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

Canal-Front Development Opportunity – 3.7 Acres in

Providenciales, Turks and Caicos Islands

MLS# 2600780

$5,900,000







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

Canal-Front Development Opportunity – 3.7 Acres in Turtle Tail Located in the upscale Turtle Tail area of Providenciales, directly across from The Strand beachfront hotel and villa development, this exceptional 3.7-acre parcel offers an impressive 448.6 feet of canal frontage and an outstanding opportunity for residential or mixed-use development. The property is zoned Mixed Use, allowing for the following development potential: Density: Up to 24 one-bedroom units per acre Building height: Up to 3 storeys Building footprint: Maximum of 60% of the total site area With its generous acreage, substantial canal frontage, and desirable location in one of Providenciales' sought-after residential areas, this property is ideally suited for a thoughtfully designed housing development or other permitted mixed-use project. An exceptional opportunity for developers looking to create a distinctive canal-front community in the prestigious Turtle Tail area.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600780**	**Vacant Land (Res/Unzoned)**

Key Details

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

View
Canal Front

Lot Size
3.70 Acres

Property Features

Lot Features
Filled, Level

Updated: 11/06/2026, 01:00:06 AM
The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.