PRIVATE ISLANDS INC.

TOBACCO CAYE LOT

BELIZE, CENTRAL AMERICA



0.15-ACRE LOT · FREEHOLD

45 × 150 FT · READY TO BUILD

16.898°N 88.062°W



THE ESTATE

At a Glance

LOCATION	Tobacco Caye, Belize
TITLE	Freehold
LOT AREA	0.15 acres
DIMENSIONS	45 × 150 ft
STATUS	Ready to build
ELEVATION	Low-lying caye

ACRES — ONE BUILDING LOT

One ready-to-build lot on Tobacco Caye — the lot alone, not the island — under 100 feet from the Caribbean Sea.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
0.15 acres (lot)

TITLE
Freehold

TERRAIN
Low-lying

WATERS
Caribbean Sea

ACCESS
Boat from Dangriga

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REGION — BELIZE

Tobacco Caye sits by Belize's Barrier Reef off the Stann Creek coast, in English-speaking Central America's freehold caye market, where foreign buyers may hold title outright. Dangriga is the mainland gateway; the South Water Caye Marine Reserve protects the reef waters just south.





THE OFFERING

One Lot on Tobacco Caye

What is offered is a single building lot — 0.15 acres, roughly 45 by 150 feet — on Tobacco Caye, a five-acre inhabited island off Dangriga. The island itself is not for sale. The listing's own aerials outline the lot in red, in the island's southern half among the existing built cluster.

READY TO BUILD

Solid Ground, No Structures

The parcel is described as solid ground prepared for immediate construction, with no existing structures on it. The listing frames it for a private vacation home, a boutique guesthouse, or a small eco-friendly lodge, with residential or commercial tourism use in view.

THE ISLAND

A Working Reef Caye

Tobacco Caye is a small, lived-in caye of palms, docks and dive lodges, less than 100 feet from this lot to the Caribbean Sea at its nearest shore. White sand and turquoise water ring the island, and its coral reef system is part of daily life here.

THE OPPORTUNITY

An Entry Point

The listing positions the lot for the Belize eco-tourism market — a personal Caribbean escape, or a rental aimed at the divers and outdoor travellers who already come to Tobacco Caye for its reef. On-island utilities are not specified in the listing and are for a buyer to confirm.





LAND AND WATER

Sand, Reef & Reserve

The lot sits within 100 feet of the shoreline, with white sandy beaches and turquoise water around the caye. Tobacco Caye is recognised for its vibrant coral reef system and lies near the South Water Caye Marine Reserve, about six miles south — snorkelling, scuba diving and fishing grounds begin at the island's docks.

KNOWN FOR

A ready-to-build foothold on Tobacco Caye — reef, diving and the South Water Caye Marine Reserve at the door.

DAYTIME HIGH ±87°F · NIGHT LOW ±73°F



BY BOAT

The Crossing from Dangriga

Access is by boat transfer from Dangriga Town, about 12 miles to the northwest — the route every Tobacco Caye arrival takes, across the lagoon inside the Barrier Reef to the island's docks.

THE GATEWAY

Dangriga Town

Dangriga serves as the mainland hub for markets, restaurants and essential services, with its own airstrip for domestic flights. Hopkins lies 15 miles along the coast; South Water Caye is six miles south.

DISTANCES — STRAIGHT LINE

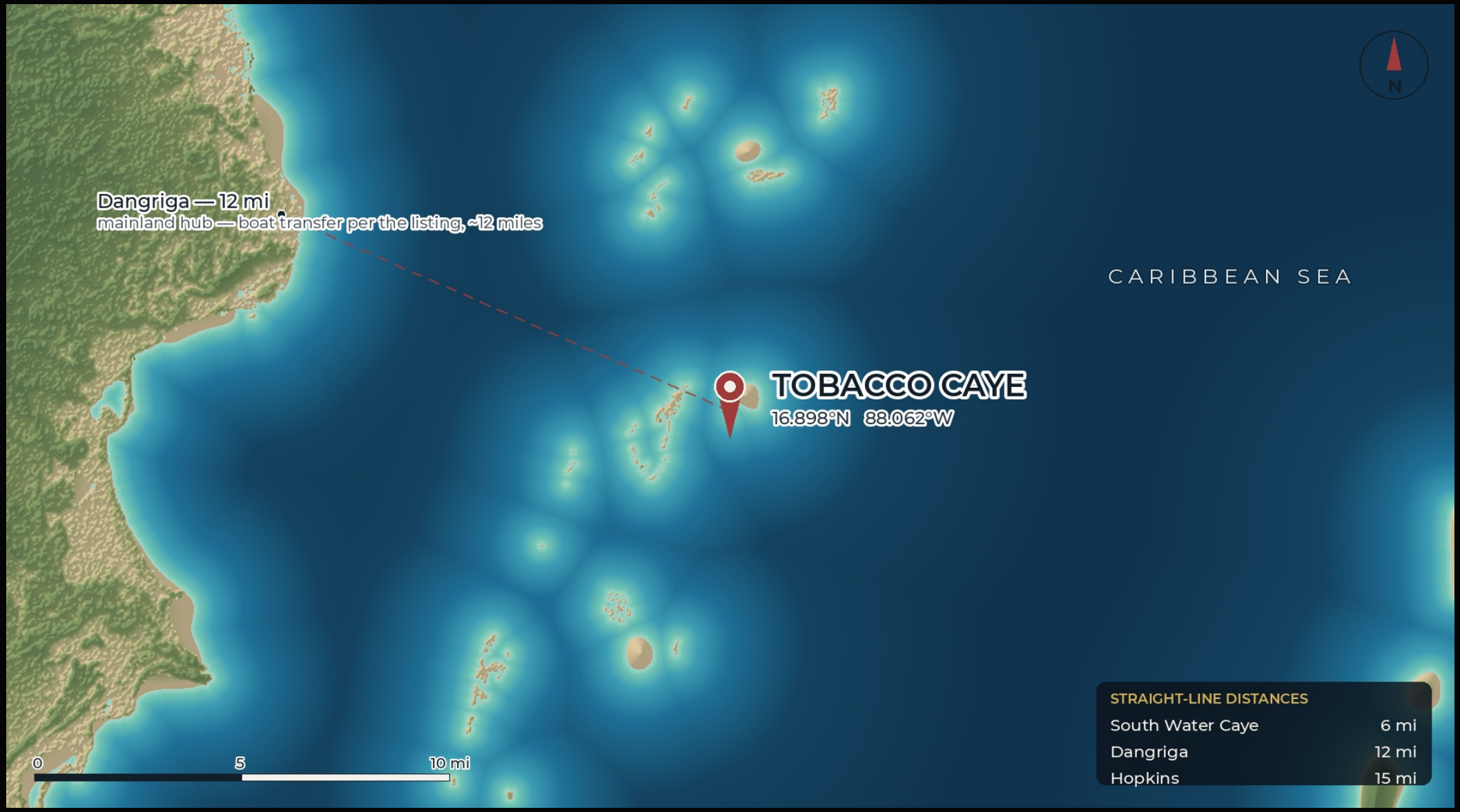
South Water Caye 6 mi · Dangriga 12 mi · Hopkins 15 mi

0.15-ACRE LOT • ON TOBACCO CAYE • FREEHOLD

LOCATION

On the Map

STANN CREEK COAST • BELIZE BARRIER REEF



GALLERY

The Estate in Frames



The reef flat east of the caye



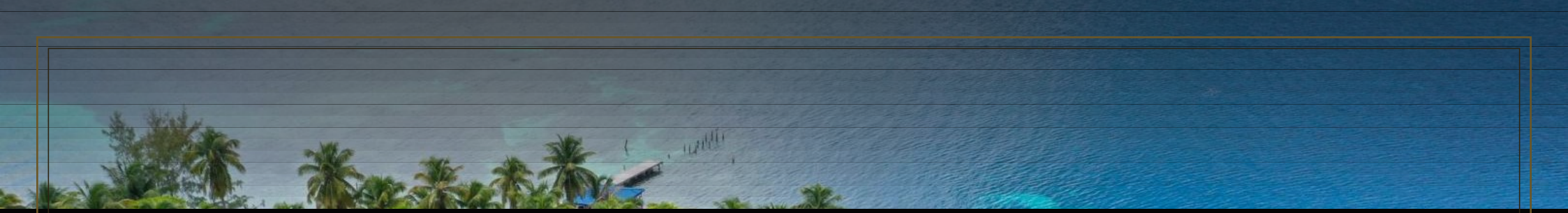
Palms and rooftops over the lot



The caye's eastern shore



Palms at the lot, outlined in the listing



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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BELIZE, CENTRAL AMERICA

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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