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# THE CROWN JEWEL OF CAYMAN BRAC: 77 ACRES OF PRIME ISLAND LAND

Cayman Brac East

MLS# 421040

## CI$4,000,000













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77 Acres. Endless Possibilities.

An extraordinary opportunity to acquire 77 acres of premier Bluff land in Cayman Brac. Elevated, ideally located, and rich with development potential, this rare offering is perfectly suited for a luxury residential enclave, private estates, or a signature investment project.

A landmark property for those who recognize exceptional opportunities.

Dimensions are approximate. Some photos courtesy of www.caymanlandinfo.ky.

Potential Gross Sales

Using today's Cayman Brac land values:

* If 140 lots averaged CI$50,000 each:
* Gross sales: CI$7.0 million
* If 140 lots averaged CI$60,000 each:
* Gross sales: CI$8.4 million
* If 140 lots averaged CI$70,000 each:
* Gross sales: CI$9.8 million
* If premium Bluff lots averaged CI$80,000 each:
* Gross sales: CI$11.2 million

These figures represent estimated gross sales based on current Cayman Brac land values and are subject to planning approvals, subdivision design, market conditions, and final lot count.

## Property Features

| | | |
|---|---|---|
| Type<br>**Land (For Sale)** | Status<br>**Current** | View<br>**Inland** |
| Listing Type<br>**Little Cayman/Cayman Brac** | Width<br>**1711.00** | Depth<br>**2824.00** |
| Sq Ft<br>**0.00** | Block/Parcel<br>**109A / 299&77** | Area<br>**80** |
| Acres<br>**77** | | |

## Additional Features

| | | | |
|---|---|---|---|
| Road Surface<br>**Asphalt** | How Shown<br>**Drive by** | Soil<br>**Rock** | Topography<br>**Fill Needed** |

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| | | | |
|---|---|---|---|
| Road Frontage<br>**210** | Trees<br>**Heavily Wooded** | Title<br>**Freehold** | Frontage Road<br>**City Maintained** |
| Possession<br>**At Closing** | Land Certificate<br>**Issued** | | |

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