



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

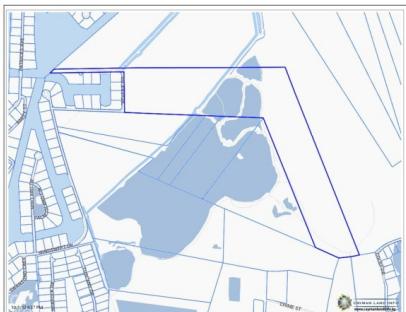
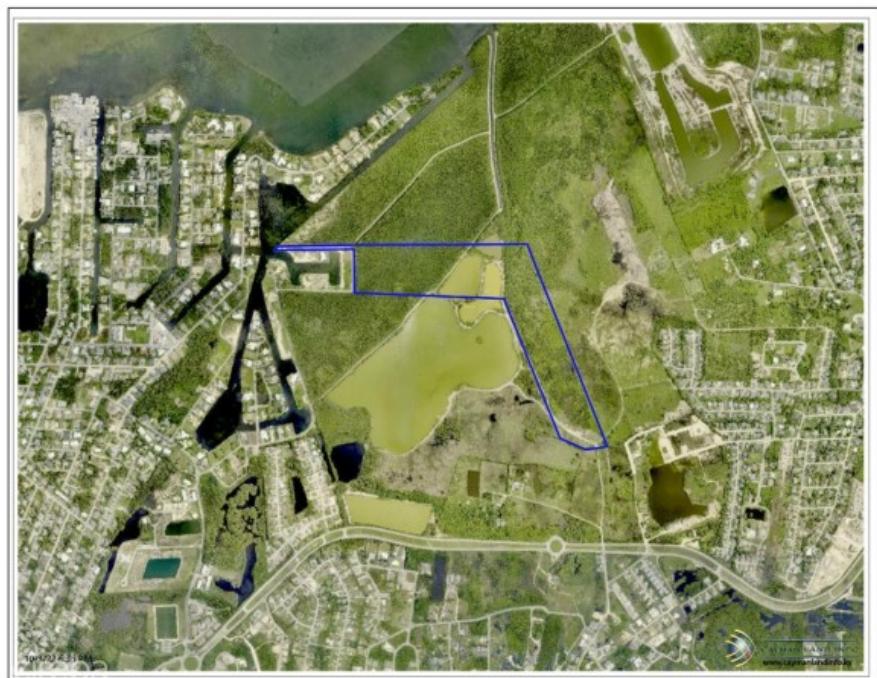
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## SPOTTS PRIME DEVELOPMENT OPPORTUNITY

Spotts, Cayman Islands

MLS# 418327

**CI\$4,750,000**





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This property offers exceptional development potential, perfectly suited for a large-scale residential project. With a natural lake/pond on site, you have the added benefit of easily sourcing fill for the entire property. The un-improved easement off the East/West Bypass provides direct road access, enhancing the convenience of future development. Zoned for low-density residential use, the property is ideal for creating approximately 120 house lots, each with significant retail value. Alternatively, it could be developed into a middle-income housing community, offering tremendous investment potential in a growing area.

## Essential Information

|                        |                |               |                                |
|------------------------|----------------|---------------|--------------------------------|
| Type                   | Status         | MLS           | Listing Type                   |
| <b>Land (For Sale)</b> | <b>Pen/Con</b> | <b>418327</b> | <b>Low Density Residential</b> |

## Key Details

|                         |                         |                 |                  |                                     |
|-------------------------|-------------------------|-----------------|------------------|-------------------------------------|
| Width<br><b>525.00</b>  | Depth<br><b>4100.00</b> | Bed<br><b>0</b> | Bath<br><b>0</b> | Block & Parcel<br><b>24D,13REM1</b> |
| Acreage<br><b>48.00</b> |                         |                 |                  |                                     |
| Den<br><b>No</b>        | Sq.Ft.<br><b>0.00</b>   |                 |                  |                                     |

## Additional Features

|                             |  |                      |
|-----------------------------|--|----------------------|
| Views<br><b>Garden View</b> | Zoning<br><b>Low Density residential</b> | Soil<br><b>Black</b> |
|-----------------------------|--|----------------------|