

FOR SALE

\$ 299,000.00 USD

[Belize - Ambergris Caye](#)

[Ambergris Caye](#)

[Listing ID: 100043729003](#)

Positioned in one of Ambergris Caye's rapidly growing corridors, Parcel 5163 offers an exceptional opportunity to secure a strategically located property with strong future potential. Featuring approximately 50 feet of road frontage and extending over 130 feet in depth, this lot provides the ideal footprint for a boutique commercial development, mixed-use concept, vacation rental project, or private residence in a high-demand area. Surrounded by established resorts, residential communities, and popular dining destinations, the property benefits from consistent traffic and growing exposure along one of the island's expanding routes. Its central location places you just 15 minutes from Downtown San Pedro and approximately 20 minutes from the world-famous Secret Beach, creating the perfect midpoint for business visibility and accessibility. As development continues to expand north of town, opportunities like this are becoming increasingly limited and difficult to find. Whether you are looking to establish a commercial presence, land bank for future appreciation, or build in a thriving area of Ambergris



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RE/MAX ISLAND REAL ESTATE

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