PRIVATE ISLANDS INC.

MIDDLE LONG CAYE

BELIZE, CENTRAL AMERICA



10-ACRE PARCEL · FREEHOLD

WESTERN SHORELINE

17.278°N 88.084°W



THE ESTATE

At a Glance

LOCATION	Middle Long Caye, Belize
LAND AREA	10 acres (parcel)
TITLE	Freehold
HILLTOP	29 ft
FRONTAGE	Western shoreline
STATUS	Undeveloped

WESTERN SHORELINE FRONTAGE

Calm, west-facing water frontage on the caye's western shoreline — sheltered, sunset-facing, and suited to a private pier or overwater bungalow suites.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
10 acres

TITLE
Freehold

HILLTOP
29 ft

FRONTAGE
West-facing

STATUS
Undeveloped

www.privateislandsonline.com/central-america/belize/10-acres-on-middle-long-caye

REGION — BELIZE

Belize is English-speaking Central America's Caribbean coast, where foreign buyers may hold freehold title and the Barrier Reef — the Western Hemisphere's largest — shelters a chain of cayes. The central cayes off Belize City stay quieter than the commercialized north, yet the capital is close at hand.



THE PARCEL

A Parcel on Middle Long Caye

The sale is a 10-acre freehold parcel on Middle Long Caye — not the whole island. The caye itself is a long, narrow mangrove island of some 647 acres among Belize's central cayes, and the parcel lies along its pristine western shoreline; the exact parcel boundaries are available on request. Non-developed and unbuilt, the tract is a blank canvas for a luxury eco-resort or a legacy family compound.

THE LAND

High, Dry & Developable

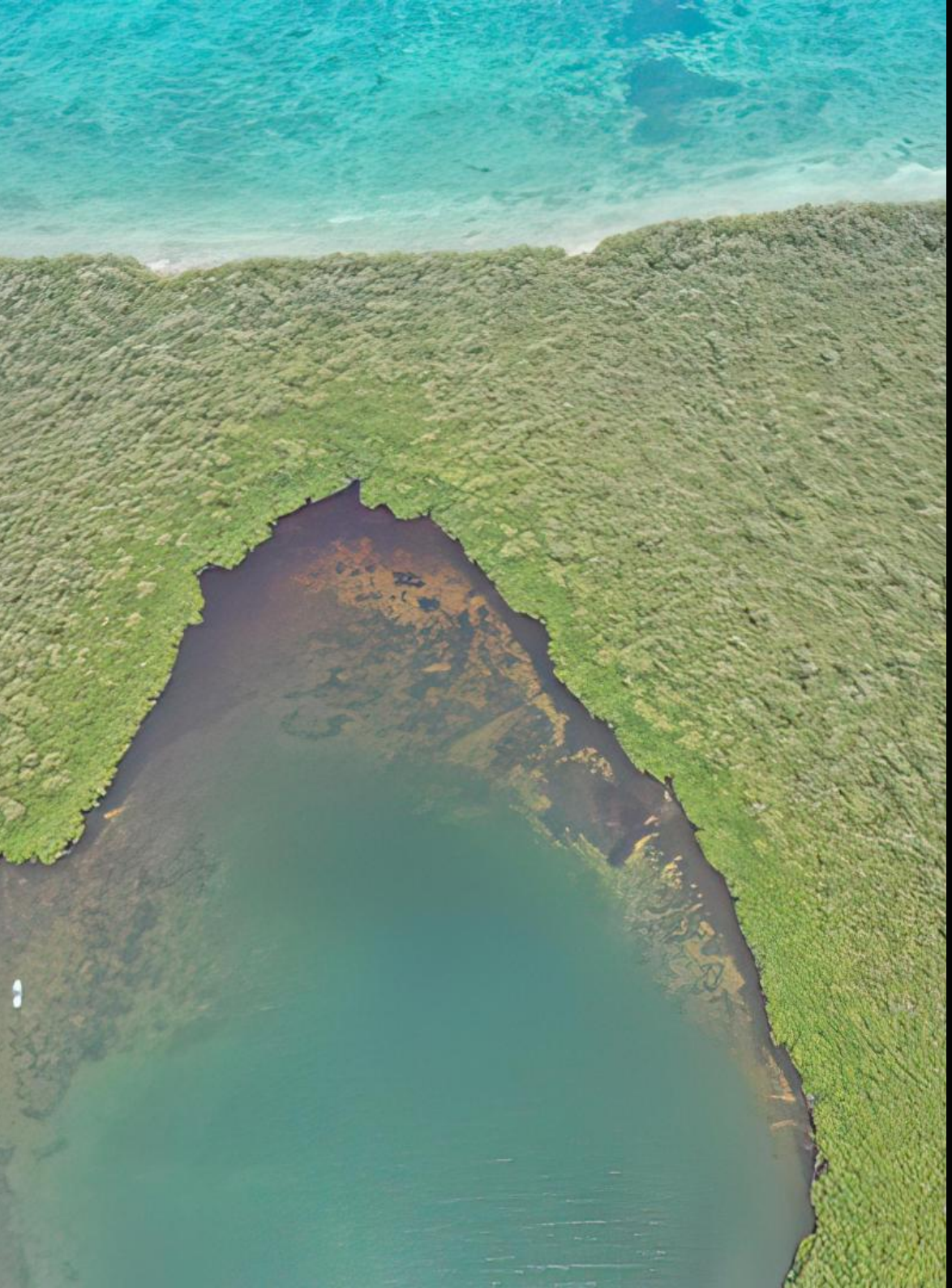
Unlike lower-lying mangrove islands, this parcel is notably high and dry, with flat, developable topography, deep-rooted tropical vegetation and solid ground — a stable foundation that significantly reduces the logistical complexities often associated with island construction.

A NOTE ON IMAGERY

The photographs in this brochure show Middle Long Caye and its shoreline. The sale is of a 10-acre parcel on the island; the exact parcel boundaries are available on request. Every photograph printed here is a camera original supplied with this listing.







FRONTAGE

West-Facing Calm Water

The parcel's western orientation ensures calm water frontage, ideal for the construction of a private pier or overwater bungalow suites that capture the renowned Belizean sunsets. West-facing and sheltered, the shore gives a development both its arrival and its outlook.

THE SETTING

Tranquility in the Central Cayes

Middle Long Caye is celebrated for its tranquility, offering a secluded alternative to the more commercialized northern islands. Set among the Drowned Cayes between Belize City and the reef, it combines genuine quiet with a working position in the heart of Belize's island country.



LAND AND WATER

Land and Water

Three miles east — a 10-to-15-minute boat ride — the Belize Barrier Reef runs along the caye's horizon, sheltering its waters and opening world-class diving and snorkelling. The shallows immediately offshore teem with life: flats fishing for bonefish and tarpon, and kayaking and paddleboarding in calm, protected conditions.

KNOWN FOR

A high, dry 10-acre freehold tract on a tranquil central caye — 25 minutes from Belize City, three miles from the Barrier Reef, fronting calm western water made for piers and overwater bungalows.

SUMMER HIGH 88°F · WINTER LOW 70°F · SEA TEMPERATURE 79–84°F



ARRIVAL

By Boat or Helicopter

A 25-minute boat journey from Belize City, or a swift 10-minute helicopter flight directly from Philip S. W. Goldson International Airport (BZE). Belize City is the country's primary transportation and supply hub, so building materials and daily provisions move efficiently compared with more remote atolls.

UTILITIES

Off-Grid, Renewable-Ready

The parcel is currently off-grid — a prime candidate for 100% renewable infrastructure. Its high elevation and year-round sun make it ideal for high-capacity solar arrays paired with modern rainwater harvesting systems.

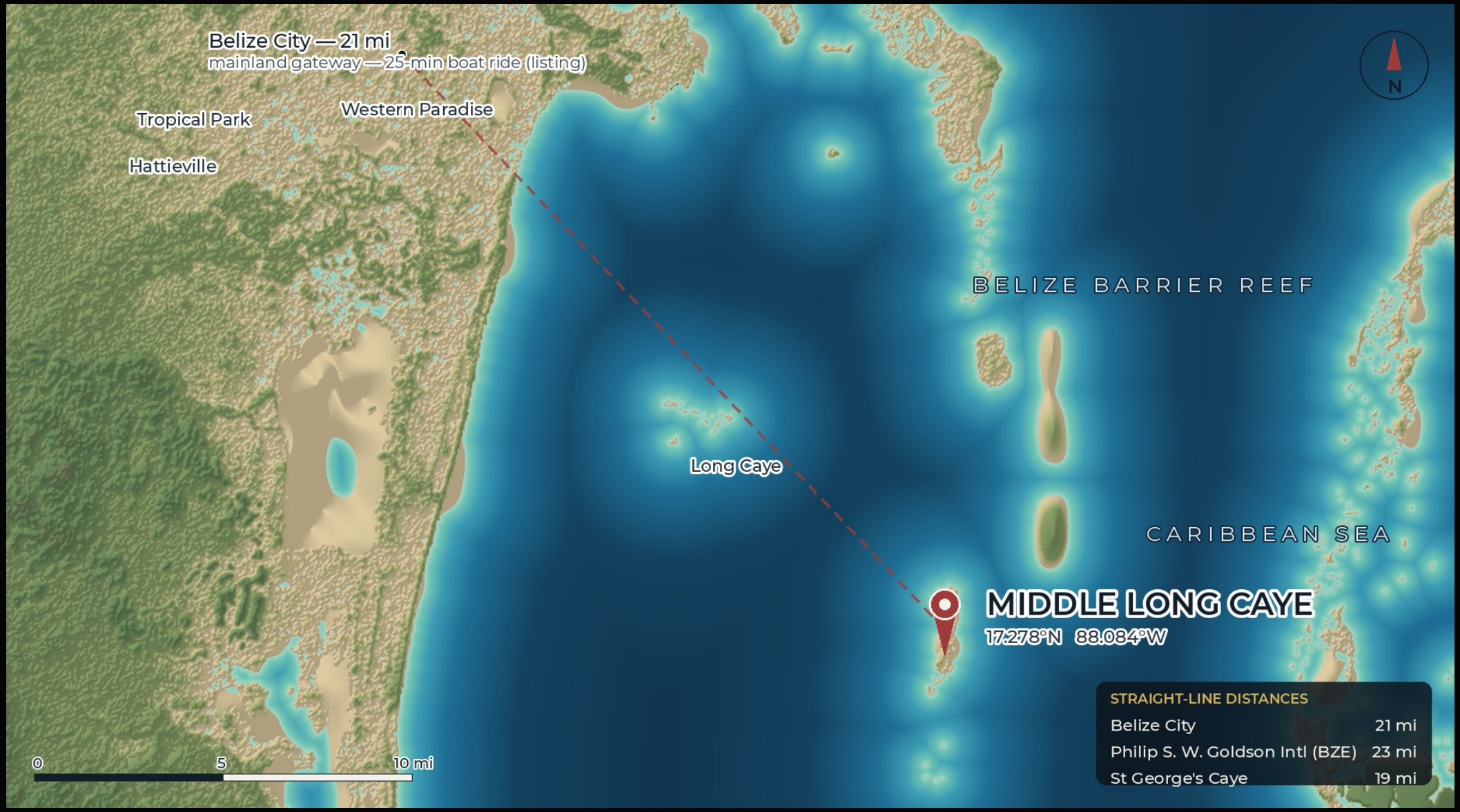
DISTANCES — STRAIGHT LINE

Belize City 21 mi · BZE Airport 23 mi · Barrier Reef 3 mi (from the caye's east shore)

LOCATION

On the Map

THE DROWNED CAYES • OFF BELIZE CITY • BELIZE BARRIER REEF



GALLERY

The Estate in Frames



The lagoon, from the air



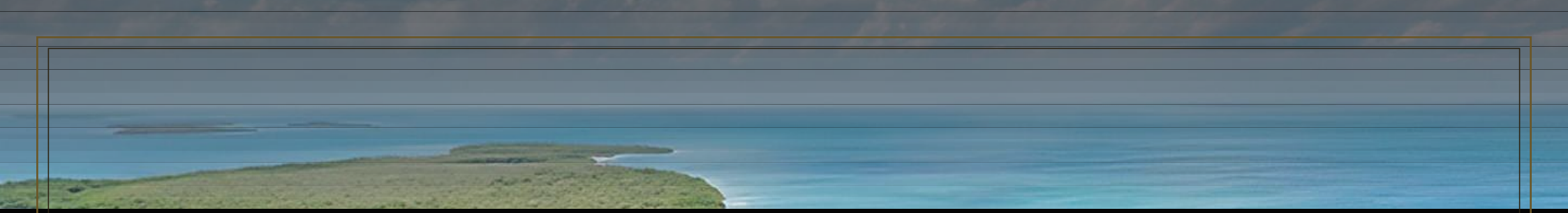
Patch reefs beyond the shore



Mangrove shoreline at water level



Mangrove canopy over the lagoon



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

MIDDLE LONG CAYE

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.

www.privateislandsonline.com/central-america/belize/10-acres-on-middle-long-caye

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