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**RED BAY - MASSIVE 112 PARCEL 53 ACRE DEV'T SITE**

Shamrock Road, East of George Town, Cayman Islands

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**PROPERTY DETAILS**

Price: US\$25,000,000	MLS#: 417423	Type: Land
Listing Type: Low Density Residential	Status: Current	Width: 650
Depth: 3,500	Acreage: 53.69	

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**PROPERTY DESCRIPTION**

Massive 53 acre development site! Already master planned with 109 residential lots. Two apartment sites of over 2 acres each on the lake and waterway. Commercial site of over 5.5 acres, and roads throughout that link up to existing neighbouring developments. There is waterway access leading into the North Sound, so attractive for easy boating access. A tremendous amount of work on the whole site has already been completed, including filling most of the site. While some work is still left to finish up, these lots and sites can start selling very soon. The whole surrounding area is comprised of existing development with a great amount of infrastructure already in place, so this will be a high demand area for these lots and sites. Good opportunity to also develop some sites yourself or joint venture with a developer, especially with the apartment sites and commercial site. There is a tremendous scope of profit from the sale of these lots and sites and possibly some development of them. Master planned development sites of this size and quality in the confines of well established neighbourhoods and this close to George Town, just don't exist in Grand Cayman. This is a great opportunity to profit from the increasing demand for this type of property over the long term.

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**PROPERTY FEATURES**

Kitchen Features	Oven (No)
Outdoor Features	Water Frontage (No)
Title	Freehold

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**PRESENTED BY**

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# IMAGES



ZONING		LOW DENSITY RESIDENTIAL	
MINIMUM AREA	1.54 ACRES - 662,200 SQ. FT.	MINIMUM AREA	1.54 ACRES - 662,200 SQ. FT.
APPROX. SUBDIVISION AREA	40.53 ACRES - 1,741,800 SQ. FT.	APPROX. SUBDIVISION AREA	40.53 ACRES - 1,741,800 SQ. FT.
APARTMENT SITE AREA	4.77 ACRES - 207,760 SQ. FT.	APARTMENT SITE AREA	4.77 ACRES - 207,760 SQ. FT.
NET AREA	389 ACRES - 1,684,000 SQ. FT.	NET AREA	389 ACRES - 1,684,000 SQ. FT.
APPROX. SUBDIVISION AREA	40.53 ACRES - 1,741,800 SQ. FT.	APPROX. SUBDIVISION AREA	40.53 ACRES - 1,741,800 SQ. FT.
TOTAL SITE AREA	50.30 ACRES - 2,209,000 SQ. FT.	TOTAL SITE AREA	50.30 ACRES - 2,209,000 SQ. FT.

  

LEGEND	EST #	AREA	LEGEND	EST #	AREA
APARTMENT	1	214,000	ROAD	10	12,000
CONCRETE	2	10,000	UTILITY	11	10,000
LANDSCAPE	3	10,000	WATER	12	10,000
LANDSCAPE	4	10,000	WATER	13	10,000
LANDSCAPE	5	10,000	WATER	14	10,000
LANDSCAPE	6	10,000	WATER	15	10,000
LANDSCAPE	7	10,000	WATER	16	10,000
LANDSCAPE	8	10,000	WATER	17	10,000
LANDSCAPE	9	10,000	WATER	18	10,000
LANDSCAPE	10	10,000	WATER	19	10,000
LANDSCAPE	11	10,000	WATER	20	10,000
LANDSCAPE	12	10,000	WATER	21	10,000
LANDSCAPE	13	10,000	WATER	22	10,000
LANDSCAPE	14	10,000	WATER	23	10,000
LANDSCAPE	15	10,000	WATER	24	10,000
LANDSCAPE	16	10,000	WATER	25	10,000
LANDSCAPE	17	10,000	WATER	26	10,000
LANDSCAPE	18	10,000	WATER	27	10,000
LANDSCAPE	19	10,000	WATER	28	10,000
LANDSCAPE	20	10,000	WATER	29	10,000
LANDSCAPE	21	10,000	WATER	30	10,000
LANDSCAPE	22	10,000	WATER	31	10,000
LANDSCAPE	23	10,000	WATER	32	10,000
LANDSCAPE	24	10,000	WATER	33	10,000
LANDSCAPE	25	10,000	WATER	34	10,000
LANDSCAPE	26	10,000	WATER	35	10,000
LANDSCAPE	27	10,000	WATER	36	10,000
LANDSCAPE	28	10,000	WATER	37	10,000
LANDSCAPE	29	10,000	WATER	38	10,000
LANDSCAPE	30	10,000	WATER	39	10,000
LANDSCAPE	31	10,000	WATER	40	10,000
LANDSCAPE	32	10,000	WATER	41	10,000
LANDSCAPE	33	10,000	WATER	42	10,000
LANDSCAPE	34	10,000	WATER	43	10,000
LANDSCAPE	35	10,000	WATER	44	10,000
LANDSCAPE	36	10,000	WATER	45	10,000
LANDSCAPE	37	10,000	WATER	46	10,000
LANDSCAPE	38	10,000	WATER	47	10,000
LANDSCAPE	39	10,000	WATER	48	10,000
LANDSCAPE	40	10,000	WATER	49	10,000
LANDSCAPE	41	10,000	WATER	50	10,000
LANDSCAPE	42	10,000	WATER	51	10,000
LANDSCAPE	43	10,000	WATER	52	10,000
LANDSCAPE	44	10,000	WATER	53	10,000
LANDSCAPE	45	10,000	WATER	54	10,000
LANDSCAPE	46	10,000	WATER	55	10,000
LANDSCAPE	47	10,000	WATER	56	10,000
LANDSCAPE	48	10,000	WATER	57	10,000
LANDSCAPE	49	10,000	WATER	58	10,000
LANDSCAPE	50	10,000	WATER	59	10,000
LANDSCAPE	51	10,000	WATER	60	10,000
LANDSCAPE	52	10,000	WATER	61	10,000
LANDSCAPE	53	10,000	WATER	62	10,000
LANDSCAPE	54	10,000	WATER	63	10,000
LANDSCAPE	55	10,000	WATER	64	10,000
LANDSCAPE	56	10,000	WATER	65	10,000
LANDSCAPE	57	10,000	WATER	66	10,000
LANDSCAPE	58	10,000	WATER	67	10,000
LANDSCAPE	59	10,000	WATER	68	10,000
LANDSCAPE	60	10,000	WATER	69	10,000
LANDSCAPE	61	10,000	WATER	70	10,000
LANDSCAPE	62	10,000	WATER	71	10,000
LANDSCAPE	63	10,000	WATER	72	10,000
LANDSCAPE	64	10,000	WATER	73	10,000
LANDSCAPE	65	10,000	WATER	74	10,000
LANDSCAPE	66	10,000	WATER	75	10,000
LANDSCAPE	67	10,000	WATER	76	10,000
LANDSCAPE	68	10,000	WATER	77	10,000
LANDSCAPE	69	10,000	WATER	78	10,000
LANDSCAPE	70	10,000	WATER	79	10,000
LANDSCAPE	71	10,000	WATER	80	10,000
LANDSCAPE	72	10,000	WATER	81	10,000
LANDSCAPE	73	10,000	WATER	82	10,000
LANDSCAPE	74	10,000	WATER	83	10,000
LANDSCAPE	75	10,000	WATER	84	10,000
LANDSCAPE	76	10,000	WATER	85	10,000
LANDSCAPE	77	10,000	WATER	86	10,000
LANDSCAPE	78	10,000	WATER	87	10,000
LANDSCAPE	79	10,000	WATER	88	10,000
LANDSCAPE	80	10,000	WATER	89	10,000
LANDSCAPE	81	10,000	WATER	90	10,000
LANDSCAPE	82	10,000	WATER	91	10,000
LANDSCAPE	83	10,000	WATER	92	10,000
LANDSCAPE	84	10,000	WATER	93	10,000
LANDSCAPE	85	10,000	WATER	94	10,000
LANDSCAPE	86	10,000	WATER	95	10,000
LANDSCAPE	87	10,000	WATER	96	10,000
LANDSCAPE	88	10,000	WATER	97	10,000
LANDSCAPE	89	10,000	WATER	98	10,000
LANDSCAPE	90	10,000	WATER	99	10,000
LANDSCAPE	91	10,000	WATER	100	10,000

