



Freeport Real Estate Market Research

Weekly Investment Analysis

Fortune Bay • Bell Channel Bay • Bahama Reef

Created by: CPH INVESTMENT GROUP LTD

Market Overview & Key Findings

MARKET SIZE

280+

Vacant Land Listings

PRICE RANGE

\$28K-\$5.4M+

Diverse Investment Tiers

KEY FINDINGS

- ✓ Strong international investor interest from Europe and North America
- ✓ Active market with consistent listing activity across all three focus areas
- ✓ Diverse opportunities for residential, commercial, and mixed-use development
- ✓ Premium waterfront properties command strong demand and pricing

FOCUS AREAS

Fortune Bay: Residential canal-front properties | Bell Channel Bay: Premium commercial development | Bahama Reef: Luxury beachfront opportunities



Fortune Bay: Residential Opportunities

PRICE RANGE

\$150K-\$200K

LOT SIZES

17.5K-18K

sq ft

FEATURED PROPERTIES

3103 Canal Front Lot #57 - \$200,000 | 17,963 sq ft | Canal front

3064 Lovely Canal Front Lot #18 - \$195,000 | 17,500 sq ft | Canal front

Multifamily Acreage in Fortune Beach - \$150,000 | 1.12 acres | Development

MARKET CHARACTERISTICS

- ✓ High market activity with multiple active listings
- ✓ Ideal for single-family and multi-family residential development
- ✓ Close proximity to Port Lucaya Marketplace and amenities
- ✓ Established subdivision infrastructure



Bell Channel Bay: Premium Development

PRICE RANGE

\$135K-\$750K+

WATERFRONT

500+ ft

Canal front

FEATURED PROPERTIES

Bell Channel Bay Commercial Lots - \$750,000 | 84,200 sq ft | Multi-family

Bell Channel Bay Canal Lot - \$135,000 | Canal front | Multi-family zoning

MARKET CHARACTERISTICS

- ✓ Very high market activity with strong institutional interest
- ✓ Proximity to Port Lucaya, hotels, casino, and golf course
- ✓ Ideal for large-scale commercial and mixed-use development
- ✓ Premium waterfront location commands strong pricing



Bahama Reef: Luxury Beachfront

INVESTMENT LEVEL

\$3.2M

Beachfront

MARKET POSITION

Premium

Luxury Segment

FEATURED PROPERTY

Beachfront Multifamily Development Lot - \$3,200,000 | Direct beach access | Resort-style development

MARKET CHARACTERISTICS

- ✓ Limited availability creates premium scarcity value
- ✓ Exclusive beachfront location with resort-style amenities
- ✓ Ideal for luxury residential and resort development
- ✓ Strong demand from high-net-worth international investors

Market Dynamics & Trends

INVESTOR INTEREST

- ✓ Strong international interest from Europe
- ✓ North American investor participation
- ✓ Institutional capital flow

MARKET TRENDS

- ✓ Premium waterfront pricing
- ✓ Growing development demand
- ✓ Consistent listing activity

DEVELOPMENT FOCUS

- ✓ Residential development
- ✓ Commercial projects
- ✓ Mixed-use opportunities

MARKET OUTLOOK

- ✓ Favorable investment timing
- ✓ Multiple opportunity tiers
- ✓ Strong fundamentals



Investment Recommendations by Type

RESIDENTIAL INVESTORS

Target: Fortune Bay canal-front properties | **Price Range:** \$60K-\$210K | **Focus:** Single-family and duplex development with strong rental potential

COMMERCIAL/DEVELOPMENT INVESTORS

Target: Bell Channel Bay parcels | **Price Range:** \$750K-\$6M+ | **Focus:** Multi-family and large-scale commercial development

LUXURY/INSTITUTIONAL INVESTORS

Target: Bahama Reef beachfront | **Investment:** \$3.2M+ | **Focus:** Premium resort-style and high-end residential development



Professional Real Estate Network

JAMES SARLES REALTY

Phone: (242) 351-9081 / (242) 727-8888 | **Specialization:** Residential & Commercial Properties

KEYS BAHAMAS REALTY

Phone: (242) 373-5397 | **Specialization:** MLS & Vacant Land Specialist

HG CHRISTIE LTD.

Phone: (242) 322-1041 | **Specialization:** Luxury Properties & Large Parcels

PROPERSTAR

Platform: Online | **Specialization:** Curated Land Plots & Properties

Due Diligence Framework

- ✓ Verify property titles
- ✓ Check zoning regulations
- ✓ Environmental assessment
- ✓ Review property taxes
- ✓ Legal counsel consultation
- ✓ Infrastructure evaluation
- ✓ Amenity proximity

- ✓ Comparable sales review
- ✓ Property condition
- ✓ Utilities availability
- ✓ Flood risk assessment
- ✓ Development plans review
- ✓ Rental market analysis
- ✓ Exit strategy planning



Ready to Invest in Freeport?

Diverse opportunities across all price segments with strong market fundamentals and consistent investor interest. Let us guide your investment strategy in Freeport's dynamic real estate market.

CONTACT CPH INVESTMENT GROUP

www.cphinvestmentgroup.com

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