

For Sale

Land

\$9,400,000

Casa Bay Development

Corozal, Belize

Property Description

This unique property is a prime undeveloped parcel of land located at mile 4 of the Corozal-Consejo Road, near the village of Consejo on the northern coast of Corozal Bay. The Consejo property is just an hour-and-a-half drive from the Philip Goldson International Airport of Belize, or a short drive from Corozal's regional airport. It is strategically located near the Mexican city of Chetumal (capital of Quintana Roo state). This parcel is totaling 969.86 acres. This parcel of land offers enormous potential and reflects the character of Belize celebrating the natural beauty of our region with 12,000 ft of Linear beachfront. The property is unique for the area because of the large acreage between the main road and the ocean, encompassing sufficient space for a modern, creative planned unit development. There is accessibility from two sides land and ocean. It is one of the last remaining major pieces of undeveloped land in the area and consists of prime space for a development that could feature a major destination for tourism, as well as a fabulous retirement community with full services enjoying Caribbean Vitality and color year-round. The property neighbors the Corozal Bay Wildlife Sanctuary, home to endangered species such as the west Indian manatee. Additionally, the 300-square mile boater's playground that is Corozal Bay/Chetumal Bay offers many recreational opportunities and acts a natural buffer against hurricanes. The distance by water to the famous Leonardo DiCaprio island of Blackadore is 34.5 miles by water and 29 miles by air. Ambergris Caye is a famous tourist destination and is easily accessible by boat and air.

Property Highlights

- One parcel totaling 969.86 acres, comprising 354 individual land titles and 2.26 miles of beachfront on Corozal Bay
- 237 residential lots, including 15 beachfront lots, 21 private large residential/beachfront lots, 58 golf course residential lots, 13 golf course/beachfront lots, and 112 canal and waterway lots
- 18-hole championship golf course
- Full-service marina
- Three distinct swimming areas
- Parks and flex event center
- Destination spa
- Recreational centers and clubs
- Commercial and retail areas

OFFERING SUMMARY

Sale Price	\$9,400,000
Lot Size	968.86 Acres

For more information

April Femrite CBI, MBA

O: 507 327 7126

april@naibelize.com

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968.86 Acres | \$9,702 / AC

PROPERTY NAME: Belize Land Development with Marina and Golf Course Concept - Corozal

LOT SIZE: 968.86 Acres

Testing of two wells recently drilled on the property shows ample fresh water to meet or exceed estimated needs for both irrigation and domestic consumption, thus eliminating the need for supplementary desalinization. The raw water sampled has been found to be hard, however still ideal for irrigation and non-consumption uses. Potable water can be produced through treatment of the raw water stream to reduce hardness and then distributed via a separate system.

WATER ASSESSMENTS

Water samples retrieved from four sites in Corozal Bay show excellent water quality with no significant coliform or E. coli bacteria.

Belize Valley Archaeological Reconnaissance commissioned in March 2008 (Dr. Jaime J. Awe, PhD)

Study confirmed several sites of historical significance, but none that will impede development

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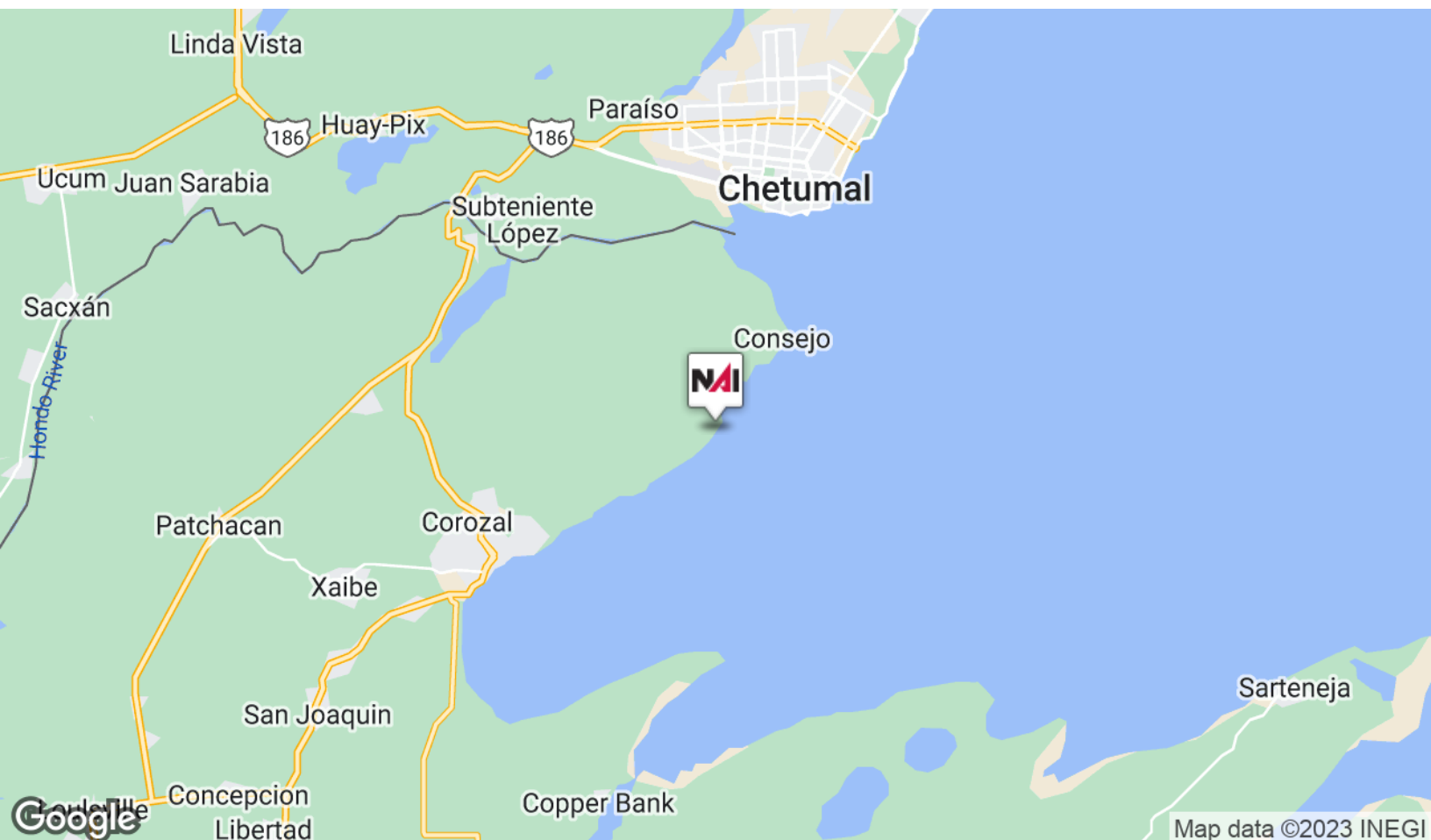
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NAIBelize

Barrier Reef Drive
San Pedro, Belize
501 226 4309 tel
naibelize.com



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Belize, the only English-speaking country in Central America, offers a unique combination of richly rewarding experiences that make it unlike any destination on the planet. Tourists are attracted to and keep returning to the area because of its white beaches, friendly people, and the world class diving, snorkeling, fishing and sailing.

Swim with exotic sea life along the Western Hemisphere's largest barrier reef. Explore the fascinating mysteries of the largest concentration of Maya sites in the region. Hike thousands of acres of unspoiled forest, including one of the only jaguar preserves in the world. Escape to any of the more than 400 tropical islands and three of the Western Hemisphere's four atolls (ring shaped islands formed by coral), surrounded by pristine turquoise waters. Discover the highest waterfall and the most extensive cave system in Central America, and dive the captivating Blue Hole.

The harmonious blend of Maya, Mestizo, Creole, Garifuna, East Indian, Mennonite, Arab and Chinese creates distinctive cultural traditions, including cuisine just waiting for you to discover.



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Southern Belize (Toledo District) is known by many as “The Forgotten Land,” Southern Belize’s undiscovered landscapes serve as a threshold for lush rainforests, ancient Maya artifacts, fascinating cultures and enough eco-adventures to impress even the most discerning traveler. Punta Gorda is the gateway to everything from off-shore fishing, to river trips, as well as caving, birding and Maya archaeological sites. Not to mention, some of the nicest people you’ll ever meet.

Western Belize (Orange Walk District) is home to many archaeological sites, like Cahal Pech. Other points of interest include the Butterfly Farm and the Rainforest Medicinal Trails and the Benque House of Culture in Benque Viejo Del Carmen. For the more adventurous traveler, Nachuch Che’em Park is known for its cave tubing and zip-lining offerings. And for everything from Maya temples to caving to hiking to kayaking or horseback riding, San Ignacio is definitely the place to be in Western Belize.

Southeast Coast (Stann Creek District) is a blend of culture and adventure. From the Maya Mountains views to the golden-sand beaches, this region has something for everyone. Dangriga, a laid-back Garifuna seaside community near Hopkins, is a great beach destination and Placencia is known for water activities like kayaking, snorkeling and diving. Inland is full of adventures, like Cockscomb Basin Wildlife Sanctuary, Mayflower Bocawina National Park and Blue Hole National Park. This coast has it all.

Central Belize (Belize and Cayo Districts) is home to the howler monkeys and many rare bird species, Central Belize is perfect for travelers looking to get into the wild bringing together some of the country’s best features, including Maya sites, dense jungles, rushing waterfalls and extensive caves. The Central Coast is also home to Belize City, the cultural and business epicenter of Belize.

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Northern Belize (Corozal District) is a destination for those wanting to get closer to Mother Nature, avoid large crowds or experience everything from the archaeological wonders of the Maya sites to exploring the jungles, rainforests and lagoons. If you’re looking to get off the grid, head here.

Belize Reef (Islands) As the largest and most intact reef system within the Northern Hemisphere, the Belize Barrier Reef comprises seven key marine reserve zones. The reef’s crystal blue waters are a haven for its marine community and an enticing exploratory region for SCUBA divers and snorkelers. Discover the over five hundred species of fish, seventy hard coral and thirty six soft coral species among the plenty of aesthetic views both above and below water. In 1996, this reef was inscribed as a UNESCO World Heritage Site for its significant habitats and natural development. Add the cultural appeal of Belize and skilled guides, and you’ve got yourself the dive trip of a lifetime.



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TOURISM FACTS

Belize is considered to be the gateway to Central America and top destination for water related adventures due to its proximity to the second largest barrier reef in the world. Tourists are attracted to and keep returning to Belize because of its beautiful beaches, friendly people, world class diving/snorkeling/fishing and its reputation for being known as a laid back, safe, English speaking country. Belize boasts a variety of landscapes including: mountains, jungles, rivers, waterfalls, hundreds of cayes (islands) and rare atolls (ring shaped islands formed by coral).

Tourist arrivals to Belize are heavily increasing with a 43% jump since the year 2000 and a 29% increase between 2010-2015. Overnight arrivals have increased 22.5% from first quarter 2017 to first quarter 2018. Approximately 95% of arrivals into Belize are for leisure travel and with new non-stop flights from the US and Canada, it makes for an easy vacation destination.

AWARDS

In 2013 and 2014 Ambergris Caye won back-to-back Trip Advisor members awards as the “best island” in the world to visit.

The World Travel Awards named Ambergris Caye, Belize as the leading destination in Mexico & Central America for years 2015 and 2016.

Time Magazine top 52 world places to go in 2017.



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Currency

Belize currency exchange is extremely easy for United States Dollar conversion. The Belize dollar is locked at \$2 Belize = \$1 USD. Most accommodations and tours are listed in USD prices, and most restaurants, and shops are listed in BZ\$. Nearly everyplace readily accepts USD currency.

Flights

Travel to Belize is now easier than ever as Southwest, American, Delta, and United fly to Belize from major cities across the United States, with a travel time of just 2-5 hours. Canadians too can now enjoy Belize as both WestJet and Air Canada now offer non-stop service from Toronto.

Getting to Caye Caulker is easy because both of Belize's domestic airlines—Tropic Air and Maya Island Air—have hourly flights to the island. It takes only 15 minutes to fly from the international airport in Belize City to Caye Caulker. A water taxi is also available for about \$15 USD and takes 60 minutes to travel from the mainland to Caye Caulker.

Language

Belize is a former British commonwealth and adopted English as its official language. While you'll hear familiar words of the English language, a large population of Belizeans, speak an English-based Creole (Belizean Creole or Kriol) during most informal, social and interethnic dialogue.

People

From the moment you arrive in Belize—whether you are an adventure traveler, part of a family trip or in the country for a relaxing beach vacation—Belize people and culture make you feel as welcome and comfortable, like nowhere you've ever visited. In Belize, our traditions and customs are varied and represent more than eight diverse cultures. For generations, the people of Belize have demonstrated a cultural commitment to preserve the country's unique charms. This enduring promise to the land, the waters and you, our visitor, inspires all to achieve a genuine and intimate connection to a variety of extraordinary experiences.

Weather

One of the nicest things about visiting Belize is the weather. With an average yearly temperature of 84°F (29°C), it's always warm, yet comfortable. Coastal sea breezes as well as our jungle and rainforests keep you cool even in the hottest summer months while winters can be cool but never very cold. In short, the climate is pretty much near perfect. Even in winter (November-March) the temperature in Belize rarely falls below 60°F (16°C), while the summer (May-September) is around 86°F (30°C). Humidity is also fairly consistent at around 85 percent.

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APRIL FEMRITE CBI, MBA

Director

april@naibelize.com
Direct: 507.327.7126

MN #40500153

PROFESSIONAL BACKGROUND

April provides professional, knowledgeable, honest and reliable representation to clients during the process of buying or selling Belize businesses. She is specialized in the purchase and sale transfer of resorts, hotels, lodges, businesses and investment properties throughout the entire country of Belize. Her services include providing a broker's opinion of business value, marketing of the business with confidentiality, screening of potential buyers, facilitating negotiations, completing a due diligence investigation and coordinating all aspects of the business sale.

April is a Business Broker and licensed Commercial Real Estate Professional. In 2016, she completed the designation of Certified Business Intermediary (CBI) from the International Business Brokers Association (IBBA) which less than 10% of all Business Brokers around the world have achieved. She has been a business and community leader for the last 12+ years in founder, owner, and managerial roles.

April has developed and continually maintains excellent working relationships with buyers and agents all over the world. Her home base is in the United States but she is well traveled and connected throughout Belize. She travels between the US and Belize on a regular basis to meet client needs.

EDUCATION

Certified Business Intermediary (CBI) through International Business Brokers Association (IBBA) 2016-Present
Minnesota Real Estate License 2016-Present
MBA, Minnesota State University, Mankato 2016

NAI BELIZE

Barrier Reef Drive
San Pedro, Belize, MN 000000
501.226.4309