5 Bay Harbour Centre, West Bay Road, Grand Cayman
+1 (345) 938-1000
info@rhulens.com

LITTLE CAYMAN 33 AVAILABLE LOTS IN 51 LOT 17.49-ACRE SUBDIVISION FULL PLANNING GRANTED

Little Cayman (East), Cayman Islands

MLS# 420858

CI$465,000





Copyright © 2026 Rhulens.

Crafted By: WING CMS



Sloane Rhulen
sloane@rhulens.com

Prime Little Cayman North Shore Development Positioned along the tranquil North Shore of Little Cayman, this rare 51-lot subdivision presents an exceptional opportunity for investors and developers seeking a strategically prepared project with immediate upside. Fully planned and professionally laid out, this offering combines secured planning approvals, existing contracted sales, and inherited income streams within one of the Caribbean's most naturally preserved island destinations. The subdivision has been carefully structured to minimize risk and maximize future flexibility for the next owner. Roads and utilities are to be completed by the buyer, allowing a developer to execute infrastructure according to their preferred specifications and timeline while stepping into a project with substantial groundwork already completed. Planning Approval Secured A major advantage of this offering is that planning permission is already in place and protected, significantly reducing uncertainty for future development. Eight sub-parcels are individually titled ,including parcels 91A 245, 246, 247, 249, 250, 251, 252, and 254 , which keeps the planning consent active across the entire site. This structure provides an important safeguard for the purchaser by eliminating the typical re-planning risks often associated with large-scale land developments. The subdivision is fully laid out and positioned for a seamless continuation of the project. Strong Pre-Sales & Immediate Revenue This development also benefits from an established buyer base and inherited income from day one of closing. 33% pre-sold 18 of 51 lots already under contract 10 lots fully paid and awaiting title transfer 7 active installment contracts extending through 2032 The buyer will inherit approximately US$11,000 per month in rolling income, creating immediate cash flow while completing the remaining infrastructure and preparing unsold inventory for resale. With 33 unsold lots remaining, the project offers significant future resale potential in a market increasingly recognized for privacy, natural beauty, and long-term growth potential. Clean Structure & Verified Ownership The property is offered with a clean title, fully verified with no disputes or litigation attached to the development. This creates additional confidence for investors seeking a streamlined acquisition process and a secure development foundation. A Rare Little Cayman Opportunity Little Cayman continues to attract buyers looking for a slower pace, unspoiled surroundings, and long-term value within the Cayman Islands. Opportunities of this scale, particularly those with approvals, existing contracts, and active income, are increasingly rare. Whether you are an experienced developer, land investor, or group seeking a phased Caribbean project, this North Shore subdivision offers a compelling combination of security, scalability, and future potential. How do you want to live your life? Photo courtesy of caymanlandsinfo.ky

Copyright © 2026 Rhulens.

Crafted By: WING CMS

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**Current**	**420858**	**Little Cayman/Cayman Brac**

Key Details

Width	Depth	Block	Parcel
480.00	**2000.00**	**91A**	**254**

Additional Features

Block	Parcel	Views
91A	**254**	**Garden View**

Copyright © 2026 Rhulens.

Crafted By: WING CMS