



Lot 116
0.92 Acres

CHRISTIE'S INTERNATIONAL REAL ESTATE PRESENTS

The Axis of Grace Bay

\$2,990,000 Allegro Road, Grace Bay, Providenciales · Parcel 60906/116 · MLS 2600290

0.92
ACRES

125 ft
ROAD FRONTAGE

320 ft
DEPTH

40,000
SQ FT OF LAND

\$75
PER SQ FT OF LAND

The centre of Grace Bay

This is where tourism, commerce and everyday life naturally converge. Not near the centre of Grace Bay. The centre of Grace Bay.

The Axis is 0.92 acres of development land with 125 feet of high visibility frontage on Allegro Road and 320 feet of depth. Graceway Gourmet adjoins the northern boundary, the island's flagship resorts are a short walk north, and Grace Bay Beach is at the end of the road. The parcels around it are built, occupied and trading, which makes this one of the last places in the core where something new can still be shaped from the ground up.



Who walks past this frontage

Across the first quarter of 2026 the islands received 205,879 stayover visitors staying an average of 6.5 nights, which works out at roughly 14,900 visitors on island on an average day, nearly all on Providenciales, on top of around fifty thousand residents. They spent \$501.30 per person per day, \$670.3 million over the quarter.

14,900

VISITORS ON ISLAND, AVERAGE DAY

Calculated from Q1 2026 arrivals and average stay

\$7.4m

SPENT PER DAY

\$670.3m over Q1 2026, Visitor Exit Survey

640,754

STAYOVER VISITORS, 2025

About 12.6 for every resident

75%

RESORTS, VILLAS OR CONDOS

84 per cent arrive from the United States

WHERE THEY SLEEP, SHARE OF REPORTED STAYS, Q1 2026

Club Med Turkoise	5%	The Ritz-Carlton	3%
Seven Stars Resort	5%	Grace Bay Club	2.5%
Ocean Club Resort	4%	Ports of Call Resort	2%
The Palms	3%	Royal West Indies	2%

All on or beside Grace Bay Beach, together more than a quarter of reported stays. Visitor Exit Survey, Experience Turks and Caicos and the TCI Statistics Authority.

What new build condos in this block sell for

Whatever is built on this parcel, and however dense it is, the condos in it will be priced against what new build condos nearby actually achieve. The best evidence sits in the same land registry block: The Retreat, a new build one bedroom condo development in Block 60906, Grace Bay, with nine recorded one bedroom sales on the MLS between March 2025 and June 2026.

UNIT	BEDS	SQ FT	SOLD	PER SQ FT	DATE	DAYS
The Retreat 3	1	400	\$400,000	\$1,000	Apr 2025	180
The Retreat 19	1	410	\$400,000	\$976	Mar 2025	165
The Retreat 23	1	410	\$375,000	\$915	May 2025	214
The Retreat 1	1	400	\$370,000	\$925	Jan 2026	86
The Retreat 2	1	400	\$370,000	\$925	Jan 2026	42
The Retreat 11	1	400	\$400,000	\$1,000	Jan 2026	314
The Retreat 24	1	400	\$400,000	\$1,000	Jun 2026	583
The Retreat 13	1	400	\$387,500	\$969	Jun 2026	184
The Retreat 14	1	400	\$387,500	\$969	Jun 2026	88

Nine one bedroom sales, 3,620 sq ft, \$3,490,000 in total

THE RATES IN SHORT

\$915 to \$1,000

PER SQ FT, ONE BEDROOMS

\$964

BLENDED, NINE ONE BEDROOMS

\$387,500

MEDIAN ONE BEDROOM PRICE

180 days

MEDIAN TIME ON MARKET

These are the rates any scheme on this site would be priced against, and both schemes that follow are measured against them. Both schemes are modelled as one bedroom condos of about 400 sq ft, so the comparison is like for like. Past sales show what has been achieved, not what the next building will achieve.

Lower density, with parking below ground

A preliminary mixed use concept by Dune Design, included with the listing. A ground floor of retail, two restaurants and offices around a landscaped courtyard, a drop off from Allegro Road, and three floors of condos above. Dune shows a mix of studios, two and three bedrooms; for a like for like comparison it is modelled here as about 30 one bedroom condos of about 400 sq ft. Parking goes into a basement and a smaller area at grade, which keeps more of the site open and green.

7,000

COMMERCIAL, SQ FT

15,000

RESIDENTIAL, GROSS SQ FT

4,000

BASEMENT PARKING, SQ FT

26,000

TOTAL, SQ FT

about 30

ONE BED CONDOS, 400 SQ FT

about 12,000

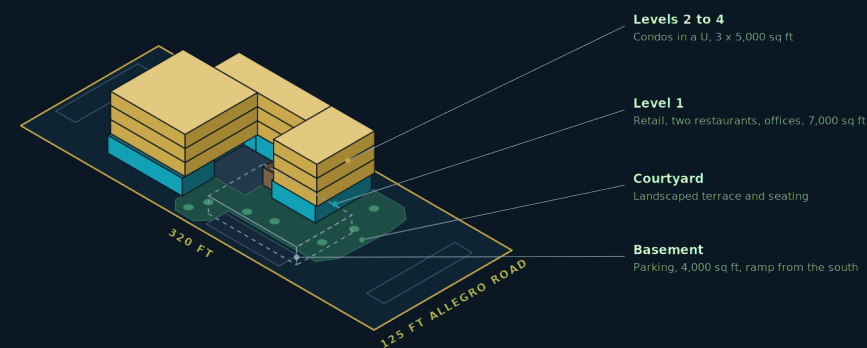
SELLABLE SQ FT AT 80%

At the sales evidence rates, about 12,000 sellable sq ft of condos is in the order of \$11.0m to \$12.0m of residential sales, with the commercial space on top. Gross, before any cost. The concept is not planning approved and is intended as inspiration.

A different case: about a third less capital than Scheme Two, fewer than half the condos to sell and a greener, more open site. On the calculator's fully loaded starting points, including commission and finance, it falls short and breaks even at a build cost of about \$340 per sq ft; every dollar saved below that is profit.

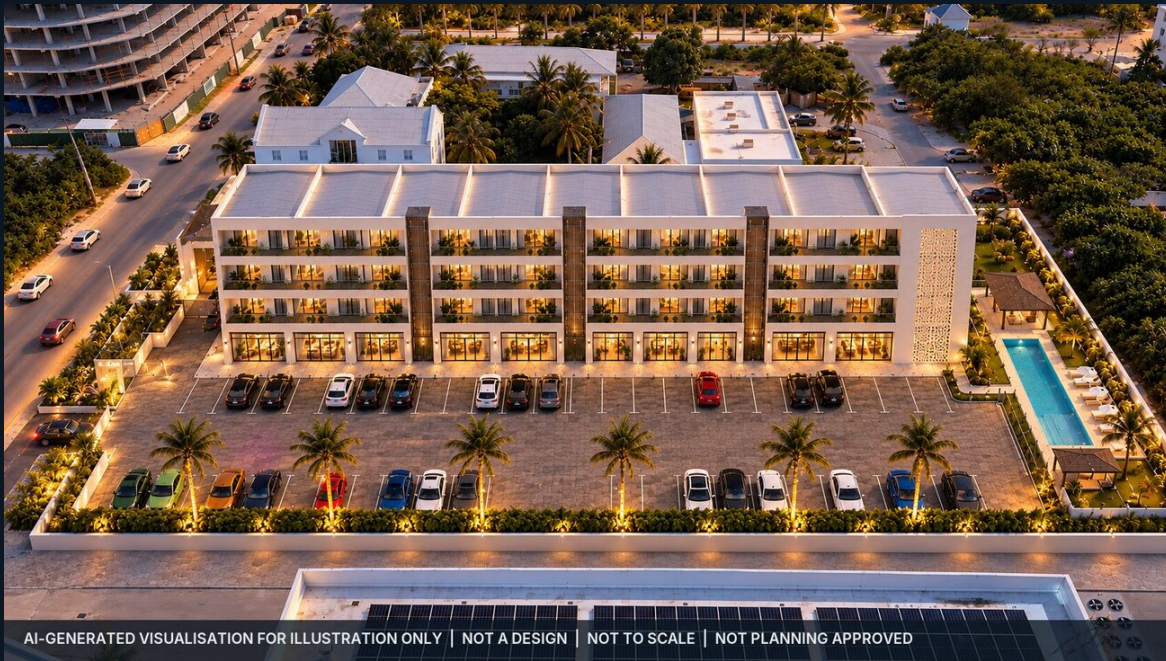


Concept sheet, Dune Design, March 2026. Not planning approved.



Massing traced from the Dune Design sketch, set on the parcel. Heights illustrative.

Higher density, with surface parking



AI-generated visualisation for illustration only. Not a design, not to scale, not planning approved.

A more traditional format, closer to the mixed use buildings going up around Grace Bay. Instead of a basement it parks at grade in a landscaped court, and puts the floor area into more condos and more shopfronts: a four storey block running along the site, a full ground floor of commercial frontage, three floors of condos above and a pool at the far end.

READ BY EYE FROM THE IMAGE

Roughly 220 by 45 to 50 feet, a footprint of about 10,000 to 12,000 sq ft. Central figures use 11,000.

44,000

SQ FT GROSS, ABOUT

10 units

GROUND FLOOR COMMERCIAL

About 66

ONE BED CONDOS, 400 SQ FT

26,400

SELLABLE SQ FT, ABOUT

45 to 50

SURFACE PARKING SPACES

\$24.2m to \$26.4m

CONDOS AT EVIDENCE RATES

Residential sales are gross, before any cost, with condos modelled as one bedrooms of about 400 sq ft, like The Retreat. All areas, unit numbers and parking for this scheme are estimates read by eye from an AI-generated image and could be materially wrong.

The two schemes, side by side

	SCHEME ONE, LOWER DENSITY	SCHEME TWO, HIGHER DENSITY
Format	Four levels plus basement	Four storeys, parking at grade
Gross internal area	26,000 sq ft	about 44,000 sq ft
Commercial, gross	7,000 sq ft	about 11,000 sq ft
Residential, gross	15,000 sq ft	about 33,000 sq ft
Residential, sellable at 80 per cent	about 12,000 sq ft	about 26,400 sq ft
One bed condos, about 400 sq ft	about 30	about 66
Land cost per condo	about \$100,000	about \$45,000
Parking	4,000 sq ft basement, plus surface	45 to 50 surface spaces
Land cost per sellable sq ft of condos	about \$249	about \$113
Condos at \$915 to \$1,000 per sq ft	\$11.0m to \$12.0m	\$24.2m to \$26.4m
Estimated profit after commission and finance	a shortfall of about \$2.1m	about \$3.8m, 12.5% on cost
Stays in profit up to a build cost of	breaks even at about \$340	about \$466 per sq ft
Stays in profit down to a condo price of	breaks even at about \$1,148	about \$810 per sq ft
Sell the condos, keep the commercial	about \$6.0m left in, 4.2% a year	about \$2.4m left in, 16.6% a year
Source of figures	Dune Design sketch schedule	Read by eye from an AI image

The land costs the same either way. Spread across 12,000 sellable square feet of condos it weighs about \$249 on every square foot sold; spread across 26,400 it weighs about \$113. Scheme One buys a greener, more open site with parking out of sight; Scheme Two buys more floor area to sell and let. At the calculator’s starting points, including 6% selling commission and finance at prime plus two points, Scheme Two shows an estimated profit of about \$3.8 million and stays in profit up to a build cost of about \$466 per sq ft or down to a condo price of about \$810, below the Providenciales median. Keep the commercial and the condo sales leave about \$2.4 million in, earning about 16.6 per cent a year.

Please read. Marketing material prepared by a real estate broker, not by an architect, engineer, quantity surveyor, valuer, planner or financial adviser. Scheme Two's image is an AI-generated illustration, not a design and not to scale, and its areas, unit numbers and parking are estimates read by eye that could be materially wrong. Both schemes are modelled as one bedroom condos of about 400 sq ft so recorded one bedroom rates apply like for like. Profit figures include 6% commission and a simplified finance charge, use a \$400 build cost from the BCQS 2026 range rather than a cost estimate for this site, and exclude external works and legal fees. For current construction costs and rents, contact BCQS, quantity surveyors with a Turks and Caicos office, on +1 649 946 4238. Nothing here is a valuation, appraisal, projection or offer, and no reliance should be placed on it. What may be built, including height, density, coverage and parking, is a matter for the Department of Planning.

Typical development questions, answered

Every figure in the calculator is published evidence, sourced below, or a stated assumption a buyer can change on the live page.

QUESTION	STARTING POINT	SOURCE OR RATIONALE
Build cost	\$400 per sq ft	Upper end of the BCQS 2026 range for three star hotel and condo construction in the Turks and Caicos, \$260 to \$430 per sq ft of gross floor area. Scheme Two stays in profit to about \$466, above that range. BCQS 2026 Market Trend Report at bcqs.com; BCQS on island, +1 649 946 4238.
Condo price	\$964 per sq ft	Nine one bedroom sales at The Retreat, Block 60906, March 2025 to June 2026, TCREA MLS. Both schemes use the same 400 sq ft one bedroom, so the rate is like for like.
Sales pace	Nine in about 15 months	Median 180 days on market at The Retreat. Thirty or 66 condos would rely on presales; absorption is for the developer to price.
Commercial rent	\$40 per sq ft a year	Grace Bay benchmark of about \$1,650 a month for 500 sq ft, and 2026 Turtle Cove lettings at \$32 and \$42, as recorded in the Commercial Atlas. Gross of strata and utilities.
Commercial value	6% yield, about \$667 per sq ft	A La Vista Azul plaza unit sold in 2026 at \$375,000 let at \$1,850 a month, just under 6%. Between The Hub's 2025 asking price of \$424 and that sale at \$709 per sq ft.
Selling costs	6% commission	TCREA rate for developed property, as published by Visit Turks and Caicos.
Finance	9%, half the build, 24 months	US prime 7.00% from 17 September 2026 plus an assumed 2 points, on half the construction and fees over the build. Land bought with equity.
Furniture	9% of condo sales, at cost	St. Regis Residences, Grace Bay, prices its package at about 8 to 10% of the purchase price.
Fees and contingency	20% of build cost	An assumption covering design, engineering, approvals, management and contingency.
Density	Four storeys	Six floors approved on nearby one acre sites; Saphora, six floors and 46 residences over retail on 1.01 acres; Grace Retail and Residences, 32 to 43 mostly studio residences over nine shops (Commercial Atlas, TCREA listings).
Parking	Basement, or 45 to 50 at grade	The planning standard for this mix is not confirmed here; check with the Department of Planning.
Not included	Stated plainly	External works, utility connections, legal and permit fees, strata set up, inflation and the time value of money.

How development permission works here

01

Outline permission

Approval in principle for the proposed development, before detailed design is committed.

02

Consultation

Advertising in the newspaper and Gazette, notices on the land and to adjoining owners within 200 feet.

03

Detailed permission

Full drawings and plans; the Board may grant, grant with conditions, or refuse.

04

Building permit

Plans deposited with the Director of Planning under the Building Regulations before work starts.

Under the Physical Planning Ordinance, administered by the Department of Planning, with applications determined by the Physical Planning Board. A general outline, not legal or planning advice. Take advice from a Turks and Caicos attorney and a local planning consultant early.



ENQUIRIES

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Walk the parcel on island or by live video. The Dune Design concept sheet and full particulars are available on request, and the live page carries an interactive calculator for testing both schemes against your own assumptions.

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Sources: TCREA MLS for listing particulars and recorded sales at The Retreat; Visitor Exit Survey January to March 2026, Experience Turks and Caicos and the TCI Statistics Authority, for stay, spend and accommodation figures; St. Regis Residences, Grace Bay, for the furniture package allowance; the Commercial Atlas on TCI Insider for rents, yield evidence and the Grace Bay pipeline; BCQS Caribbean Market Trend Report 2026 for build costs; Visit Turks and Caicos for the TCREA commission; the US prime rate from 17 September 2026; Experience Turks and Caicos for 2025 arrivals; TCI Statistics Authority mid year population estimates. Visitors on island per day, spend per trip and gross sales values are calculated from those sources; the finance margin, build period and fees in the profit figures are stated assumptions. Higher density images are AI-generated illustrations and their areas are estimates. Catchment figures describe the destination and are not a forecast of trade. Nothing in this brief is a valuation, appraisal or financial advice. Offered at \$2,990,000 subject to prior sale or withdrawal; information deemed accurate but should be verified if important.