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ELEVATED DEVELOPMENT SITE RARELY AVAILABLE

South Sound, Cayman Islands

MLS# 421313

CI\$8,950,000





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A substantial 5.8-acre development parcel just off Fairbanks Road presents an opportunity to secure significant land in a central Grand Cayman location. Comprising approximately 252,648 square feet, the site combines scale, extensive road frontage, elevation, and proximity to George Town, creating a compelling proposition for developers considering a high-end residential subdivision. The property sits at approximately 9 feet above sea level, with the listing agent advising that the land did not flood during Hurricane Ivan and that no fill is required. Approximately 1,200 feet of road frontage further strengthens the site's development credentials, providing considerable frontage across a parcel of this size. Subject to planning approval and all applicable regulations, the property could potentially accommodate up to 21 residential house lots. Its acreage and configuration provide an opportunity to explore the creation of a thoughtfully planned residential community in an area that remains convenient to schools, employment centers, and the amenities of central Grand Cayman. Identified as Block 15C, Parcel 63, the land is located just off Fairbanks Road, with the George Town waterfront approximately 1.5 to 2.2 miles away, based on information supplied by the listing agent. This proximity gives a future residential development convenient access to the capital while retaining the space required for a larger-scale subdivision concept. At KYD \$8,950,000, equivalent to approximately KYD \$35 per square foot, Fairbanks Development Land offers developers the opportunity to acquire 5.8 acres with significant road frontage and potential for a high-end residential project in a well-connected location. Any subdivision density or development concept, including the potential for up to 21 house lots, remains subject to planning approval and applicable regulations. Prospective purchasers should undertake independent legal, planning, surveying, infrastructure, elevation, and development due diligence.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	New	421313	Agriculture

Key Details

Width	Depth	Block	Parcel
914.00	314.00	15C	63

Additional Features

Block
15C

Parcel
63

Views
Garden View

Zoning
**Low Density
residential**

Road Frontage
1200

Soil
Rock