

The Lodge at Big Falls



TROPICAL RESORT FOR SALE - BELIZE

Presented By:

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The Lodge at Big Falls

Toledo District, Belize

PROPERTY SPECIFICATIONS AND AMENITIES

Property Type:	Resort
Land Size:	25 Acres
Sale Price:	\$1,175,000.00
Location:	The Lodge at Big Falls lies on a 25-acre parcel of land along the Rio Grande River approximately 19 miles West of the Punta Gorda, Belize airport

Rare opportunity to own a year around resort in the Toledo area of southern Belize. Located on approximately 25 acres along the beautiful Rio Grande River with almost a mile of river frontage, The Lodge at Big Falls consists of nine units with the addition of three new elegant hardwood cabanas. Each cabana has a hardwood floor and ceiling made from a mix of secondary tropical hardwoods including nargusta, santa maria and milady. Each has two queen size beds, ceiling fans, air conditioning, en-suite bathroom and shower, kitchenette with refrigerator, microwave and table-top stove with two burners. Each thatched roof cabana has a spacious en-suite bathroom with enclosed shower garden. These cabanas are thatched with bay-leaf palm, a traditional Belizean thatching material. Beautifully tiled floors, ceiling fans and fully screened, wood louvered windows offer a cool well-ventilated living area. The Lodge itself is covered by a high thatched ceiling and accommodates a full service restaurant and bar which is fully equipped to serve food and beverage all day in a natural setting. The adjacent pool fits well with the serene, lush surroundings. The property is spacious and lush which affords the opportunity to construct additional accommodations. All furniture, fixtures, equipment, and implements convey. The exotic landscaping along with quality accommodations and an excellent reputation make the Lodge at Big Falls the answer to your dream of owning a tropical resort in Belize!

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RESORT INFORMATION

The Lodge is open year around unlike other area jungle lodges which are prone to flooding. Extensive photos and nature/cultural/adventure tour information from The Lodge at Big Falls can be viewed at <http://www.thelodgeatbigfalls.com/>

Resort has a package itinerary with REI Adventures (<https://www.rei.com/adventures>) and also receives \$30,000 yearly rental income from a cruise line tour operator.

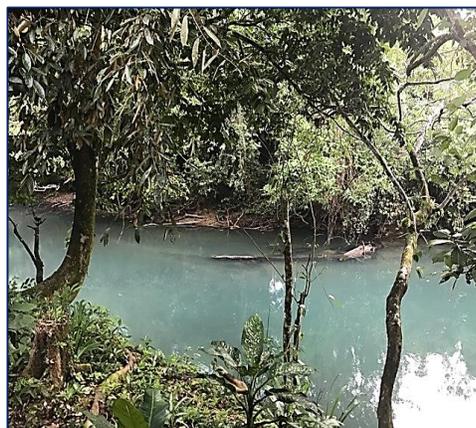
The resort is governed by the country of Belize and more information about their laws can be found here: <http://www.belize.gov.bz/>

ABOUT BELIZE

Tourist arrivals to Belize are heavily increasing with a 43% jump since the year 2000 and a 29% increase between 2010-2015. Approximately 95% of arrivals into Belize are for leisure travel and with new non-stop flights from the US and Canada, it makes for an easy vacation destination. Tourists love the area because of its white beaches, world class diving/snorkeling/fishing and it is a laid back, safe, English speaking country.

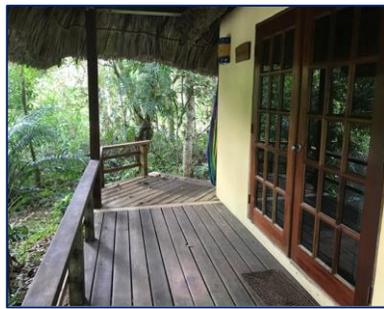
Hotel groups and developers are choosing to expand their footprint into Belize such as Leonardo Dicaprio's sustainable luxury Blackadore Caye resort, Hilton announcing the opening of the largest hotel in Belize, and a Mexican luxury hotel development group recently purchasing a 265 acre island for development. These are just a few examples showing that Belize may be the next "hot spot" for tourism.

Grounds and Pool Area





Cabanas





Main Lodge, Bar and Dining Room





Property Boundaries





Property Location

Belize



THE LODGE AT BIG FALLS
CULTURE NATURE ADVENTURE

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