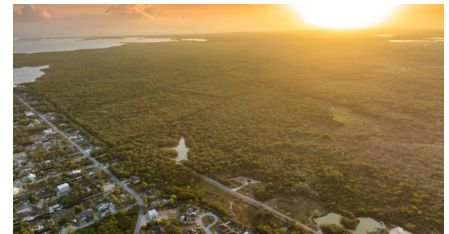


## DEVELOPMENT LAND WITH POTENTIAL ACCESS TO NORTH SOUND | 152 ACRES WATER FRONT

Duck Pond

MLS# 417856

**CI\$22,000,000**





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This is a tremendous opportunity to secure a large (152-acre) site with potential access to the North Sound.

This parcel is in the Duck Pond area with over 1,700 running feet of water frontage, most of this parcel is zoned agricultural residential (122 acres, allowing 2 houses per acre with its current Zoning) with a section towards the north ocean fronting boundary rezoned as a mangrove buffer (30 acre). Access to the property is via a registered 30-foot vehicle right of way to the south that has been granted to the property which then would join and access the continuation of the East-West Arterial Road. This gives it convenience and has an excellent location for many development opportunities, as this is the next developable area.

As Grand Cayman continues to develop the demand for land continues to increase and will continue. Getting further out is becoming more and more of a desire but also from affordability and access to inventory, makes for a good opportunity. The property owners understand that a feasibility study would need to be done on the property to see the viability and quantifying costs for any potential development, subject to approval by the Central Planning Authority. In addition, the developer may want to seek to change the density and possibly add some mixed-use to the area.

Something else to add to the location is the roundabout and how close and convenient it is, as the bypass continues, it gives you access to Bodden town, which has several stores, gas stations, restaurants, and other amenities.

Please call for more information on this excellent opportunity!

**Property Features**

<b>Type</b> Land (For Sale)	<b>Status</b> Current	<b>View</b> Inland, Water Front, Water View
<b>Listing Type</b> Agriculture	<b>Width</b> 1736.00	<b>Depth</b> 7583.00
<b>Block/Parcel</b> 30A/31A / 7/28	<b>Area</b> 50	

**Additional Features**

<b>Road Surface</b> Asphalt	<b>Soil</b> Other	<b>Topography</b> Level	<b>Zoning</b> Low Density residential
<b>Trees</b> None	<b>Frontage Road</b> Private	<b>Possession</b> At Closing	