

## FOR SALE



### Half Acre Second Row Lot

**Price:** USD 150,000

**MLS Number:** P.9537.JM

**Location:** Stann Creek District

**Lot size:** 20,856.50 Sq Ft

Half-Acre Coastal Access Property – Commercial or Residential – Ambergris Caye, Belize This impressive half-acre lot in North San Pedro offers exceptional value and flexibility for locals, investors, expats, and anyone seeking a property with both beach access and commercial potential. Positioned 7 miles north of San Pedro Town, the lot is second row from the Caribbean Sea with a defined beach access easement right in front of the property, allowing you to reach the shoreline in about 300 feet. The property's generous dimensions—80 ft x 260 ft—and expansive 340 ft of road frontage make it one of the most dynamic development sites in the area. Why This Property Stands Out: \* Position in front of incoming road north. Build residential, commercial, or a combination \* Ideal for boutique lodging, rental units, wellness retreats, retail, storage or a home + business concept \* Close to major north-island destinations including Costa Blu Resort (now redeveloping), Matachica Resort, Portofino, Moon Bar, Tropical escape and other popular venues With electricity and high-speed internet already available in the area, and

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