CBRE

Portfolio

Information Memorandum

Townsville Customs House

16 Wickham Street,
Townsville City QLD 4810

For Sale via Expressions of Interest
Closing 3:00pm (AEST) Tuesday 8 September 2026



Townsville Customs House: An Iconic Landmark of North Queensland's History

One of Townsville's most significant and recognisable heritage buildings commanding a dominant position on the base of Melton Hill overlooking Cleveland Bay and Magnetic Island







*Approx

Investment Highlights

Iconic heritage-listed trophy asset commanding a visually prominent waterfront position overlooking Cleveland Bay and Magnetic Island

Prominently positioned 2,706sqm* site spanning two titles with 'Mixed Use' zoning under the Townsville City Council Planning Scheme

Constructed between 1899 and 1902 as one of Townsville's purpose-built Customs Houses

Flexible commercial, hospitality, office or tourism potential (STCA)

Widely regarded as one of the finest federation-era public buildings in regional Queensland

Ideally located within immediate proximity of major amenities including ANZAC Memorial Park, Breakwater Marina, Queensland Museum Tropics and Tobruk Memorial Baths

Exceptional architectural character distinguished by its grand proportions, striking masonry construction and elegant detailing spanning 1,925sqm* of building area across two stories

Townsville: largest city in Northern Australia, with population forecast to grow 52% to 306,053 residents by 2046^ with $27 billion in infrastructure projects underway

Significant importance to the shaping of Townsville and North Queensland with rich history spanning over a century





*Approx Source: (1) Landchecker, (2) Dep. of Transport & Main Roads, (3) GapMaps, (4) Google Maps, (5) Community ID, (6) TSV Enterprise

Property Details

Location

The subject site is strategically positioned on a 2,706sqm* landholding, boasting an impressive 163m* of combined frontage to Wickham Street, The Strand and Melton Terrace. Townsville Customs House occupies a commanding, elevated position at the foot of Melton Hill directly opposite Cleveland Bay and near the mouth of Ross Creek. Its strategic vantage point historically allowed customs officers to track incoming vessels navigating the primary maritime trade routes into the port. Today, the heritage landmark serves as a key visual anchor at the southern gateway to The Strand, framed by the red granite backdrop of Castle Hill and surrounded by prominent civic sites like ANZAC Memorial Park, Breakwater Marina, Queensland Museum Tropics and Tobruk Memorial Baths.

Title

Lots 12 & 15 T118173

Zoning

'Mixed Use' under the Townsville City Council Planning Scheme

Frontage

The site has over 163m* of triple street frontage to Wickham Street, The Strand and Melton Terrace

Parent Site Description

The site is a regular-shaped allotment. In accordance with the Lot & Title, the property has the following boundary dimensions.

Northern Boundary (The Strand)	48.1m*
Eastern Boundary (Wickham Street)	52.5m*
Southern Boundary	46.9m*
Western Boundary (Melton Terrace)	63.1m*
Total Area	**2,706sqm***





*Approx Source: GapMaps, Townsville City Council, Realestate.com, Landchecker

Property Details

Building Description

Construction of the Townsville Customs House began in 1900 and concluded in 1902, driven by the Queensland Government's desire to reflect the town's booming prosperity as a primary trading port prior to Federation. Designed by prominent Brisbane architect George David Payne, the project was executed by local contractor Dennis Kelleher. The two-storey building was built with an L-shaped layout in a bold Romanesque Revival style, featuring a distinctive corner dome and an elevated lookout tower explicitly designed to monitor ship traffic entering Cleveland Bay.

To ensure the structure could withstand the tropical climate and maritime conditions, builders utilized high-quality local materials. The foundation and ground floor base were crafted from solid granite quarried directly from nearby Magnetic Island, while the exterior walls were constructed using over half a million deep-red bricks produced by the North Queensland Brick and Pottery Company. Interior spaces were fitted with durable local hardwoods and cedar joinery, paired with structural design elements like deep colonnaded verandahs, high ceilings, and wide fanlights to maximize cross-ventilation in the tropical heat.

Internally, the floor plan revolves around a grand circular public hall positioned directly under the central dome on the ground floor. Radiating outward from this central chamber are wide, high-ceilinged hallways connecting public service counters to administrative offices, record rooms, and storage spaces.

The residential living quarters were an integral part of the building's original design, situated primarily on the upper floor to house the Sub-Collector of Customs and their family. Combining administrative and residential functions within a single government building was a standard practice for major Australian regional ports at the turn of the 20th century. To maintain privacy from the busy public entrances on The Strand, a dedicated private entrance was built along the Wickham Street facade specifically for the Sub-Collector's family. The living quarters also opened directly onto the wide, shaded upper colonnaded verandahs, providing a private outdoor retreat with views overlooking Cleveland Bay.





*Approx

Property Details

Building History

Established in the mid-1860s by John Melton Black and Robert Towns as a strategic port to service regional pastoral stations, Townsville rapidly grew into an essential trading and administrative hub. In June 1865, Cleveland Bay was officially proclaimed a “Port of Entry and Clearance,” prompting the immediate establishment of a local Customs service to manage trade. The region’s economic and population growth was further accelerated by major gold discoveries at Cape River and Ravenswood later in the decade, which continually strained early, modest government infrastructure and necessitated expanded customs and judicial facilities along Ross Creek throughout the 1870s and 1880s.

By the late 1890s, the Queensland government embarked on an ambitious building program to construct impressive infrastructure prior to Australian Federation, commissioning a new, grand Customs House for Townsville. Designed in 1899 by architect George Payne, the Romanesque brick and stone building featured thick walls, high ceilings, and wide colonnaded verandahs tailored to the tropical climate, alongside a traditional “long room” for public transactions. Built between 1900 and 1902 using local granite and materials, the landmark property was officially transferred to the newly formed Commonwealth government by 1908 to support federal customs collection.

Throughout the 20th century, the building weathered major cyclone damage in 1903 and 1971 while adapting to serve diverse public roles. Beyond customs operations, it housed various state and federal entities, playing a crucial role during World War II as a regional base for the Commonwealth Department of Works and Buildings, which added a temporary mezzanine and converted the basement into an air raid shelter. Recognizing its historical and architectural significance, the landmark was listed on the Register of the National Estate in 1978 and underwent major government-funded restoration and conservation programs in the 1980s and early 1990s.





*Approx

Townsville City Council

The Townsville City Council area is located in north Queensland, 1,300km* north from the Brisbane CBD. Townsville has an estimated population of 204,541* and is the largest settlement in Northern Australia. Townsville is widely considered to be the unofficial capital of North Queensland.

Townsville stands as a premier Australian tourism destination, welcoming over 1.15 million visitors who contribute more than $686 million to the local economy annually. As the primary gateway to the Great Barrier Reef, the Wet Tropics, and the Queensland Outback, the region plays a pivotal role in the state's travel sector. To support this momentum and a rapidly expanding population, the Queensland Government is delivering billions in targeted investment, including $996 million for infrastructure, $1.2 billion for healthcare, and $41 million for education. With a Gross Regional Product (GRP) of $15.892 billion, Townsville is one of Australia's largest regional economies and the undisputed business capital of North Queensland.

The city's continued success is built upon a foundation of:

Global Connectivity: Seamless links to major Australian capital cities and the Asia-Pacific region.

Educational Excellence: Home to world-leading tertiary and vocational training institutions.

Premier Healthcare: National-standard health services and medical research facilities.

Unrivaled Lifestyle: A stunning natural environment that offers a high quality of life for a growing workforce.

204,541
2024 population

104,832
Local jobs

3,742km^{2}*
Total area

12,833
Local businesses

$15.34B
Gross Regional Product

Healthcare
Largest industry



 *Approx Source: .id Profile & Economy, realestate.com, Townsville City Council

*Approx

Townsville Major Projects

More than $40 billion worth of pipeline projects is on the cards for the Townsville region, a huge figure that shows the importance of the North Queensland region to the national economy.



Northern Quartz Campus
($10 billion)

Quinbrook's Northern Quartz Campus is the single largest investment in the Townsville region's project pipeline. Located at the Lansdown Eco-Industrial Precinct, the Northern Quartz Campus is a series of advanced manufacturing, battery energy storage and renewable energy generation projects, which combine to create Australia's first integrated solution to convert Queensland-mined quartz into high purity silicon for solar panels and semiconductors – placing Townsville at the center of the global clean energy and computing supply chains.



CopperString
($5 billion)

CopperString is a truly nation-building project, connecting Townsville to Mount Isa and linking North West Queensland to the National Electricity Market (NEM) for the first time in history. The project is a cornerstone of Queensland's energy future, unlocking mineral development, renewable energy generation and regional industry. The State Government committed $2.4 billion to CopperString through its Energy Roadmap released in October 2025.



Jet Zero Australia – Project Ulysses
($700 million)

Project Ulysses will establish one of Australia's first large-scale ATJ Sustainable Aviation Fuel (SAF) and Renewable Diesel facilities. Using an alcohol-to-jet process, the plant will convert plant-based ethanol into low-emissions aviation fuel and renewable diesel, producing up to 113 million litres of SAF annually.



Townsville Port Upgrade
($1.6 billion)

The $1.6 billion Townsville Port Expansion will see the critical development of six new berths and associated infrastructure at the Townsville Port, thereby facilitating $700 billion in economic value from 2020-2050. The Port handles more than 30 commodities and provides dedicated Defence and cruise facilities, making it one of Australia's most diverse ports and a keystone of the North's economic prosperity.



Townsville University Hospital Expansion
($1 billion)

The expansion of Townsville University Hospital has been fast-tracked, and will deliver at least 165 new overnight beds, expanded emergency services, and a $119.5 million multi-storey car park with 1,100 bays - improving access for patients, staff, and visitors. Stage one of the master plan will be delivered in 2029 and incorporates revised clinical priorities and a new design that includes 112 sub-acute beds and 20 cardiac centre beds, freeing acute capacity within the main hospital and improving patient flow.



Great Barrier Reef Aquarium
($180 million)

Delivery of Australia's national education centre for the Great Barrier Reef, this is one of the region's most anticipated tourism and education projects as it supports the city's position as a global leader in tropical reef education and marine science. The redeveloped Great Barrier Reef Aquarium will offer visitors the world's largest living coral reef exhibit, immersive display and interactive

*Approx Source: .id Profile & Economy, realestate.com, Townsville Enterprise

*Approx Source: Townsville Enterprise, Townsville City Council

Investing in Queensland

Queensland's $510 billion economy is supported by rapid population growth and significant infrastructure strategies. This places the state in a position to continue to exceed growth expectations.

Infrastructure

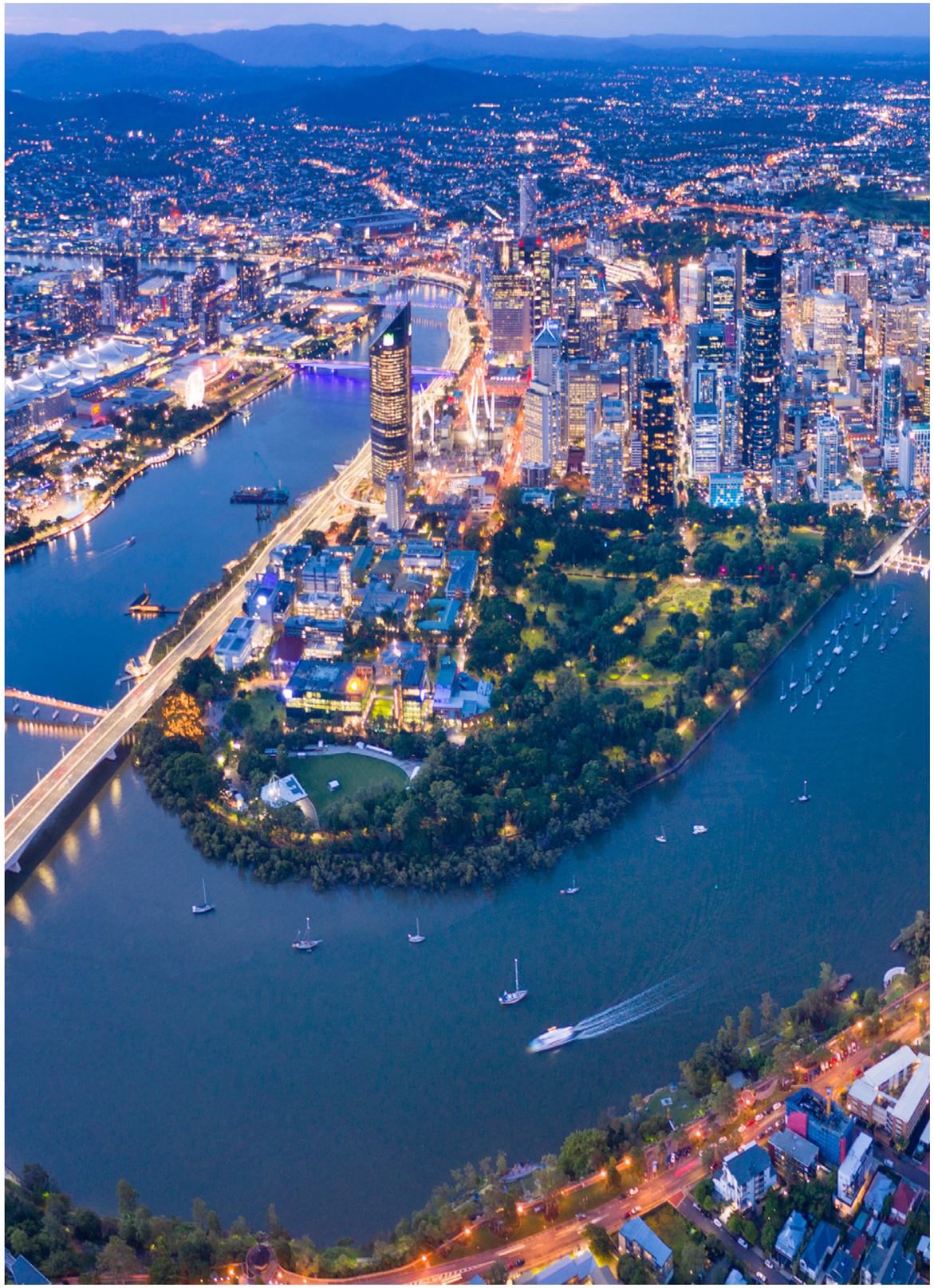
The 25-26 Queensland Budget allocates $116.8 billion towards infrastructure over the next four years, 47% of Australia's total infrastructure spend. This represents a significant, sustained commitment to capital works, with 69% of expenditure allocated towards regional areas.

Population

The current population of Queensland is 5.73 million, following the second-highest population growth rate in Australia of 1.8% in 2025. This surpassed the national average of 1.5% demonstrating Queensland's strong growth. This is expected to continue, with forecasts projecting population to reach 8.33 million by 2046.

Employment

Queensland experienced positive employment growth of 1.16%, resulting in an increase of 34,000+ workers in 2025. This trend is expected to continue into the foreseeable future, with forecasts anticipating over 185,000 new jobs by 2029, with total employment growing by 6.2%.



*Approx Source: QLD Treasury, Population Growth, Queensland, June Quarter 2023, Retail Trade, Labour Force, May 2023

Method of Sale

For Sale by Expressions of Interest
Closing 3:00pm (AEST) 8 September 2026

Due Diligence

The following documents are available upon request to qualified parties:

- Building Plans
- Outgoings Notices
- Title Plan
- Contract of Sale

Inspections

The property will be open for inspection at a time to be advised. Please contact the agents to register your interest and confirm inspection times.

Expressions of Interest Form

Contact a cbre agent to request an Expressions of Interest form. Ensure all sections are completed and lodged prior to the closing date. We encourage all applicants to submit a competitive proposal to ensure full consideration for this opportunity.

Exclusive Selling Agents

CBRE Townsville
Ground Floor, 61-73 Sturt Street,
Townsville City QLD 4810



Neville Smith
0400 068 205
Neville.Smith@cbre.com



Nick Wedge
0421 988 505
Nick.Wedge@cbre.com

Disclaimer

This investment report has been prepared by CBRE Pty Ltd (ABN 15 083 694 357). This document does not constitute an offer or contract of sale. It is intended only as a guide and an aid to further investigation by potential investors. Potential investors accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than CBRE and may be based on assumptions. In passing this information on, CBRE and the Vendor do not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information.

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to CBRE at the date of preparing this document and assumptions which may be correct. CBRE does not warrant that such statements are or will be accurate or correct.

CBRE provides this document on the condition that, subject to any statutory limitation on its ability to do so, CBRE disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by CBRE and is not to be supplied to any other person without the prior written consent of CBRE. Use by, or reliance upon this document by any other person is not authorised by CBRE and without limitation to the above disclaimers, CBRE is not liable for any loss arising from such unauthorised use or reliance.

GST disclaimer

CBRE Pty Ltd advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Purchased the Property? We can Manage it.

With an Australia wide management portfolio of over $11 billion, we are capable of managing property for both private and institutional clients.

Property Management Specialists

With local Asset Managers in each state we adopt a national management approach across all segments of the market including Childcare, Fast Food, Retail, Service Stations, Supermarkets and Shopping Centres.

National Tenants Under Management

G8 Education, Goodstart, SuperCheap, Dan Murphys, McDonald's, KFC, 7-Eleven, EG Fuel, Woolworths and Sonic Healthcare.

More Than Rental Collection

With decades of experience, we're able to anticipate your needs and requirements to ensure a stress free investment, while our financial reporting systems and continually updated skill base ensure we remain at the forefront of the industry's ever-changing requirements.

Problem Solvers

We anticipate and prevent problems and are fully conversant with Retail Tenancies Act, Owners Corporation Act, Occupational Health and Safety Act, Co-vid Regulations and Building Leases Regulations.

Achieve Savings

Through our buying power we have access to the best providers including insurance brokers and maintenance contractors. We have the contacts and long-standing relationships at your disposal.

Experience

Our experienced and qualified team offer a wide range of expertise. We build long term relationships with our clients and tenants, some properties we have managed for the same clients for over 15 years.



To discuss your property management needs, please contact our Asset Manager Donna Alexander.

0488 552 611
Donna.Alexander@cbre.com

Townsville Customs House

16 Wickham Street,
Townsville City QLD 4810

CBRE ©2026 All Rights Reserved. All information included in this proposal pertaining to CBRE-including but not limited to its operations, employees, technology and clients-are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations. including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. and the use of such logos does not imply any affiliation with or endorsement of CBRE.