



Midland East, Grand Cayman

MLS# 419915

CI\$465,000



SHRUTY GARRISON
shruty@williams2realestate.com

Frank Sound Development Lot A Ready-to-Build Investment Opportunity Positioned in the tranquil heart of Frank Sound, this 0.49-acre development lot presents a rare opportunity to bring an approved residential vision to life. With planning approval already in place and only BCU approval remaining, this property is poised for action, ideal for investors seeking long-term rental income or developers ready to create and sell. Approved plans include two triplex buildings with a total of 6 x 2-bedroom units, along with a beautifully designed 3-bedroom single-family home. The plans even incorporate a swimming pool, enhancing both the appeal and the lifestyle value of the finished development. With a total proposed building area of 11,235 sq. ft., this lot offers the scale and flexibility to deliver high yield returns within a well-planned, cohesive setting. Approved Plans and Building Details Lot Size: 0.49 acres Total Building Area: 11,235 sq. ft. Triplex 1: 4,515 sq. ft. (Footprint 2,435 sq. ft.) Triplex 2: 4,515 sq. ft. (Footprint 2,435 sq. ft.) 3-Bedroom Home: 2,205 sq. ft. Pool Approved With conditional planning approval already secured, pending only minor updates such as parking lot drainage, landscaping plans, and Water Authority confirmation, this site offers both security and opportunity. You'll have two years to finalize BCU approval, giving flexibility to complete due diligence and prepare for construction at your own pace. Prime Location and Development Potential Frank Sound is a peaceful and increasingly sought-after community, known for its balance of Caymanian character and modern convenience. Located within easy reach of schools, beaches, and the East End amenities, this area attracts both long-term residents and tenants looking for lifestyle and value. Whether you choose to develop and sell or build and lease for steady monthly income, this property stands out as a sound investment in Cayman's evolving real estate landscape. The combination of approved plans, development potential, and location makes it an opportunity not to be overlooked. Photos courtesy of caymanlandinfo.ky How do you want to live your life?

Essential Information

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|------|---------|--------|-------------------------|
| Type | Status | MLS# | Listing Type |
| Land | Current | 419915 | Low Density Residential |

Key Details

| | |
|---------|-------------|
| Width | Depth |
| 105 | 209 |
| Acreage | View |
| 0.49 | Garden View |

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