

# FOR SALE

**\$ 650,000.00 USD**

Belize - Toledo District

Punta Gorda

Listing ID: 10007154197

[SEE THIS PROPERTY ON THE MAP](#)

West Snake Caye (also known as Lagoon Caye) is located within the Port of Honduras Marine Reserve. The Caye is approximately seventeen miles northeast of Punta Gorda Town and about six miles southwest of Punta Negra Village. West Snake Caye is comprised of two parcels of land measuring 6.35 acres and 2.20 acres, with a maximum length of 1500 feet and a maximum width of 450 feet. The Caye is in an area that has been characterized as a conservation area under the Port Honduras Marine Reserve (PHMR) Designation, however there has been previous activity at the Caye for the last 50 years. There are two structures on the island at the moment. The permanent one is an 18 feet by 24 feet wooden building that was constructed by the Toledo Institute for Development and Environment (TIDE). TIDE and the property owners have formalized by way of an agreement the rebuilding of the tower as well as the upgrade to the existing house. There is also a smaller palapa style hut that consists of only the support posts and a thatch roof. This property currently has DOE approval for a resort making it ideal for investors/developo



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