P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

JOE GRANT CAY - 199 Acres - 1 Parcel

East Caicos, Turks and Caicos Islands

MLS# 2500852

$19,300,000

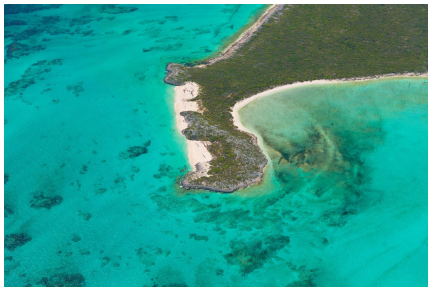












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Sam Hunt
(649) 331-4066
sam@hamilton.tc

Nestled along the pristine Caicos Bank east of Middle Caicos, Joe Grant Cay emerges as an extraordinary private island sanctuary, featuring expansive powder-soft beaches, and dramatic elevated terrain. This remarkable opportunity encompasses the island's premier parcel, spanning 199 acres of untouched paradise with more than 12,000 feet of beach and ocean frontage. The property offers exceptional flexibility for sophisticated low-density development—whether as an exclusive family compound, luxury boutique resort destination, or strategic investment holding. The island's crown jewel is a spectacular ridge running along the northeast coastline, rising to an average of 20 feet above sea level. This dramatic iron shore landscape is punctuated by intimate sandy coves. At the island's highest point—38 feet at the northern tip—historic ruins from the 19th century stand as testament to the island's rich heritage, while two captivating beach coves mark the northern point of the parcel. The eastern shore gently slopes to 8-9 feet, creating extended beachfront ideal for waterfront development. The western shoreline drops to approximately 5 feet, forming a magnificent bay with crystal-clear shallow waters and uninterrupted beach, artfully dotted with sculptural rock formations. Possible location exist for helicopter landing facilities or a private 3,000-foot airstrip, ensuring seamless connectivity. Joe Grant Cay offers commanding elevated vistas and spectacular sand formations, all surrounded by vibrant, untouched coral reefs in crystal-clear turquoise waters. With the planned new airport on North Caicos, visitors will soon be able to drive to the eastern boundary of Middle Caicos right to the doorstep of Joe Grant Cay. As demand for secluded island retreats continue to grow, the Turks & Caicos outer islands are emerging as the next frontier of refined barefoot luxury. Sailrock, South Caicos has set the benchmark with its expansive residential and hotel offerings, while the newly announced Salterra Resort & Spa—part of The Luxury Collection by Marriott Bonvoy—further underscores the region's rising prestige as a premier outer-island destination, complete with a new airport.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2500852**	**Vacant Land (Res/Unzoned)**

Key Details

View	Lot Size
Beach Front, Ocean View, Ocean Front, Waterfront	**199 Acres**

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