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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 USDContext 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 depth2 blocks west of Captain Sharks Boatyard MarinaElectricity and road access approx. 400 ft awayEasy access to town via paved roads nearbyWhy This Opportunity Works:Early Entry Pricing: Buy before full infrastructure reaches the lotInfrastructure Expansion: Electricity has already been extended

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