PRIVATE ISLANDS INC.

HAWK'S NEST CAY

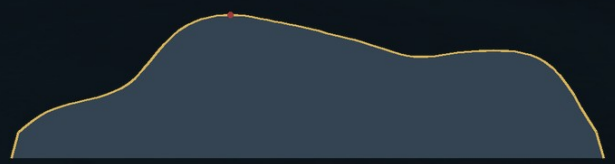
CAT ISLAND, BAHAMAS



25 ACRES · FREEHOLD

DEEP-WATER CREEK FRONTAGE

24.144°N 75.523°W



THE ESTATE

At a Glance

LOCATION	Cat Island, Bahamas
TITLE	Freehold
LAND AREA	25 acres
DEVELOPMENT	Non-developed
FRONTAGE	Deep-water creek
SUMMIT	36 ft

ACRES OF PRIVATE ISLAND

Twenty-five acres of non-developed freehold island at the southern tip of Cat Island — a clean slate beside full resort infrastructure.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
25 acres

TITLE
Freehold

SUMMIT
36 ft

WATERS
Hawks Nest Creek

ACCESS
Marina · airstrip

www.privateislandsonline.com/caribbean/bahamas/hawk's-nest-cay,-cat-island

REGION — THE BAHAMAS

The Bahamas stretches some 500 miles from Florida toward the Turks and Caicos — hundreds of islands scattered over clear, shallow banks. Cat Island is among the quietest: a long, high island in the central Bahamas, known for fishing grounds, small settlements and unhurried shores.





THE ISLAND

Across the Creek

Hawk's Nest Cay sits at the southern tip of Cat Island, just across the protected waters of Hawks Nest Creek from the Hawk's Nest Resort & Marina. The position gives the island absolute seclusion on one shore and a working resort — marina, airstrip and supplies — minutes away on the other.

THE CANVAS

A Clean Slate

The island remains in its pristine, non-developed state: no buildings, no legacy works to undo. The listing frames the opportunity plainly — a custom family estate, or a boutique eco-resort, drawn from scratch on 25 acres of freehold ground.

THE FISHING

Billfish & Bonefish

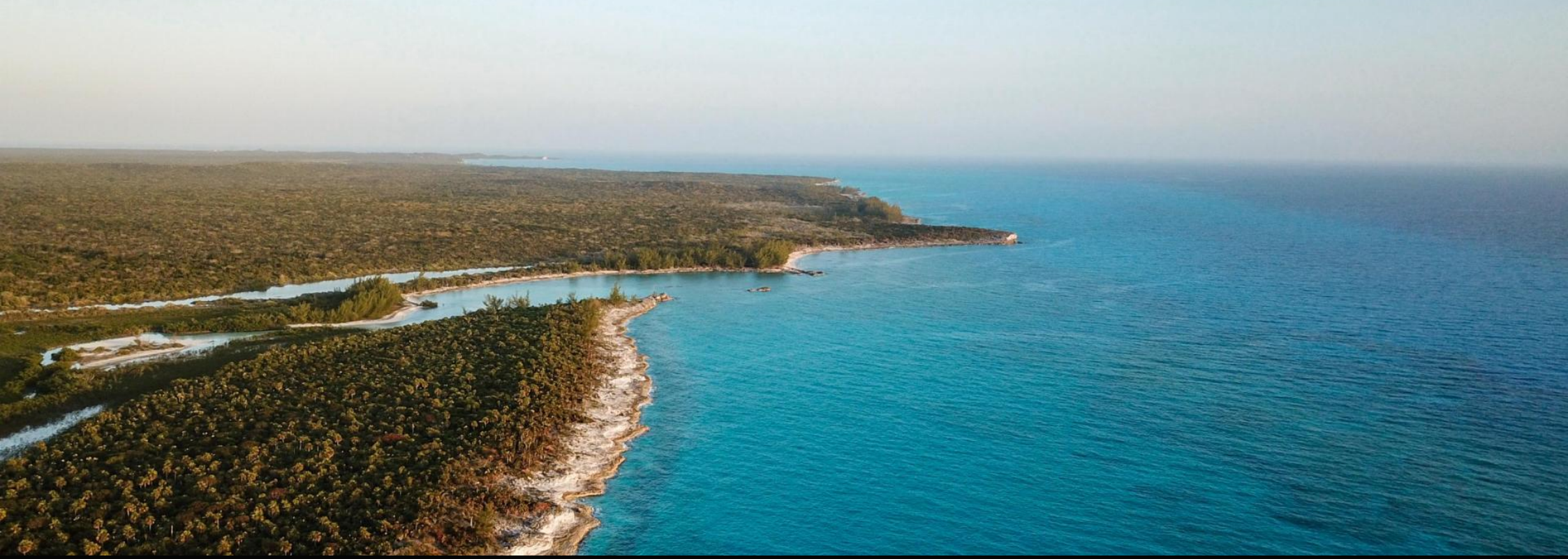
These waters are renowned for world-class billfishing and bonefishing — a premier destination for serious anglers. The cay is equally a private pilot's island, with the resort airstrip a short hop across the creek.

THE VALUE

Best of Both Worlds

Private islands usually trade support for seclusion. This one keeps both: an undeveloped island of one's own, plugged into the neighbouring resort's infrastructure for arrivals, supplies and construction.





LAND AND WATER

High South, Soft North

The topography is defined by significant elevations along the southern shore — dramatic vantage points with natural protection, rising to a 36-foot summit. The northern shoreline runs the other way: several white-sand beaches and calm water. Between island and mainland, Hawks Nest Creek is a sheltered, deep-water channel, naturally protected from ocean surges — an ideal setting for a private dock able to accommodate large vessels.

KNOWN FOR

Position — a non-developed freehold island plugged into a resort marina and airstrip, in billfishing and bonefishing water.

SUMMER HIGH 91°F · WINTER LOW 65°F · SEA TEMPERATURE 73–85°F



BY WATER

A Short Hop

The island is a short hop across the creek from the Hawks Nest Marina — a 28-slip marina on the mainland shore, 0.35 miles from the cay's centroid. The creek itself is deep and sheltered, so the crossing is the simplest part of any arrival.

BY AIR

The Resort Airstrip

International arrivals are facilitated by the neighbouring resort's 4,900-foot private airstrip, about 0.8 miles north-east, able to receive light to mid-size jets. New Bight, Cat Island's principal settlement, lies some 12 miles north.

DISTANCES — STRAIGHT LINE

Hawks Nest Marina 0.35 mi · Resort Airstrip 0.8 mi · New Bight 12 mi · Arthur's Town 34 mi

LOCATION

On the Map

CAT ISLAND • SOUTHERN BAHAMAS



GALLERY

The Estate in Frames



The creek and the northern beaches



Along the creek shore



Calm water off the north shore



The creek mouth at sunset



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

HAWK'S NEST CAY

CAT ISLAND, BAHAMAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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