



EAST END GRAND BAHAMA





BAHAMA PROPERTY



1.2 MILES OCEANFRONT

226.84 ACRES

\$34,000,000



BAHAMA PROPERTY

This Prime Beach Front Development Site is located adjacent to the settlement of High Rock, in the East End District on the southern coast of Grand Bahama Island. The property is 25 miles from Freeport and just 14 miles from the new Carnival cruise port and Island Destination, set to open in July 25. It is also only 5 minutes away from a former Air Force military base with a landing strip. This site benefits from existing government support and has strong potential for conversion into an international airport.





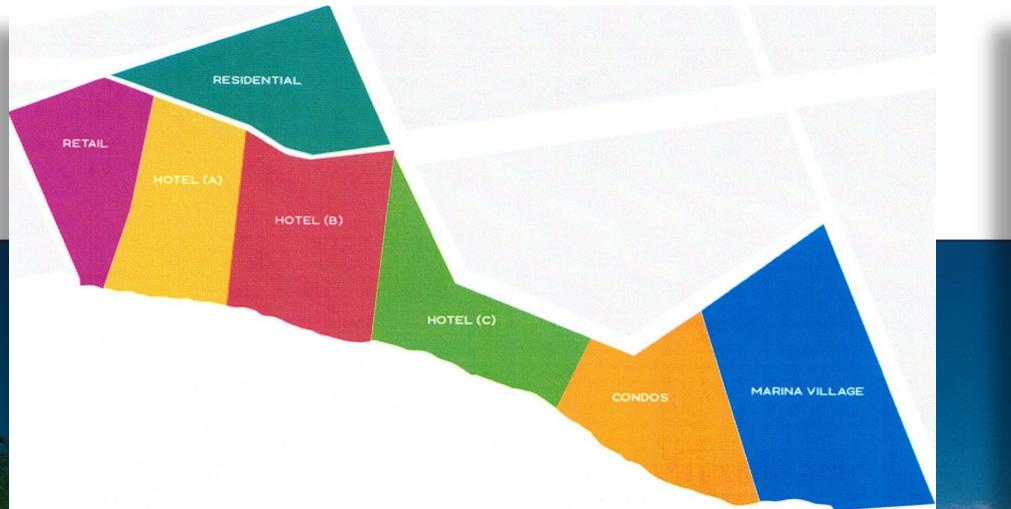
BAHAMA PROPERTY

The Grand Bahama Highway splits the property into two parcels, with 197.32 Acres on the Ocean Side and 29.52 lakefront acres on the North side of the highway. The Highest and best use for this property includes Resort Development, Residential and Marina use, Cruise Ship dedicated Stopover Terminal and Golf Course. This property was the first choice for Carnival Cruise Port and day destination development. There was an LOI in place, but we believe there may have been an inside deal and Carnival ultimately ended up selecting a location 14 miles away.





THE OPPORTUNITY



	RESIDENTIAL
	RETAIL
	HOTEL(A)
	HOTEL(B)
	HOTEL(C)
	CONDOS
	MARINA VILLAGE



THE OPPORTUNITY





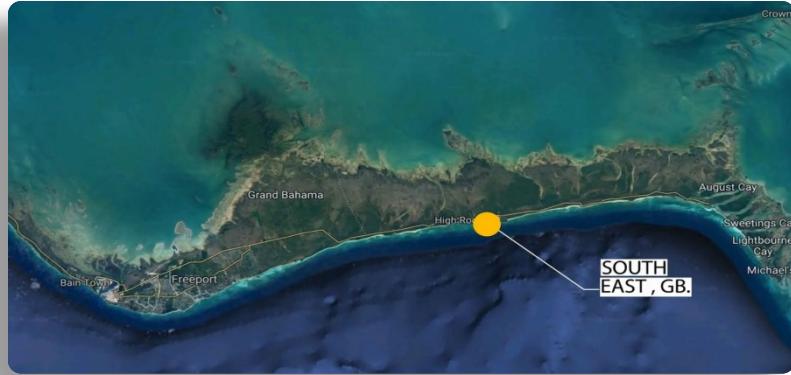
THE OPPORTUNITY

- Prime Beachfront Development Site –226.84 acres.
- Spectacular beach strip with white sands stretching some 1.2 linear miles long.
- Zoning –Tourist Commercial; Resort and Residential; Cruise Ship(dedicated) Stopover Terminal and Clubhouse, Marina and golf Course.
- Property can be sub-divided into multiple parcels, if required:
- Parcel A – 29.52 acres
- Parcel B – 197.32 acres
- Less than 5 minutes from former Air Force Military base with landing strip, already benefiting from existing government support and having strong potential for conversion into an international airport.
- Highest and Best Use – Resort, Residential and Marina Use; Cruise Ship (dedicated) Stopover Terminal and Clubhouse.





PROPERTY DESCRIPTION



One of the largest beachfront development sites on Grand Bahama, the Property is located on the eastern shore of Grand Bahama (East End), offering the opportunity to develop on a pristine site situated in a tranquil and unspoiled environment. The Property consists of 226.84 acres with 1.2 miles of beach frontage. The Island of Grand Bahama is less than 95 miles from the Florida Coast, just 22 minutes by aircraft from Miami or Fort Lauderdale and less than 3 hours from any major city on the East Coast of the United States. The Site offers sufficient depth to the Grand Bahama Highway, which provides exclusivity from the highway entrance to the beach. There is also a 30 +/acre parcel across the highway which provides for possible development of industrial back house operations and/or staff residential quarters, with an area designated for single-family residences in the land use plan. This prime development site presents an excellent development opportunity situated within the eastern district of Grand Bahama, less than 25 minutes from Freeport and Lucaya (the main residential and tourist area). The Property is also less than 5 minutes from a former Air Force Military base with landing strip that, with existing government support, can be converted into an International Airport.



LOCATION DESCRIPTION



The Prime Beachfront Development Site is located adjacent to the settlement of High Rock in the East End district on the southern coast of the Island of Grand Bahama (Bahamas). The Property is just to the south of Grand Bahama Highway approximately 1 .0 mile east of the entrance to the High Rock settlement and is just off main Grand Bahama Highway which provides easy access to Freeport/Lucaya (20-25 minutes west of the site).



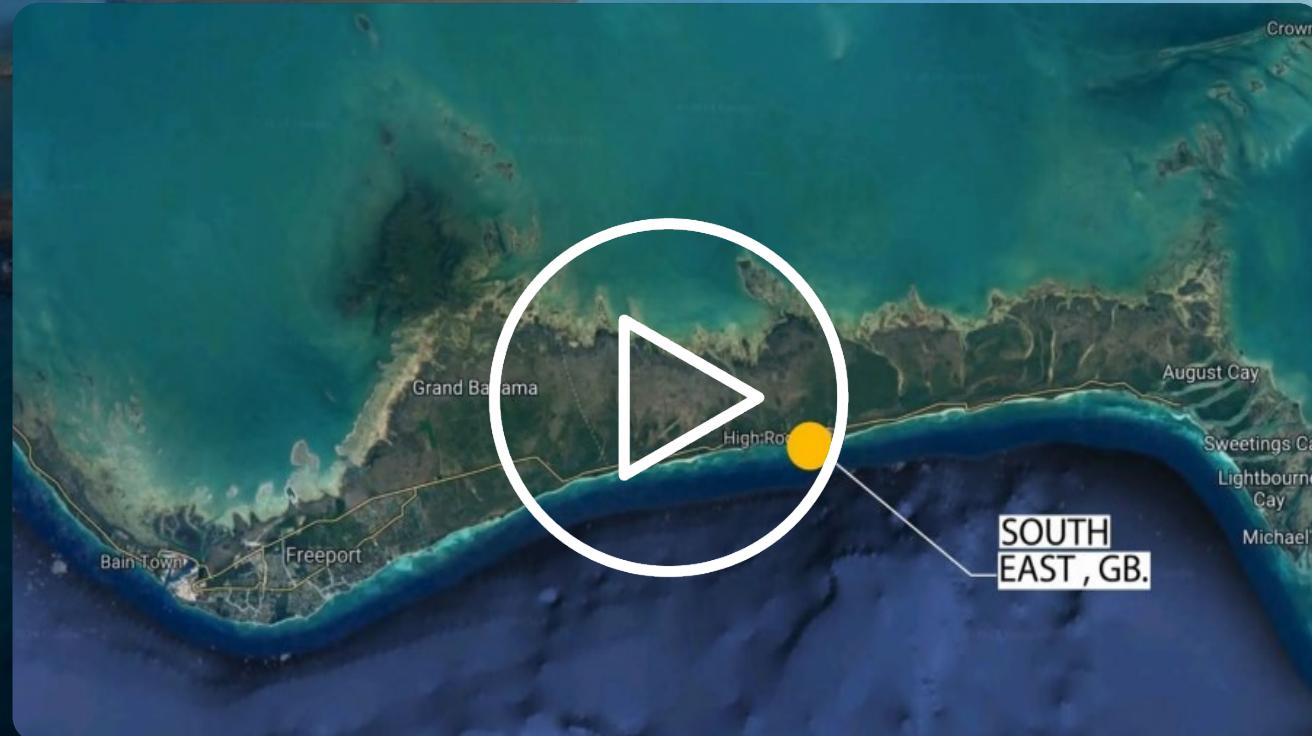
Concord Wilshire Capital

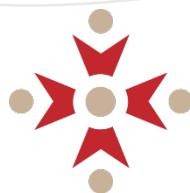
Closes on \$120 Million Purchase of iconic Grand Lucayan Resort



\$827 Million Redevelopment Project to Begin Immediately May 16, 2025 10:50 ET Source: Concord Wilshire Capital FREEPORT, Bahamas and MIAMI, May 16, 2025 (Globe Newswire) –Concord Wilshire Capital (CWC) announced that it has acquired the Grand Lucayan Resort from the Bahamian government, including the 56 - acre beachfront resort and 160-acre Reef Golf Course, for £120 million. The transaction, which closed during the signing ceremony on the property yesterday, paves the way for the rebirth of one of Grand Bahama's most iconic properties. CWC has formed a strategic alliance with world-class brands to redevelop and repurpose the Grand Lucayan Resort into a mixed-use destination resort and walkable village. The development will feature a 36-acre cruise ship destination resort with a capacity of 10,000 passengers per day, open to all cruise lines. Additional amenities will include a state-of-the-art 25,000 square foot, free standing, indoor and poolside casino; a branded hotel with residential and timeshare units; a 160 -acre new Greg Norman Championship Signature Golf Course; and an 18-slip mega yacht marina. The total estimated cost for land acquisition on and this redevelopment plan is approximately \$827 million.

PROMO VIDEO





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