

# Joe's Cay

THE ABACOS - BAHAMAS - CARIBBEAN

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*Thirty acres of untouched Bahamian shoreline in the northern Abacos - a private island ringed by 1,500 feet of white-sand beach, rising to 15-foot elevations rare among these low cays. Undeveloped, freehold, and set in world-famous bonefishing water, Joe's Cay is the blank canvas: a family compound or a boutique retreat, a short boat ride from the international airstrips of Walker's and Spanish Cay.*

## USD 2,950,000

30 ACRES - 1,500 FT BEACH - FREEHOLD - UNDEVELOPED

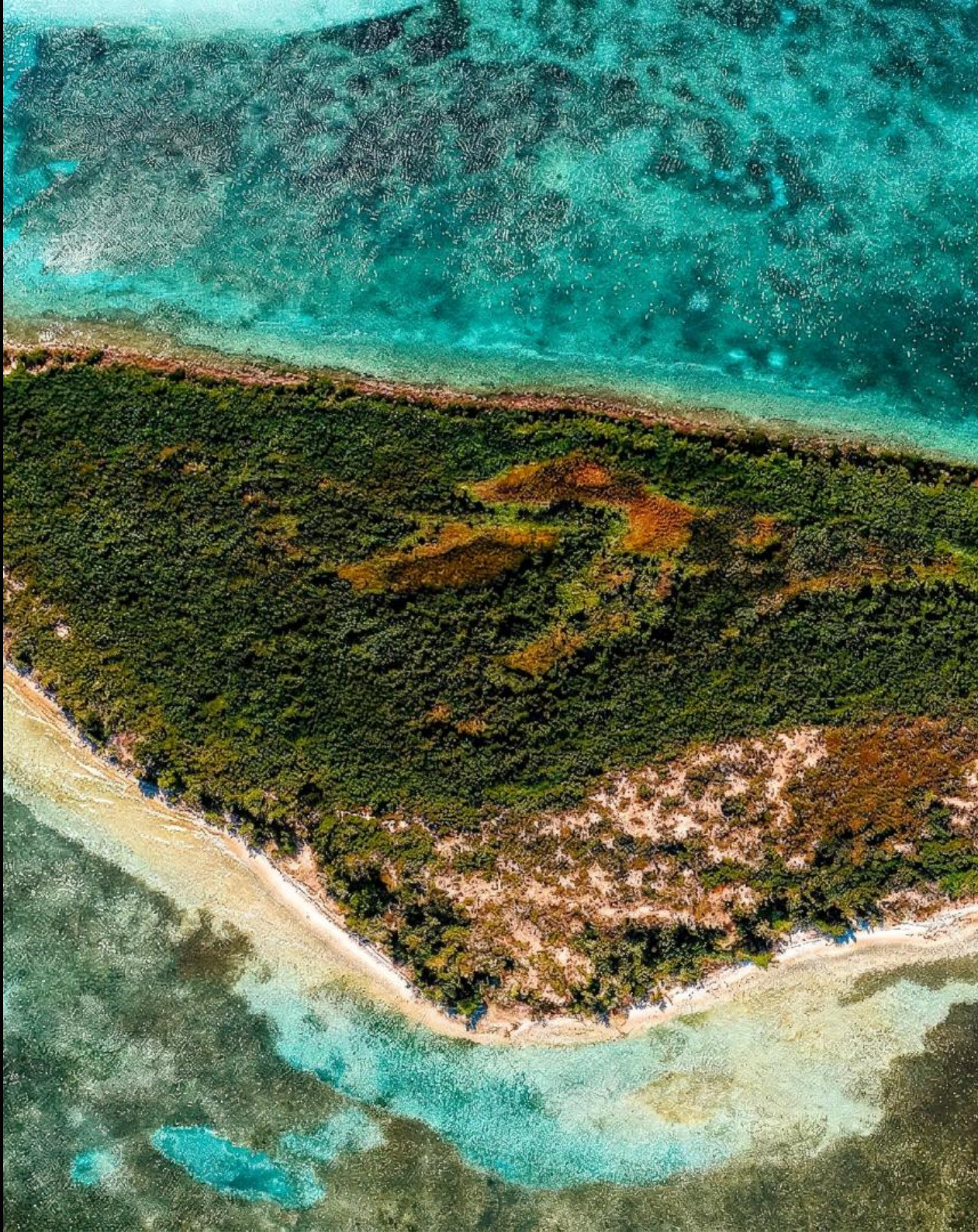
THE ISLAND

# At a Glance

|             |                                                                                       |
|-------------|---------------------------------------------------------------------------------------|
| PRICE       | USD 2,950,000                                                                         |
| LOCATION    | Northern Abaco Cays, The Bahamas                                                      |
| ACREAGE     | 30 acres (approx. 2,000 x 1,000 ft)                                                   |
| BEACH       | 1,500 ft white sand, to 45 ft wide at low tide                                        |
| ELEVATION   | Natural elevations to 15 ft                                                           |
| VEGETATION  | Palms, mangroves, native tropical canopy                                              |
| WATERS      | Bonefish flats, turquoise shallows, deep water beyond reefs                           |
| ANCHORAGE   | Moderate, for private vessels                                                         |
| TENURE      | Freehold                                                                              |
| STATUS      | Undeveloped / Available                                                               |
| ACCESS      | 24 mi Walker's Cay (int'l airstrip + customs);<br>~34 mi Spanish Cay (int'l airstrip) |
| COORDINATES | 27.13°N, 78.04°W (approx.)                                                            |

ISLAND VITALS

|                       |                  |
|-----------------------|------------------|
| ELEVATION             | COORDINATES      |
| 15 ft above sea level | 27.13°N, 78.04°W |
| BEACHES               | WATERS           |
| 1,500 ft white sand   | Bonefish flats   |





#### THE ISLAND

## A Pristine Blank Canvas

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Rising from the clear shallows of the northern Abaco Cays, Joe's Cay is one of the last large-acreage islands in the region still in its natural state. Thirty acres of palm and mangrove canopy, unbroken by a single structure, stretch roughly 2,000 feet end to end. Where most cays sit flat and exposed, Joe's Cay climbs to 15 feet above the sea - ground high enough to build on with confidence, and to take in the whole glittering chain from.

#### LAND & WATER

## Beach & Flats

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The island's signature is its shoreline: some 1,500 feet of white sand, widening to 45 feet at low tide, with a natural sand spit reaching into wading-depth turquoise off the sheltered southeastern beach. Shallow white banks guard the approaches and carve natural channels; beyond the reefs, deep water opens toward the Atlantic. These are the flats that made the Abacos famous - bonefish tailing at dawn, and first-rate snorkeling and diving a short ride out.

#### KNOWN FOR

Fifteen-foot elevations, 1,500 feet of white-sand beach, and world-class bonefishing flats - a blank canvas in the northern Abacos, twenty-four miles from an international airstrip.



## DEVELOPMENT

# The Vision

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Joe's Cay is sold as it has always been: empty. That is the proposition. Thirty freehold acres invite a single vision - a private family estate, or an ultra-exclusive retreat of a handful of villas. The island's eastern end lends itself to a dredged marina basin with a protective breakwater, giving yachts a permanent home. Off-grid today, the cay is a natural candidate for a self-sufficient plant: solar fields and desalination, sized to the island's scale.

## ARRIVAL

# Access

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Seclusion, without isolation. Joe's Cay lies about 24 miles east-southeast of Walker's Cay and 34 miles west-northwest of Spanish Cay - both with international airstrips and customs, so private aircraft clear in and a short boat ride delivers you to your own shoreline. Marsh Harbour, the Abacos' working hub, is under 75 miles to the southeast; Nassau and the Florida coast sit within easy cruising and flying range. Moderate anchorage off the island suits private vessels today.

## THE ABACOS

The Abacos are the Bahamas' great cruising ground - a chain of cays and reefs stretching more than a hundred miles, whose sheltered waters have drawn yachtsmen for generations. Private islands here trade as freehold, the strongest form of Bahamian title. Across the Caribbean, foreign buyers typically clear an Alien Landholding License - a levy of 5 to 10 percent of the price, taking three to ten months - which makes clean freehold in a proven market part of the value.

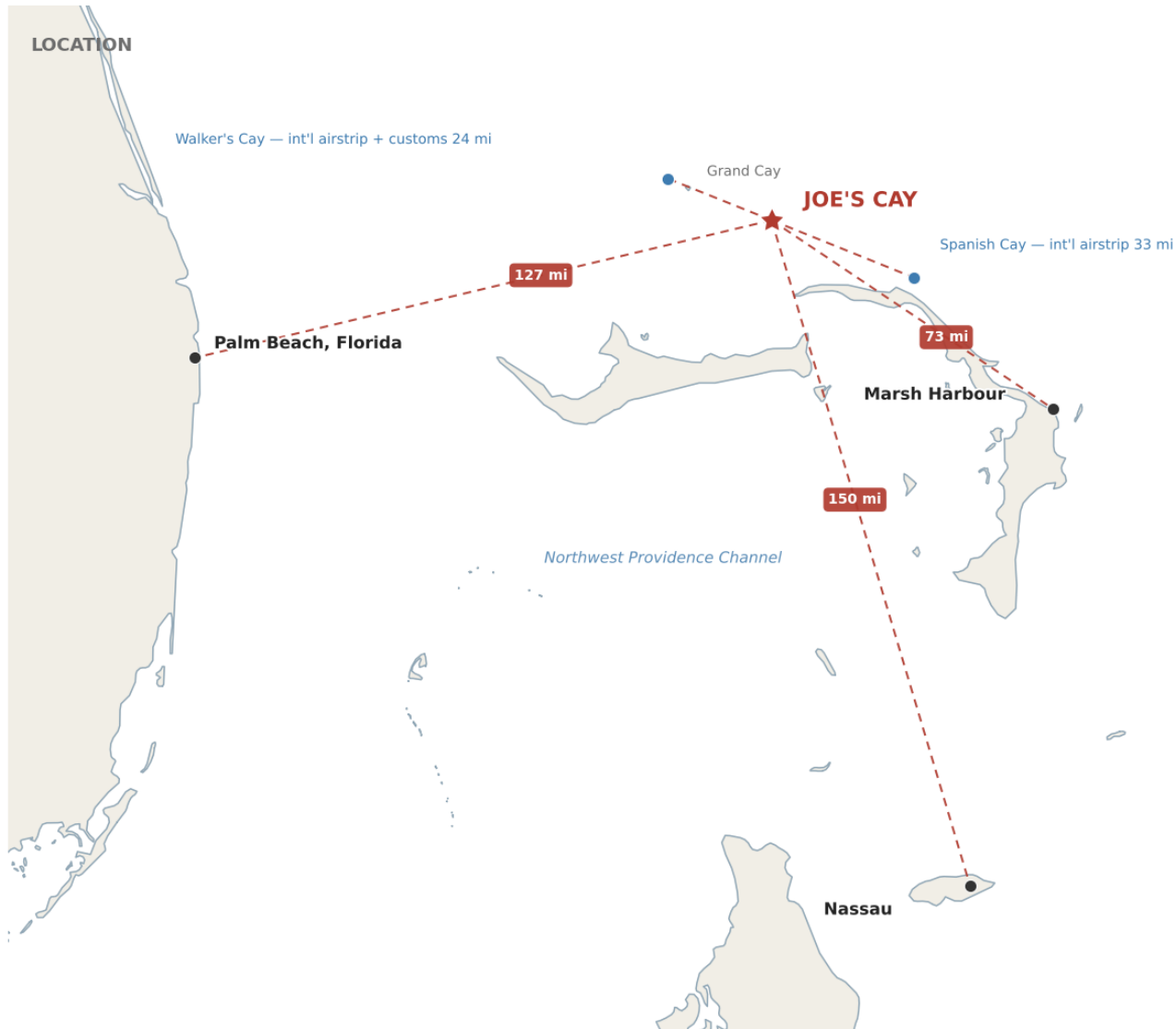
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30 ACRES · 1,500 FT BEACH · 15 FT ELEVATIONS

## LOCATION

# On the Map

NORTHERN ABACO CAYS - THE BAHAMAS



Straight-line distances, approximate • Coastline: Natural Earth

## JOE'S CAY

The Abacos, Bahamas • 27.13°N, 78.04°W

### DISTANCES

|                                         |        |
|-----------------------------------------|--------|
| Walker's Cay — int'l airstrip + customs | 24 mi  |
| Spanish Cay — int'l airstrip            | 33 mi  |
| Marsh Harbour                           | 73 mi  |
| Nassau                                  | 150 mi |
| Palm Beach, Florida                     | 127 mi |

### ELEVATION & CLIMATE

|                       |                       |
|-----------------------|-----------------------|
| Natural elevations    | 15 ft above sea level |
| Summer high (Aug avg) | 88°F                  |
| Winter low (Jan avg)  | 74°F                  |
| Sea temp range        | 73-86°F               |

### ACCESS

- 24 mi to Walker's Cay — int'l airstrip + customs
- 33 mi to Spanish Cay — int'l airstrip
- Marsh Harbour (Abaco hub) under 75 mi by boat
- Off-grid today — solar + desalination candidate

Straight-line distances, approximate.  
Island position triangulated from listing's stated distances to Walker's/Spanish Cay.  
Sources: listing page, Wikipedia (airport coords), climate aggregators — see sources.txt.

GALLERY

## Joe's Cay in Detail





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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**USD 2,950,000**

[info@privateislandsinc.com](mailto:info@privateislandsinc.com)

[www.privateislandsonline.com](http://www.privateislandsonline.com)



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