



***VARIOUS BEACHFRONT LOTS  
AND SEA VIEW HOMESITE LOTS  
WITH DIRECT ACCESS TO THE  
SEA***

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***Heading:*** Various Beachfront Lots and Sea View Homesite  
Lots with direct access to the Sea

***Location:*** Serenity Lane, Corozal District, Belize

***Property  
Description:*** 3 beach front lots, one 17 acre beachfront tract,  
one 9 Acre Tract, 9 homesite lots.

***Area  
Description:*** 5 miles northeast of Corozal Town.  
Approximately 20 minutes by car to the Corozal  
Airport and 30 minutes to bordering Chetumal,  
Mexico - American style shopping malls and  
centers. 2 hours by boat to San Pedro, Ambergris  
Caye or 25 minutes by commuter airline. Easy  
access to Chetumal, Mahahual, Playa del Carmen  
and Cancun through Pan American Highway.

***Realtor:*** Lincoln Eiley

**The properties:**

Wake up each morning in your own private paradise to view the emerald green waters of the lovely Bay of Corozal!

Situated approximately 5 miles north of Corozal Town along Serenity Lane, these properties have incredible views of the Caribbean Sea. All these properties have access to the Corozal Bay and Caribbean Sea through a public easement to the east and south. It is in a quiet area of Corozal an easily accessible through the Consejo Road.

#### Beach Front Lots

Parcel 2072 – 100 feet beachfront by 175’ deep – Price \$95,000USD

Parcel 2071 – 100 feet beachfront by 150’ deep – Price \$95,000USD

Parcel 2068 – 100 feet beachfront by 150’ deep – Price \$95,000USD

#### Beachfront

Parcel 157 – 17 acres - \$525,000USD

#### Sea View Lots

Parcel 2073 – 100 feet by 220’ - \$55,000USD

Parcel 2074 – 100 feet by 220’ - \$55,000USD

Parcel 2075 – 100 feet by 220’ - \$55,000USD

Parcel 2076 – 100 feet by 220’ - \$55,000USD

Parcel 2077 – SOLD

#### Homesite Lots

Parcel 2082 – 100 feet by 220’ - \$26,500USD

Parcel 2081 – 100 feet by 220’ - \$26,500USD

Parcel 2080 – 100 feet by 220’ - \$26,500USD

Parcel 2079 – 100 feet by 220’ - \$26,500USD

Parcel 2078 – 100 feet by 220’ - \$26,500USD

#### Mix Use Commercial Tract

Parcel 2083 - 9 Acres - \$135,000USD

#### **Services:-**

Water: Shallow well point. Cistern water collection tank. Buyer’s cost

Electricity: Belize Electricity Limited

Internet: Satellite (not included, but available for purchase)

Telephone: Local cellular

TV: Satellite (not included but available for purchase)

Skype: Can be connected to Satellite or internet

Sewer: Septic System (will have to be installed at Buyer's cost)

These properties are protected by a sea front natural stone wall.

Enjoy the natural Belizean views.

Community Features and Infrastructure - Living in Belize  
AARP LIKES COROZAL IN BELIZE AS TOP RETIREMENT  
DESTINATION (read article August 11, 2010) Association of  
American Retirement People Magazine

Coming into Belize by road through Mexico gives you the splendid opportunity to enter the small metropolis that is Belize's northernmost district - Corozal. Traditionally the heart of the country's sugar growing and processing industry, Corozal today is also well-known for its Free Zone, sprawling housing development favored by expats and low cost of living.

Corozal Town continues to be a convenient base for day trips to Chetumal, the capital of Mexico's southern state of Quintana Roo which is nine miles away, or for excursions to the Mayan ruins and beaches of the Yucatan Peninsula.

San Pedro Ambergris Caye, Belize' most popular destination for scuba divers and snorkelers, is only 20 minutes by air from the Corozal airstrip. It's 90 miles from Belize City to Corozal by air, a comfortable two-hour ride by road; buses run daily. Corozal is located between two scenic rivers, the New River and Rio Hondo, with its fair share of Maya

ruins, snorkeling, swimming and fly fishing attractions.

## **Corozal - Best Retirement Destination**

Corozal is Belize's fourth largest populated district, with 20,335 residents. and home to a growing community of North American and European retirees. In 2010 the American Association of Retired Persons, the AARP, ranked Corozal a top retirement destination. The article describes Corozal: "Squeezed between Mexico's Yucatan coast and Guatemala to the south, sparsely populated Belize is a Central American paradise, with tropical jungle flora, endless white beaches, an aquamarine Caribbean sea, some of the world's best reefs for snorkelers, world-class fishing, Mayan ruins, and even casinos.

"Most expats settle either on the largest island, Ambergris Caye, or in the Corozal District on the mainland's northern tip. Ambergris Caye has the up- scale restaurants and condos, including million-dollar properties. It can be as expensive as South Florida (Leonardo Di Caprio bought an island west of Ambergris Caye).

"The Corozal district, a few miles' drive from the Mexican border, is far more affordable. Corozal expats live a laid-back life, with year-round outdoor play (boating, hiking, swimming, diving), but are still only minutes from the malls and cineplexes of Chetumal, the capital of the Mexican state of Quintana Roo."

Another interesting view of Corozal comes from an American retiree who now calls Corozal home.

He writes: "When we first visited Corozal in May 1998, my wife decided that she wanted to live here. It was hot and dry in May, and the town was in the economic doldrums, but we still loved it. The bay front reminded me of Santa Monica. Corozal is a sleepy little 3rd-world town, vaguely reminiscent of a small Mexican border town like Naco or Aqua Prietta on the Arizona-Mexico border. The cars are mostly used, the roads are mostly beat-up, and the town generally looks like it could use a coat of paint. Lately, the town is benefiting from some new income (from the Free Zone) and the main streets are starting to look more

presentable." (Contributed)

## **Corozal Belize Today**

Corozal is easy to reach by road or by air. From Belize City it is a two-hour drive. Belize's domestic airlines offer flights daily between Corozal, San Pedro and Belize City. If you are traveling overland from Mexico you can cross the border by bus or car to reach Corozal. Car rentals and bus service are both available, however, most lodges provide transfer service and can pick up visitors from anywhere in Belize.

Explore Corozal, the northern-most district of Belize. Beyond the emerald green waters of the bay, Corozal has much to offer. Four thousand years ago during the Maya Pre-classic periods, Corozal was an important seaport ruled by the Maya Cacique, Na Chan Kan. It survived the Mayan civilization's decline and the European conquest of the new world. In the 1800's, Corozal became home to refugees of the Yucatan's Caste Wars. Then, as now, people have found peace, tranquility and relaxation in Corozal. The Corozal Free Zone is one of the newest attractions in the area for those seeking opportunities in business and industry.

The rich history and people (Mayan, Mestizo, East Indian, Chinese, Creole, and Garifuna) make Corozal an interesting place, of great diversity and culture. From Corozal Town the main center of activity in the district, you can visit fascinating Maya villages, rich culture, rivers and waterways teeming with wildlife and the enchanting Corozal Bay, a sanctuary for manatees with inviting waters for swimming, sailing and other water sports. For those who want to enjoy the beauty of Belize and its rich, diverse culture, come to Corozal.

Imagine spending the morning discovering the ancient civilization of the Maya and the Santa Rita and Cerros. Temples, ball courts and some mounds have been covered with jungle growth for centuries. Listen to the sounds of the birds and feel the mystery of this sacred land as you walk through the trails. The afternoon offers many options. Take a boat ride along the New River, Rio Hondo and wetlands to experience the flora and fauna of the district, including crocodiles, ocelots, manatees

and birds. Go further and marvel at the beds of water lilies on the lagoon. On your way back explore the banks of the river for tropical plants and the delicate orchids that hang from the trees. You may choose to visit one of the many Maya villages nearby where traditions are still alive or join a local fiesta.

#### ATTRACTIONS:

- Access to Corozal Bay
- Cerros and Santa Rita Archaeological Sites
- Shipstern Butterfly Farm
- Mennonite Communities
- World Class fishing Tarpon and Jack on the Four Mile Lagoon
- Access to Rio Hondo and Chetumal/Corozal Bay
- Access by boat to the New River and Lamanai Mayan Ruin
- Municipal Boat Docking
- Palapas and recreational areas along the Corozal Bay
- 30 minutes to huge shopping malls and medical facilities across the border in Chetumal, Mexico
- 15 minutes to Las Vegas Casino and Princess
- 15 minutes to Corozal Free Zone for shopping
- Centrally located from tropical excursions, island adventures, scuba diving, eco-tourism, mayan ruins and much more.
- 25 minutes by plane to La Isla Bonita, San Pedro, Ambergris Caye

# LOCATION OF SERENITY LANE

