



BAOBAB GARDENS POLOKWANE



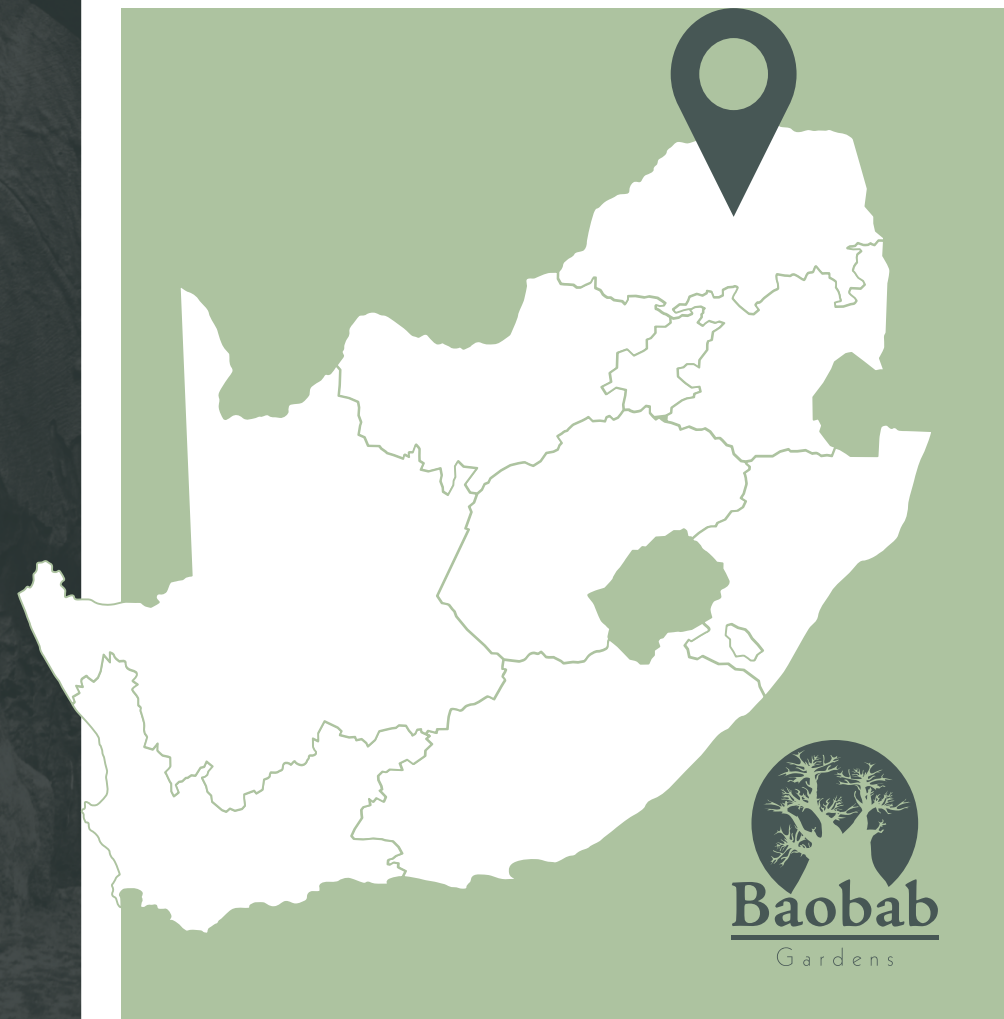
ABOUT POLOKWANE

The Polokwane Local Municipality, where Boabab Gardens is situated, is in the central part of Limpopo, and hosts the capital of the province.

Polokwane is a provincial growth point that provides employment opportunities and social services to a significant share of the province's residents. Polokwane is the major economic and sporting hub in the province, and hosts the provincial and local government offices, as well as major social events in the province. It is an established trading hub that services not only the provincial population, but attracts significant numbers of international business tourists from the South African Development Community (SADC) countries, as well as shopping tourists from Zimbabwe and Botswana; both countries share borders with the province.

The City of Polokwane has excellent regional accessibility. The N1 highway, which is also referred to as the Cape to Cairo highway, runs through the city, and provides access to the SADC countries and their markets. The national route also links Limpopo with the Gauteng Province, and onwards to the Western Cape. A rail line that runs parallel to the N1 highway also traverses the City of Polokwane, providing railway transportation to the City Deep Industrial Zone in Johannesburg, and the SADC countries.

In addition to road and railway transportation, Polokwane is linked to international markets by air, via the Polokwane International Airport.



ABOUT THE DEVELOPMENT

The development can be classified as an infill development, due to the remainder of Munnik Avenue to the east and west having already been developed.

The site is situated in close proximity to the West of the R81/ N1 interchange; both are main arterial national roads, serving provincial and international traffic from Gauteng to Limpopo and the rest of Africa. The R81 off-ramp is accessible from a northerly and southerly direction by means of the interchange and provides for exceptional access to the site.

The land use of the properties situated around the property is mainly residential and commercial. The proposed development concept comprises 20 proclaimed commercial properties covering approximately 20 hectares of land. The majority of the available properties have already been developed and are occupied by household names such as: Toyota, BMW, Land Rover, Hino, CTM, Italtile, SASOL, MC Donalds, HOUSE OF LIQUOR Tile Africa, Zebbies, Bathroom Bizarre, Furniture Mart and Builders Express

The office component occupied by FNB, Anglo American, VODACOM, Zutari, Old Mutual

The erf behind TOYOTA is soon to house amongst others CASH BUILD who will also take advantage of this strategic location and the convenience it offers to residents and visitors.

Veldspaat Street borders the site to the east, and De Wet Drive to the west. Veldspaat Street and Munnik Avenue are major corridor routes in Polokwane. It is the City of Polokwane's intention to connect De Wet Drive with the R71. The R71, or Grobler Street, as it is also known, connects the CBD to the eastern suburbs, and to the Savannah Shopping Centre, which is the second-largest shopping centre after The Mall of the North in Polokwane. The location is further supported by its proximity to various educational and institutional developments and facilities. Within a distance of approximately 5 km, the new NetCare Hospital (currently under construction) is located. Once De Wet Drive is constructed the distance will reduce to 1km.



FAST FACTS

2.1
kilometers

**DISTANCE
FROM
MALL OF THE NORTH**

3.2
kilometers

**DISTANCE
FROM SAVANNAH
SHOPPING CENTRE**



**600 000
POPULATION
139 000 HOUSEHOLDS**



**5,500 000
LIMPOPO POPULATION
10,8% POLOKWANE**



LEASING ENQUIRIES

PETER PRATT

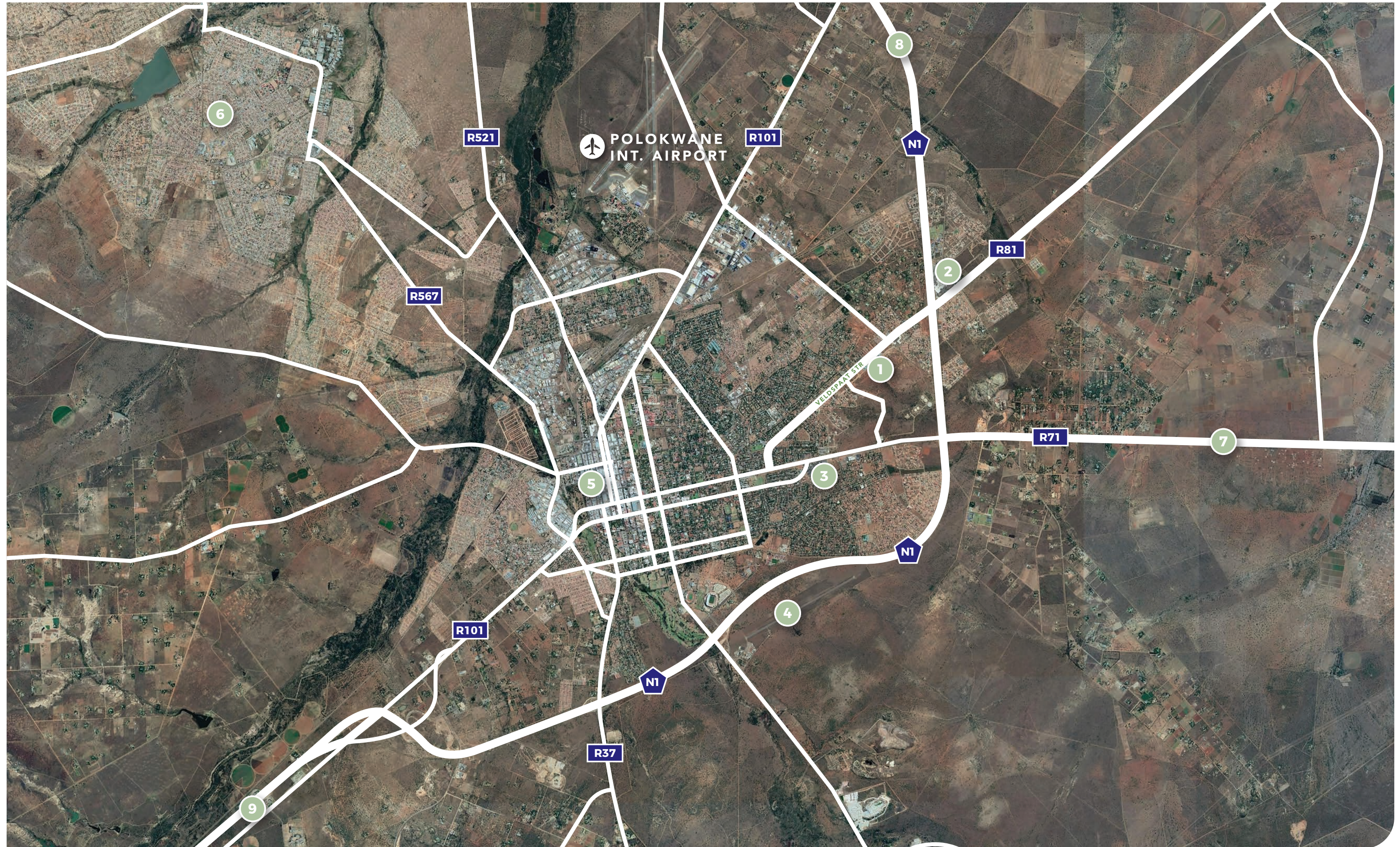
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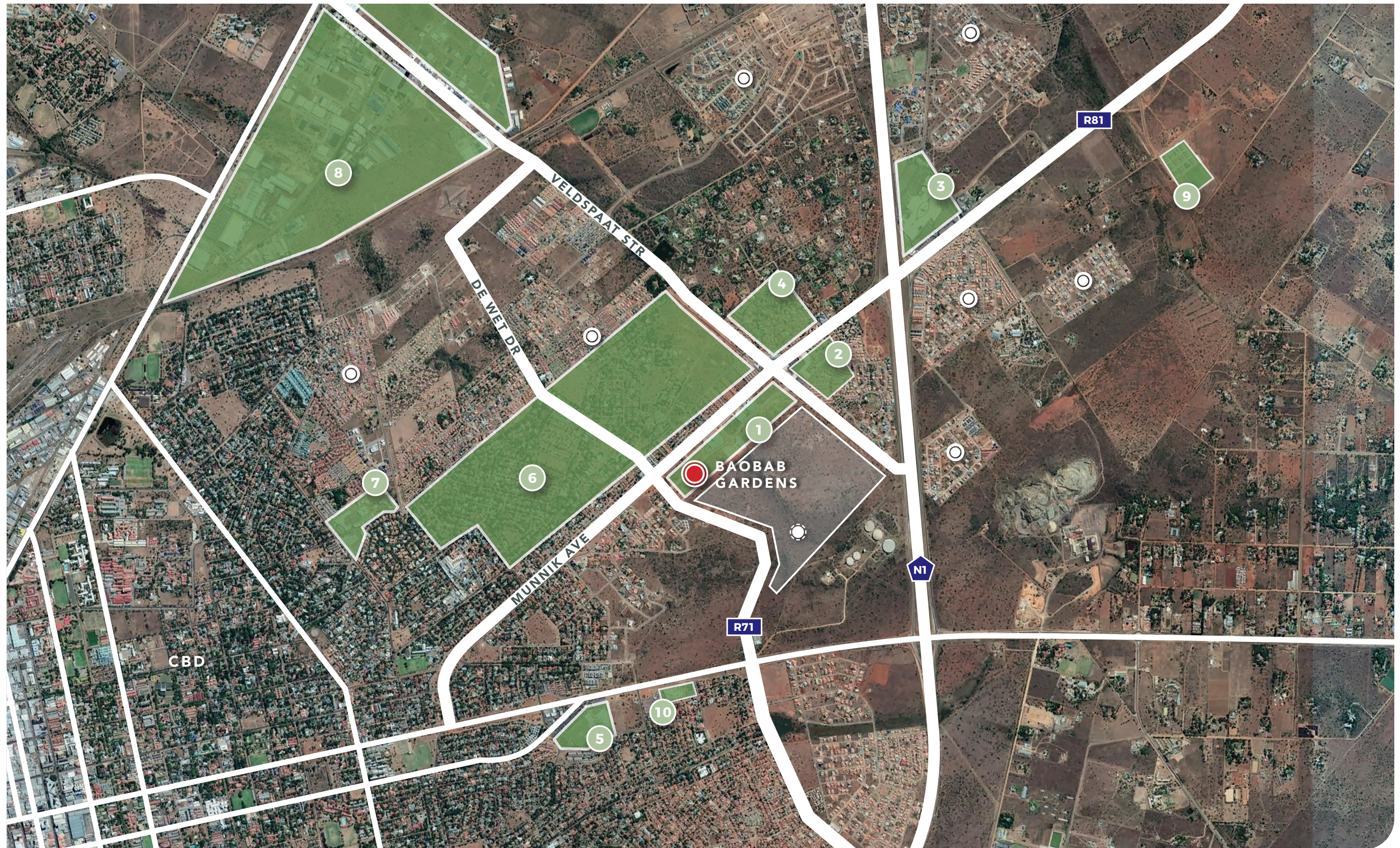
MACRO LOCATION

- ① BAOBAB GARDENS
- ② MALL OF THE NORTH
- ③ SAVANNAH MALL
- ④ POLOKWANE CIVIL AIRPORT
- ⑤ POLOKWANE CBD
- ⑥ SESHEGO
- ⑦ ROAD TO TZANEEN
- ⑧ ROAD TO MAKHADO
- ⑨ ROAD TO PRETORIA



MICRO LOCATION

- ① BAOBAB GARDENS
- ② THORNHILL SHOPPING CENTRE
- ③ MALL OF THE NORTH
- ④ WOODLANDS ESTATE
- ⑤ SAVANNAH MALL
- ⑥ BENDOR PARK
- ⑦ CYCAD & PLATINUM PARK SHOPPING CENTRE
- ⑧ DEVELOPING INDUSTRIAL ZONE
- ⑨ CURRO SCHOOL
- ⑩ NETCARE HOSPITAL
- NEW RESIDENTIAL DEVELOPMENT



SITE LOCATION

& ORIENTATION

- SOLD / DEVELOPED
- AVAILABLE
- WATER COURSE
- UNDER CONSTRUCTION

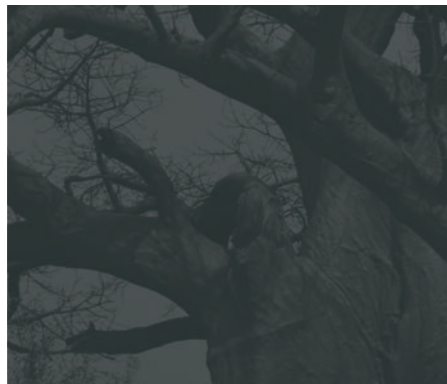




BAOBAB GARDENS

IMAGE GALLERY





MUNNIK AVENUE
POLOKWANE