PRIVATE ISLANDS INC.

ORANGE POINT

TOLEDO DISTRICT, BELIZE



29.06 ACRES · SEAFRONT PARCEL

750+ FT CARIBBEAN FRONTAGE

16.082°N 88.825°W



THE ESTATE

At a Glance

LOCATION	SW of Punta Gorda, Toledo
LAND AREA	29.06 acres
FRONTAGE	750+ ft, Caribbean Sea
DEPTH	1,200+ ft
TITLE	Freehold
HILLTOP	85 ft

OVER 750 FEET OF CARIBBEAN SEA FRONTAGE

A deep, solid-ground parcel running from a sandy, mangrove-fringed shore back into dense Toledo jungle — undeveloped and ready to shape.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
29.06 acres

FRONTAGE
750+ ft

HILLTOP
85 ft

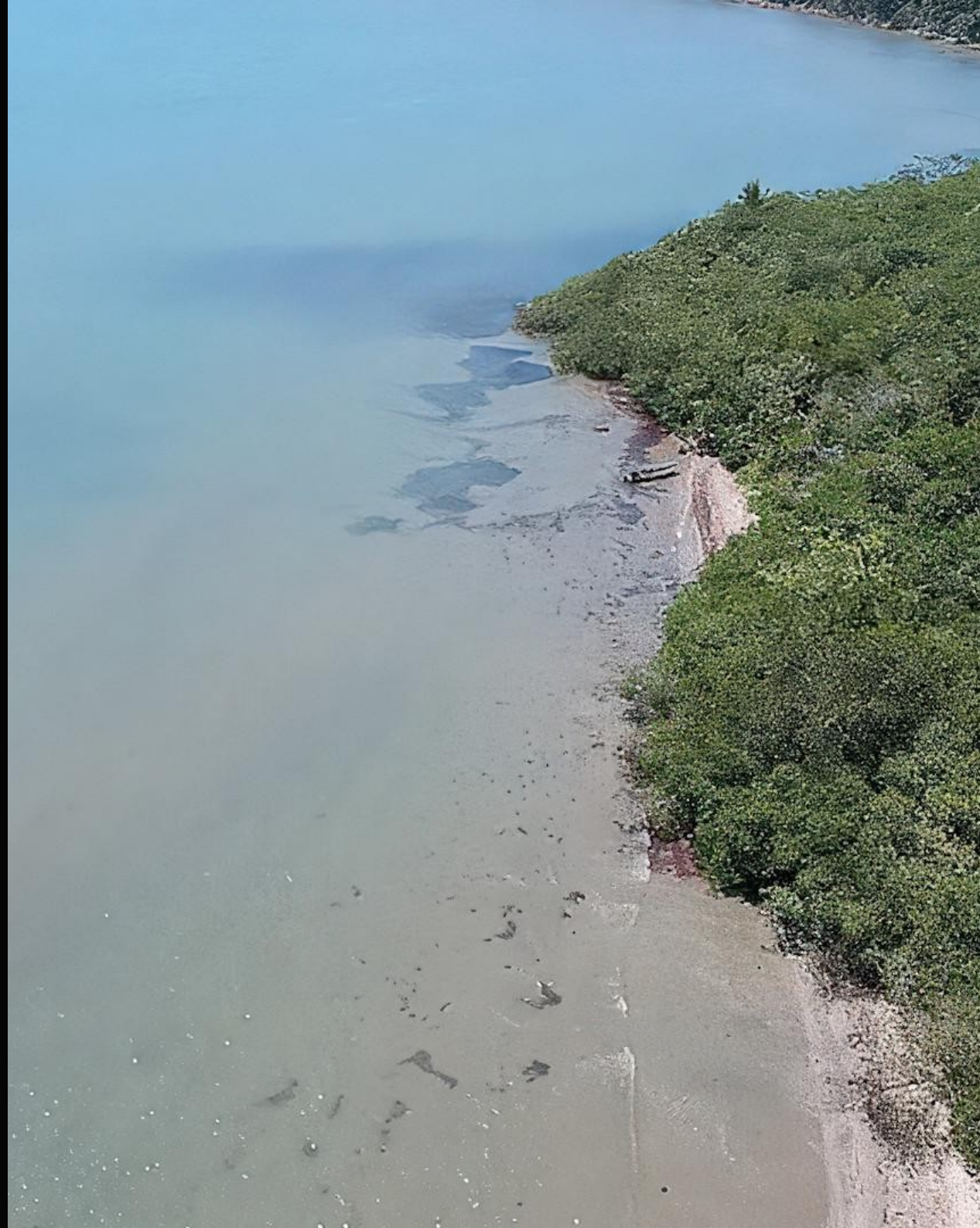
WATERS
Caribbean Sea

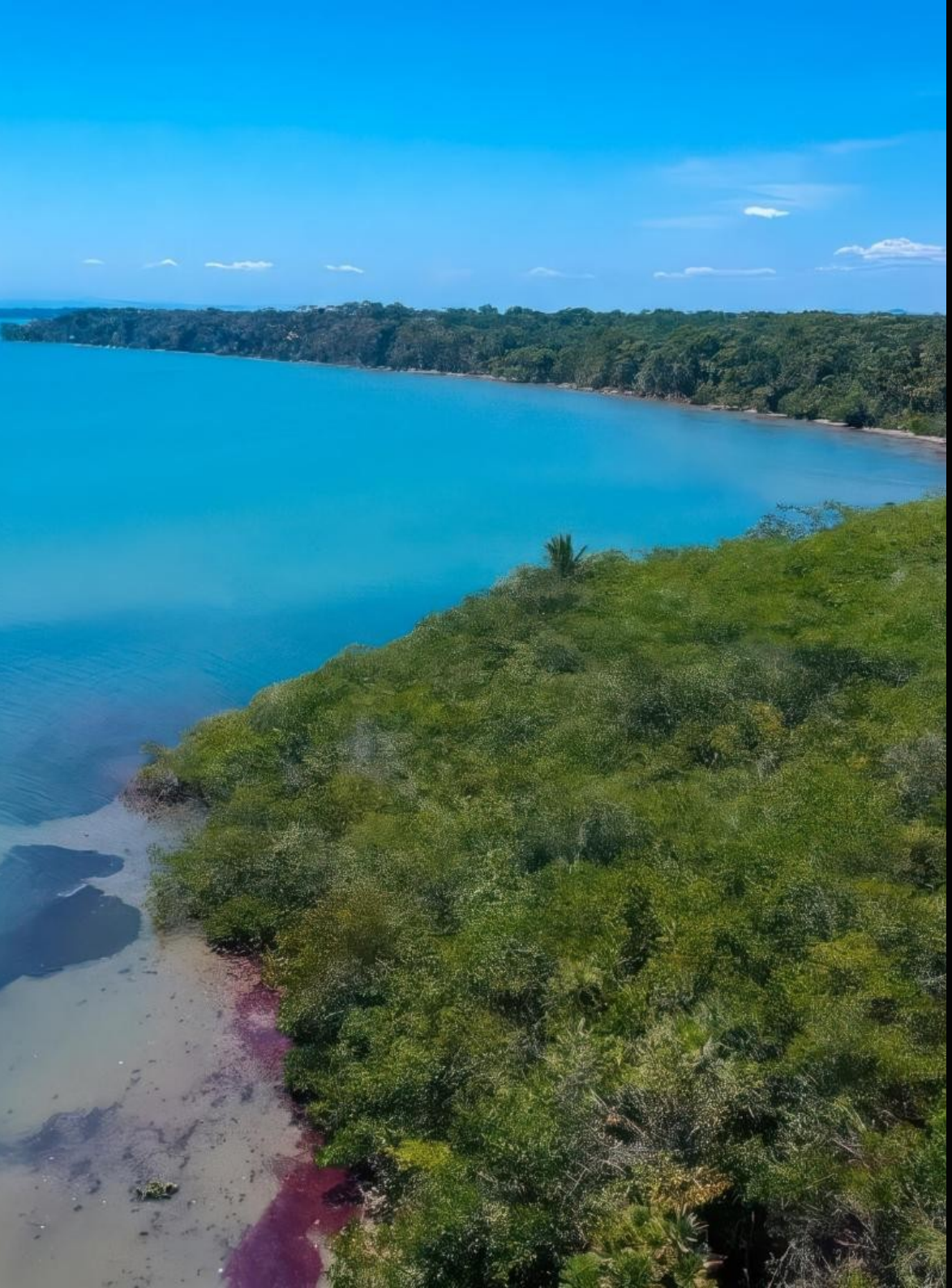
DISTRICT
Toledo

www.privateislandsonline.com/central-america/2906-acres-for-sale-in-toledo-district

REGION — BELIZE

Belize is Central America's Caribbean state — English-speaking, with freehold ownership open to foreign buyers. Toledo, its southernmost district, is the wildest: rainforest, Maya villages and Garifuna culture around Punta Gorda, with the Port Honduras Marine Reserve offshore.





THE LAND

Raw Land, Solid Ground

The parcel is a raw land offering — no existing structures, dense natural vegetation, and solid ground the listing describes as a sound foundation for construction. From the shore the land runs back more than 1,200 feet, rising gently into forested high ground.

THE SETTING

Seclusion, Minutes from Town

The listing places the property about a mile southwest of Punta Gorda Town, Toledo's administrative and transport hub. It is positioned for high-end private residences, a resort, or an eco-lodge — seclusion on the shore, with a town's services a short boat ride away.

LAND AND SEA

Beaches and Mangrove Shore

Over 750 feet of Caribbean frontage mixes sandy beach with natural mangrove shore. The listing describes crystal-clear water suited to swimming and diving, with depth enough to accommodate boat docking infrastructure.

THE OPPORTUNITY

A Development Canvas

Few Toledo parcels combine this much seafront acreage with this proximity to Punta Gorda. The listing frames the property as a strategic investment for commercial or residential development in a district known for cultural diversity and marine biodiversity.





LAND AND WATER

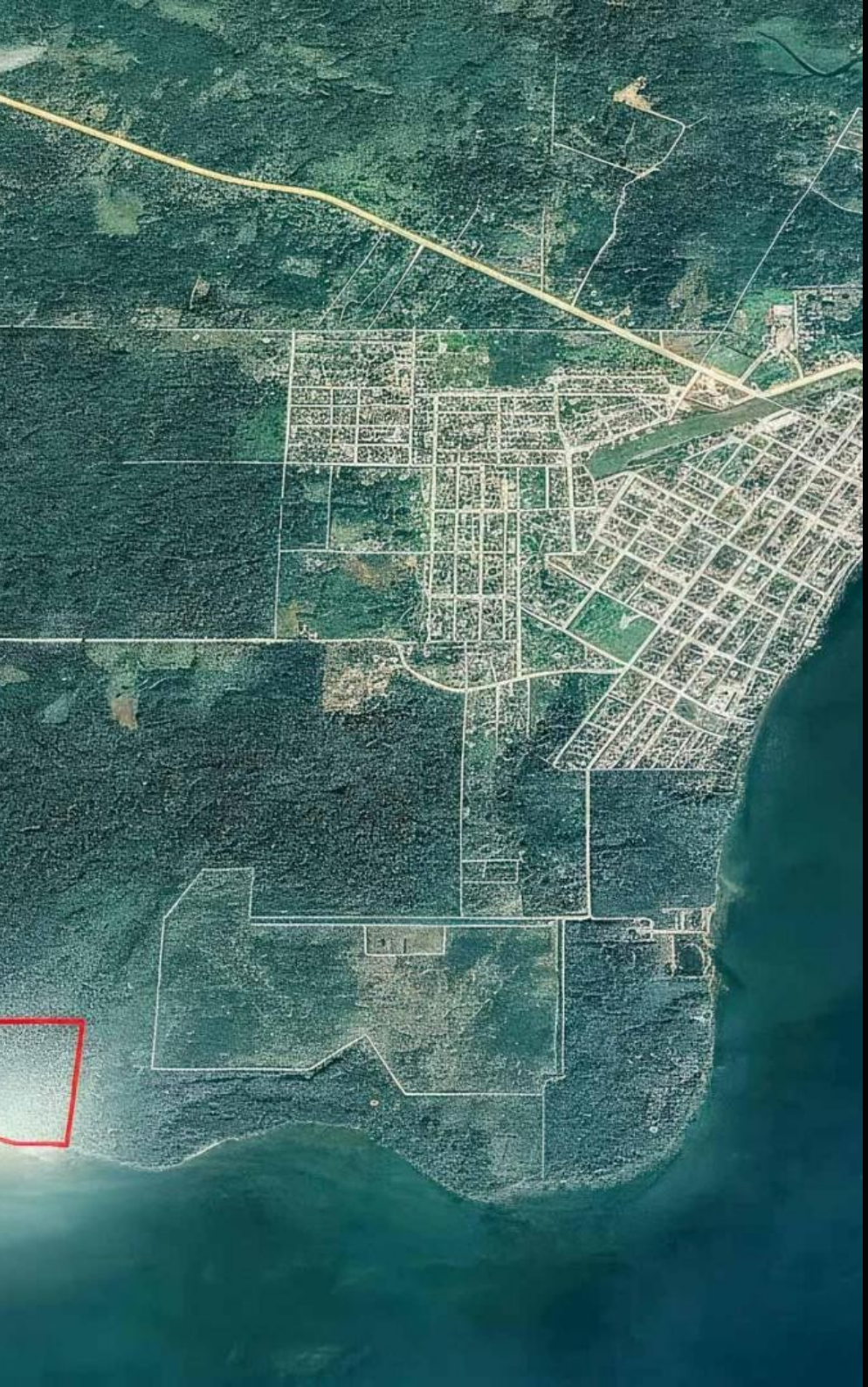
From Shore to Jungle Interior

The estate encompasses over 750 feet of Caribbean Sea frontage, and the lot depth exceeds 1,200 feet, providing substantial interior acreage behind the beach. The waterfront features crystal-clear waters suitable for swimming and diving, with depth sufficient to accommodate boat docking infrastructure. On land, solid ground under dense vegetation gives a buyer a genuine blank canvas.

KNOWN FOR

Caribbean seafront acreage — over 750 feet of frontage on solid, forested ground minutes by boat from Punta Gorda.

DAYTIME HIGH ±88°F · NIGHT LOW ±70°F



BY BOAT

Five Minutes from Punta Gorda

Access to the property is via a short, five-minute boat ride from Punta Gorda Town — the access the listing itself specifies for this boat-front parcel. The town dock is the gateway; the parcel's own shore, with water deep enough for docking infrastructure, is the arrival.

THE GATEWAY

Punta Gorda & Onward

Punta Gorda serves as the logistical gateway for the district, offering daily flights to Belize City and regular ferry service to Guatemala. Belize City's international airport connects onward to the United States and the region.

DISTANCES — STRAIGHT LINE

Orange Point 1 mi · Punta Gorda 2 mi · Punta Gorda Airport 2 mi

29.06 ACRES • 750+ FT OF FRONTAGE • ONE PARCEL

LOCATION

On the Map

TOLEDO DISTRICT • BELIZE



GALLERY

The Estate in Frames



Inside the parcel's jungle interior



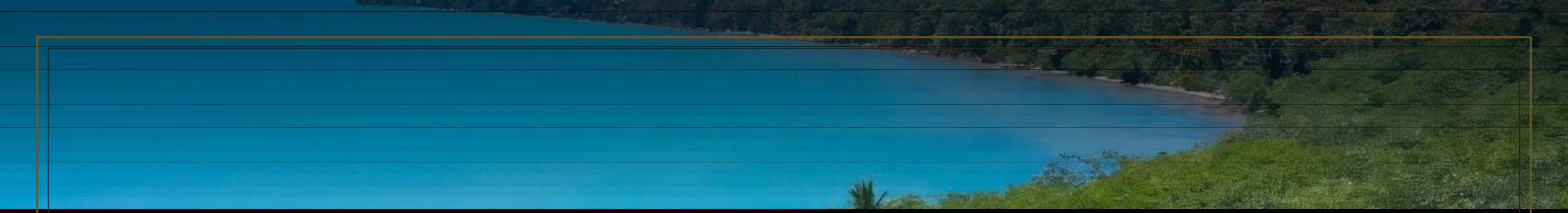
The sandy shore, close up



Shallows along the frontage



Mangrove roots at the waterline



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ORANGE POINT

TOLEDO DISTRICT, BELIZE

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.

www.privateislandsonline.com/central-america/2906-acres-for-sale-in-toledo-district

info@privateislandsinc.com

www.privateislandsonline.com