business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**37784**

About the Business:

VACANT LAND - SOCIAL SERVICES

50,000m² Zoned Land | East Rand, Gauteng R43,500,000 (Excl. VAT) | Serious Buyers Only This is your chance to secure 50,000m² of PRIME LAND in one of Gauteng's fastest-growing corridors – the East Rand – fully zoned for Social Services with extensive permitted uses. Positioned in a high-accessibility zone surrounded by established residential and transport infrastructure, this site is ready for meaningful, community-focused development. Zoning Permits the Following Uses: - Child Care Centre - Clinics &

Medical Facilities - Fire Stations - Government Services - Hospitals - Public & Private Institutions - Old Age Homes & Frail Care - Places of Instruction (Schools, Colleges, etc.) - Places of Worship - Retirement Villages - Social Halls & Community Centres - Sports & Recreation Clubs Location Advantages: Excellent exposure & accessibility to major highways and public transport Within proximity to residential suburbs, shopping centres, and schools Flat, developable land with essential services nearby Strong demand for social infrastructure in the region Ideal for: Developers, NGOs, healthcare groups, educational institutions, religious organizations, and government agencies ready to expand their footprint in a high-growth area. STRICTLY SERIOUS BUYERS ONLY This is a high-value asset with major public benefit potential. All inquiries must be accompanied by: - Proof of funds - Development intent - NDA Schedule a private site visit or request full zoning documentation today. Don't miss this chance to build something that truly matters.

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Sector: **Property**

Asking Price:

R 44,000,000

Monthly Profit:

R 0

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

Strengths?

Fully Zoned for Social Services:
- Immediate development readiness — no delays or costs associated with rezoning applications.
- Wide range of permitted uses including medical, educational, religious, and community facilities.

Prime Location:
- Excellent exposure and accessibility from major highways and public transport routes.
- Central to dense residential suburbs, retail nodes, and schools, ensuring strong community integration and visibility.

Size & Scale:
- 50,000m² offers flexibility for mixed-use or phased developments (e.g. combination of healthcare, education, and housing).

Flat, Developable Land:
- Reduces site preparation costs and accelerates construction timelines.

Essential Services Nearby:
- Existing infrastructure (water, sewer, electricity) within proximity simplifies bulk service connections.

High Public Benefit Potential:
- Attractive to NGOs, government entities, and private investors focused on community impact and ESG-aligned projects.

Weaknesses?

Zoning Limitation:
- Restricted to social, community, and institutional uses — not suitable for pure commercial or industrial developments.

High Capital Entry:
- Purchase price (R43.5M excl. VAT) requires significant upfront funding or consortium participation.

Specialised End-User Demand:
- Requires specific operators or partnerships (e.g. medical groups, schools, or government bodies) to make projects viable.

Potential Holding Costs:
- If immediate development does not commence, owner may incur ongoing rates, security, and maintenance expenses.

Opportunities?

Rapid East Rand Growth:
- Expanding residential areas and population growth are driving demand for healthcare, education, and senior care facilities.

Government & NGO Partnerships:
- Potential to secure public-private partnerships (PPP) or long-term lease agreements with social or government entities.

ESG and Impact Investment:
- Aligns with sustainable and socially responsible investment strategies gaining traction with both local and international funds.

Integrated Development Potential:
- Opportunity to create a multi-purpose social precinct (e.g. medical campus, old age home, school, and sports facilities).

Strong Community Need:
- Undersupply of accessible medical, educational, and care facilities in the East Rand corridor ensures long-term demand.

Threats?

Economic Volatility:
- Rising construction costs, interest rates, or funding constraints may delay project feasibility.

Approval Delays:
- Although zoned, bulk service connections, environmental compliance, and building plan approvals could slow progress.

Competition:
- Emerging developments in nearby nodes could compete for similar tenants or funding sources.

Policy & Regulatory Changes:
- Shifts in municipal or national policies on land use, social infrastructure, or tax incentives could affect project viability.

Market Sensitivity:
- Projects dependent on donor funding or public sector budgets may face delays in execution.