



TAN THANH DISTRICT, BRVT

# LOGISTICS LAND FOR SALE

CONFIDENTIAL



MAY 2021

# EXECUTIVE SUMMARY

## Description

Client wishes to sell their cleared and compensated logistics land adjacent to Cai Mep - Thi Vai Terminal in Phuoc Hoa Commune, Tan Thanh District, BRVT. Clear deal structure available – 100% shares of on-shore SPV are offered. Unique investment opportunity located outside of an industrial zone and will only be considered for serious investors through Savills Vietnam.

## Land area

**310,507**  
m<sup>2</sup>

## Approx. GFA

**24,841**  
m<sup>2</sup>

## Price

**Negotiable**

## Lease Term

**2061**

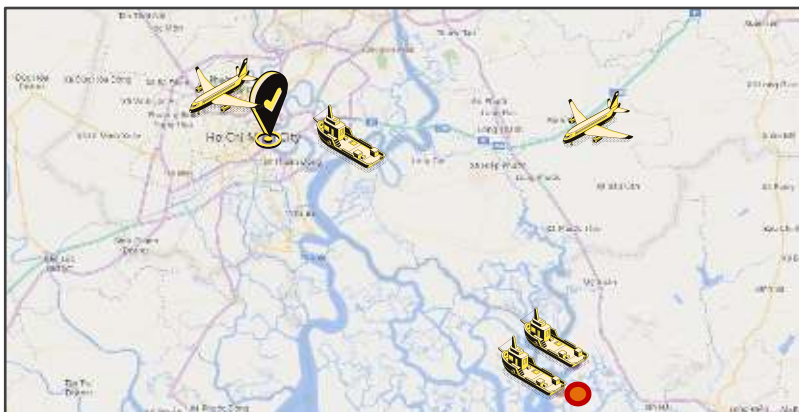
## Legal status

- Owner has LURC/Redbook
- Land use fees paid upfront by owner
- Land is cleared and compensated
- 1/500 Master Plan, Construction Permit
- Lease tenure: 40 years remaining

## Location

### Phuoc Hoa, Tan Thanh District, BRVT Province

A special strategic location outside of an industrial zone adjacent to Cai Mep – Thi Vai Terminal (1.4 km) and only 5.4 km to TCIT. Perfect location for a variety of logistics uses from ready-built warehouses (RBW) development, through to distribution centers, bonded warehousing, cold storage or mixed-use facilities.



### Transportation network

#### CBD



**HCMC CBD**

65.4 km/88 mins

#### Airways



**Long Thanh Airport:** 47 km/79 mins

**TSN Airport:** 72.6 km/100 mins

#### Roadway



**QL51**

10 km/15 mins

#### Seaport



**Cai Mep-Thi Vai Terminal:** 1.4 km

**TCIT:** 5.4 km/9 mins

## PROPERTY SPECIFICATIONS

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|                                  |   |
|----------------------------------|---|
| <b>Location</b>                  | Phuoc Hoa Ward, Tan Thanh District, Ba Ria-Vung Tau   |
| <b>Project type</b>              | Logistics land (land use title)   |
| <b>Land area</b>                 | 31 ha or 310,507.9 m <sup>2</sup>   |
| <b>Construction parameters</b>   | <ul style="list-style-type: none"><li>• Approx. GFA (single-floor): 24,841 m<sup>2</sup></li><li>• Site coverage: 7.03%</li><li>• Plot ratio: 0.08</li><li>• Land Use: Warehouse, Container Yard, Container Repair and Port Service</li><li>• Ground filling and levelling to be complete in 2021</li></ul>   |
| <b>Key investment highlights</b> | <ul style="list-style-type: none"><li>• Clear deal structure – 100% shares of on-shore SPV are offered</li><li>• Potential for logistics or e-commerce investors</li><li>• Rental developers for ready-built warehouses</li><li>• Rare opportunity in Cai Mep, outside an industrial zone</li><li>• Unique access to Cai Mep - Thi Vai Terminal and TCIT</li><li>• Connected to electricity station and nearby water supply</li><li>• Nearby customs office</li></ul> |

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# SITE OVERVIEW





# PHOTOS





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