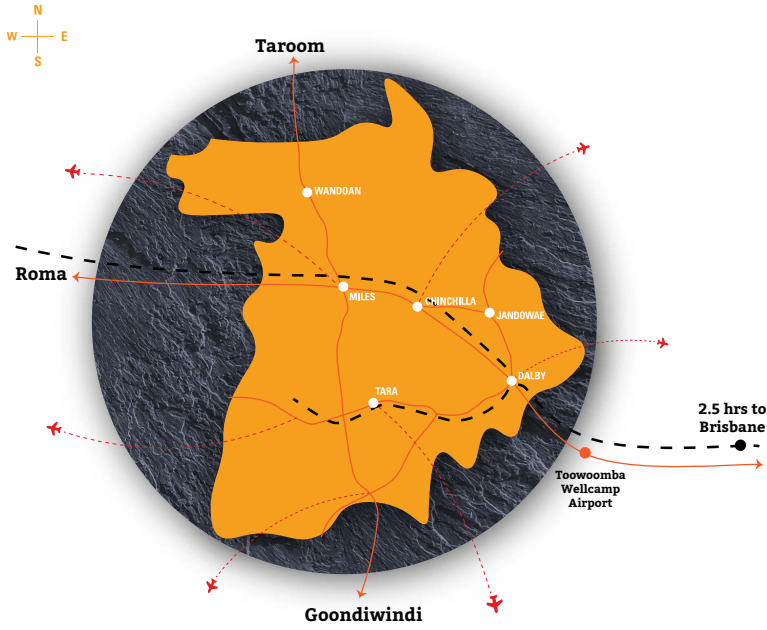
Disposable income - due to the healthy economy within the Western Downs, the 2022/23 disposable income per household is \$15,500 more than the Queensland average, meaning more people are willing to spend money locally in retail and hospitality venues



Food services - the wide variety of food outlets in the region allows locals to experience hospitality services for any occasion across multiple cuisines, such as the latest additions to the region - Burrito Bar and Cafe 63



CONNECTIVITY IN THE WESTERN DOWNS



This region is located 207km north-west of Brisbane and 83km north-west of Toowoomba. It is connected by major road and rail networks including the Leichhardt, Moonie and Warrego Highways and the West Moreton rail system. Aerodromes are located in Chinchilla, Dalby, Miles, Tara, Meandarra and Moonie.



The Western Downs has a strong rail connection with the Westlander (by Queensland Rail Travel) connecting the region to Brisbane, Roma and beyond. Proposed connections include the ARTC Inland Rail project which will reduce transport costs for producers and improve connectivity to Brisbane and Melbourne. Council also advocates for additional connections between Goondiwindi and Gladstone.



The region is located strategically with easy connectivity to national and international export markets via The Port of Brisbane and Toowoomba Wellcamp Airport. Access to Toowoomba Wellcamp Airport provides producers a dedicated 747-8F International Freight service to Hong Kong, Singapore and chartered cargo flights.

QUEENSLAND AUS



There are 106 mobile towers positioned across the region. NBN fibre optic runs along the Warrego Highway and connects Dalby (business grade), Chinchilla and Miles. Other localities are serviced by fixed wireless and satellite services.



Rural land acquisition costs in the Western Downs are significantly less than neighbouring regions. This provides opportunities for large volume movements of goods and produce in and out of the region.

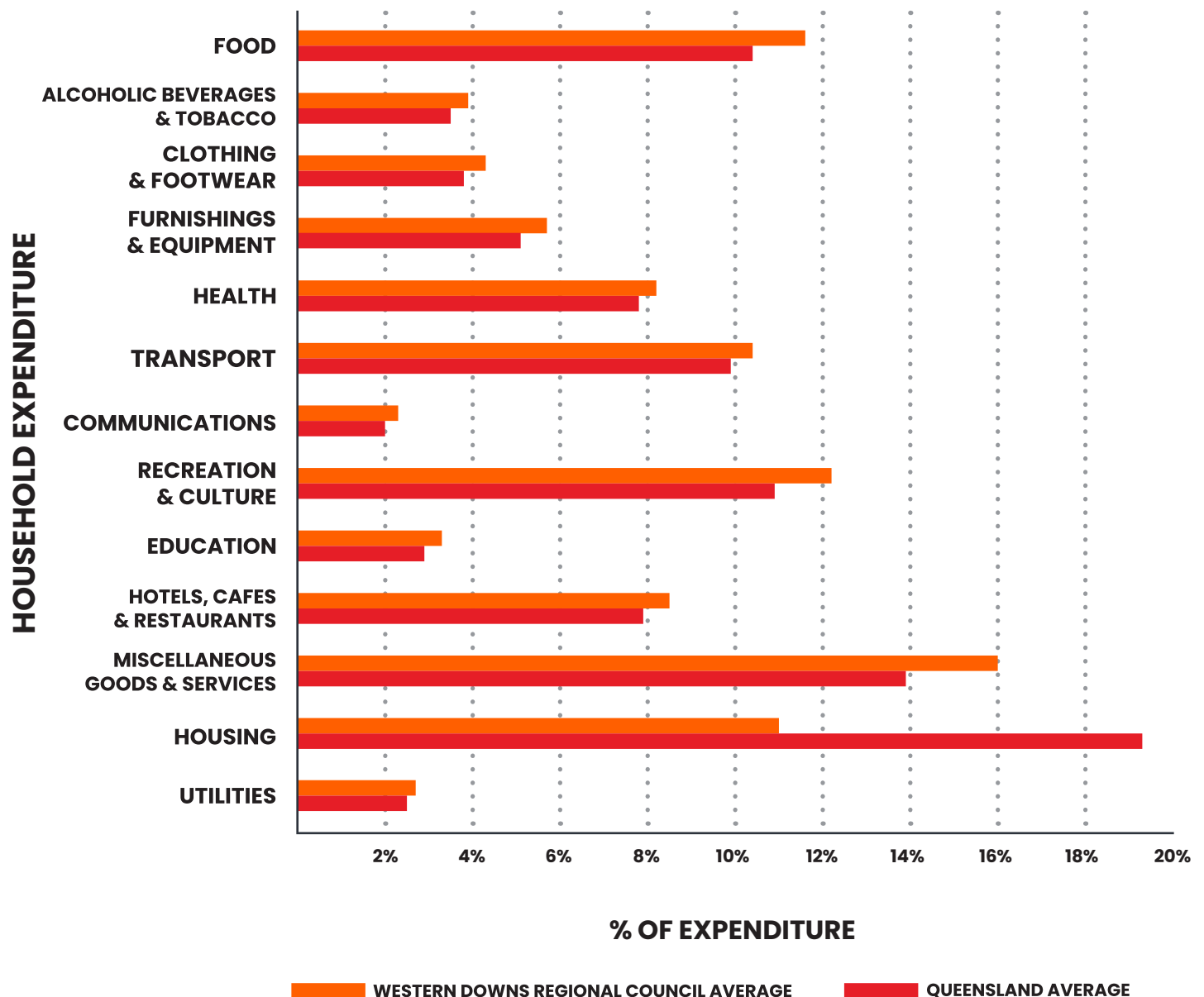
Retail shopping in the Western Downs region is made easy with accessible parking in shopping centers and throughout main streets of the towns where specialty stores have street frontage.

The value of the total sales to the retail trade, and accommodation and food services in the region was \$279.9M in 2022/23, with food retailing being the highest contributor to the sector*.

Of almost 35,000 residents, 13.7% are employed within the retail trade and accommodation and food services, with food retailing accounting for 4% of businesses activity within the region in 2022/23*.

The region's total disposable income of \$154,148 per household is \$15,500 more than Queensland's average.

Household Expenditure 2022/23*



*Source: National Institute of Economic and Industry Research (NIEIR)

The information and statistics included in this document are reliant on the accuracy of sources listed at time of printing (August, 2024)

OPEN FOR BUSINESS

Western Downs is open for business and has identified the following opportunities worthy of investment:

Specialty stores

Franchises

National retail chain stores

Pop-up shops

Start-ups and entrepreneurships

Restaurants, cafes & food outlets

Western Downs Regional Council has a concise and innovative 5-year Economic Development Strategy which includes one of Queensland's most progressive Planning Schemes, and we remain committed to attracting and enabling development.

Planning scheme makes investment simple

Pragmatic approach to assessment

Highly competitive application fees

Support through the process

This Prospectus offers only a glimpse into what our great region has to offer. For more information on Western Downs Regional Council visit www.wdrc.qld.gov.au or contact the Economic Development Team. Ph. +61 7 4679 4000 | E. info@wdrc.qld.gov.au

Western Downs Regional Council partners with...

Toowoomba and Surat Basin Enterprise (TSBE)
TSBE is the go-to organisation linking business with opportunity to create sustainable growth and diversity for the region.
Find out more via www.tsbe.com.au

Active Chambers of Commerce located in Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan foster a business network and community.
Find out more via www.wdrc.qld.gov.au

