

FOR SALE



SECRET BEACH

Parcel 3491

ROAD EASEMENT

Canal-Front Lot Near San Pedro – Pricing with Upside

Price: USD 114,900 **MLS Number:** P.3491.JM
Location: Belize District **Lot size:** 5,000.00 Sq Ft

This canal-front property offers a strategic opportunity to acquire waterfront land near San Pedro Town at a price point that reflects early-stage development—before full neighborhood build-out and price alignment. Located just 1.5 miles southwest of town, this lot sits in an area where infrastructure is actively expanding. Offered at: \$125,000 USD. Context Matters: More established canal-front communities nearby—featuring paved roads, utilities, and completed homes—are currently trading between \$169,000–\$200,000 USD at 33% smaller in size. This property is priced below that range because the area is still in transition—which is precisely where many investors look to enter. Property Details: 50 ft canal frontage x 100 ft depth. 2 blocks west of Captain Sharks Boatyard Marina. Electricity and road access approx. 400 ft away. Easy access to town via paved roads nearby. Why This Opportunity Works: Early Entry Pricing: Buy before full infrastructure reaches the lot. Infrastructure Expansion: Electricity has already been extended. [Read more on our website](#)

