

# HAWK'S NEST RESORT & MARINA

McQueen's, Cat Island, The Bahamas

\$15,950,000





# HAWK'S NEST RESORT & MARINA

Positioned at the southern tip of Cat Island, Bahamas, Hawk's Nest is a premier fishing destination, sprawling across 370 acres+/- and 2.3 miles+/- of pristine oceanfront that blends Bahamian allure with subtle luxury. Anchored by Hawk's Nest Resort and Marina, which is inclusive of a boutique hotel with 10 rooms, a resort-style pool, 4 private villas, and two restaurants. It features a 4,900'+/- paved airstrip, with 3,100'+/- currently approved for immediate use, and a 28-slip marina, ensuring effortless access by land or sea. Hawk's Nest offers the discerning investor a unique opportunity for custom development of 30 waterfront parcels, recreational amenities, and more. Indulge in the art of refined living amidst the spectacular beauty of the Bahamas and unlock a world where elegance takes center stage. This one-of-a-kind opportunity invites you to customize your own sanctuary in a place where luxury meets the ultimate private Caribbean destination. Cat Island, only 48-miles long, is located 130 miles southeast of Nassau, capital city and 277 miles from Fort Lauderdale, Florida. With approx. 1,700 residents, this island is an ideal destination for those seeking to fish, dive, snorkel, explore or just simply disconnect. Cat Island was the boyhood home of Academy Award Winner Sir Sidney Poitier.

LOCATION	
ISLAND	Cat Island
AREA	McQueen's Settlement
PROPERTY TYPE	Hotel & Marina
LOT SIZE	370 acres
INTERIOR SIZE	37,570 ft²
GPS COORDINATES	Latitude: 24.154987
	Longitude: -75.523635
BEDROOMS	15
BATHROOMS	15

FEATURES & GETTING THERE	
• 370 acres perfect for future expansion and mixed-use development	• Restaurants, bar, swimming pool
• 2.3 miles (3.7 km) of oceanfront	• Exceptional sport fishing in the area
• White sandy beaches	• Annual fishing tournaments
• Hotel rooms and private villas	• Amazing snorkelling and diving
• 28-slip marina	• 20 min drive to grocery store and other restaurants
• 4,900 ft (1,494 m) private airstrip	• 40 min drive to New Bight Airport
• Tranquil location: a perfect private retreat to totally relax and unwind	• 30 min flight New Bight to Nassau
	• Guests can arrive direct to the resort on their own private plane or yacht, or charter a seaplane





# Cat Island

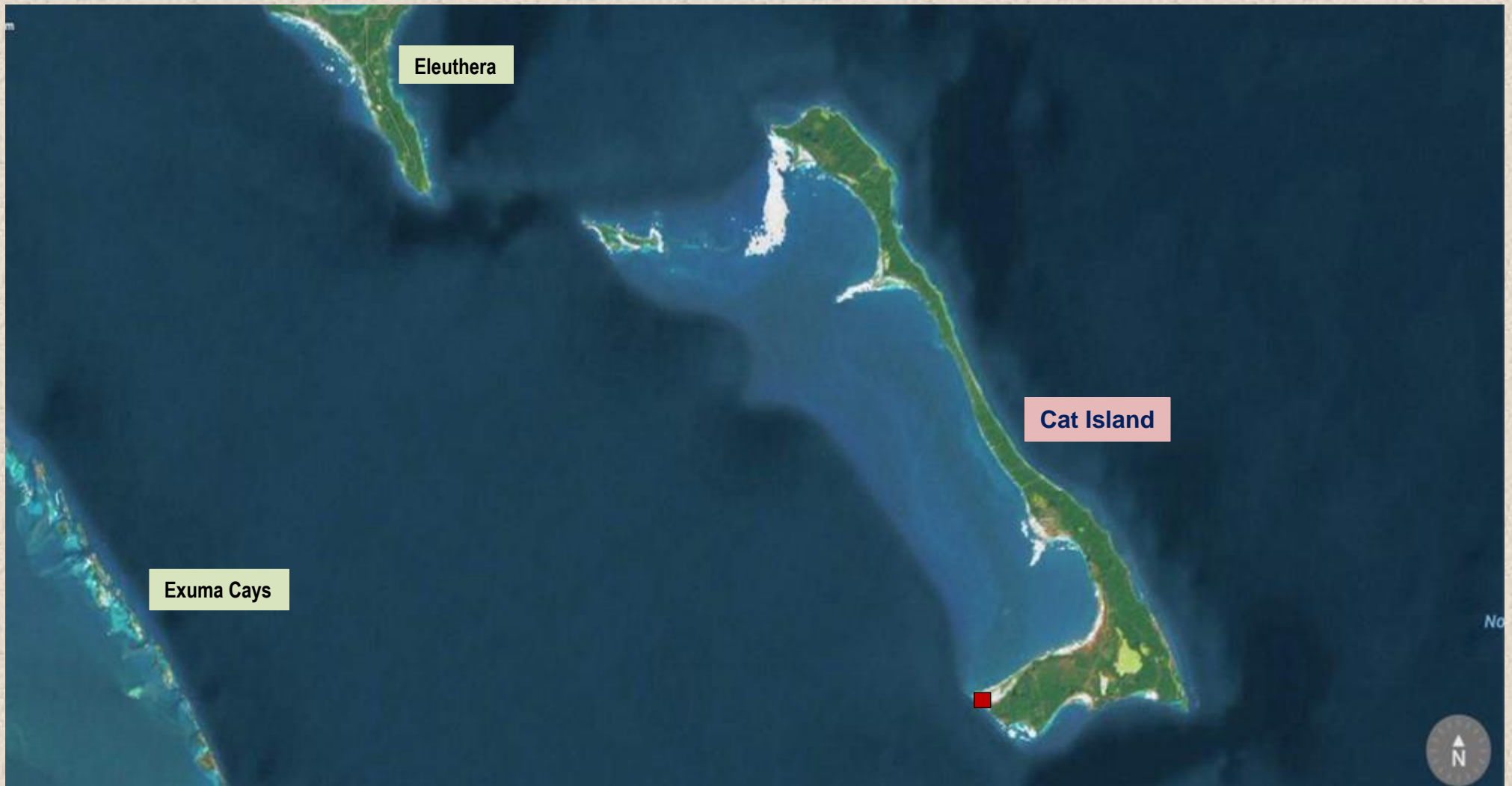
**Geographical Features and Settlements:**

- Top Section:** Grape Point, Bat Hole, Flamingo Point, Man of War Point, Port Royal, Blue Hole, Bain Town, Orange Creek Settl., Fence Rock, Smokey Point, Bird Point, Day Bay.
- Upper Middle Section:** The Lot Settl., Arthur's Town, Zion Hill Settl., Bonamy Town, Dumfries Settl., Wilson Bay, Benett's Harbour Settl., Alligator Point, Pigeon Cay, Roakers, Bluff Settl., Gaiter's Settl., Industrious Hill Settl., Stephenson Settl., Cove Settl., Hart's Bay Hill Settl., Tea Bay Settl.
- Lower Middle Section:** Knowles Village, Smith Bay Settl., Blue Lake, Fernandez Bay, Freetown Settl., New Bight, Bridge Inn, The Bight Settl., Cutler Bay Yacht Club, Doud's Settl., The Bight, Moss Town, Warren's Harbour, Fine Bay, Joe Sound Creek, Path Land Pond, Great Lake, Red Pond, Bahntown, Port Howe, Little Wind, Columbus Point, Reef Harbour.
- Bottom Section:** Hawk's Nest Creek, Hawk's Nest Club & Marina, French Bay, Devils Point Settl., Frankfort Point, Castle Bluff, Hawks Nest Point, McQueen's Settl., Old Bight Settl., 206 Mt. Alvernia, 170, Greenwood Inn.

**Watermarks:** Ontheworldmap.com

Ontheworldmap.com

**SATELLITE LOCATION**  
**HAWK'S NEST RESORT & MARINA, McQueen's, Cat Island**



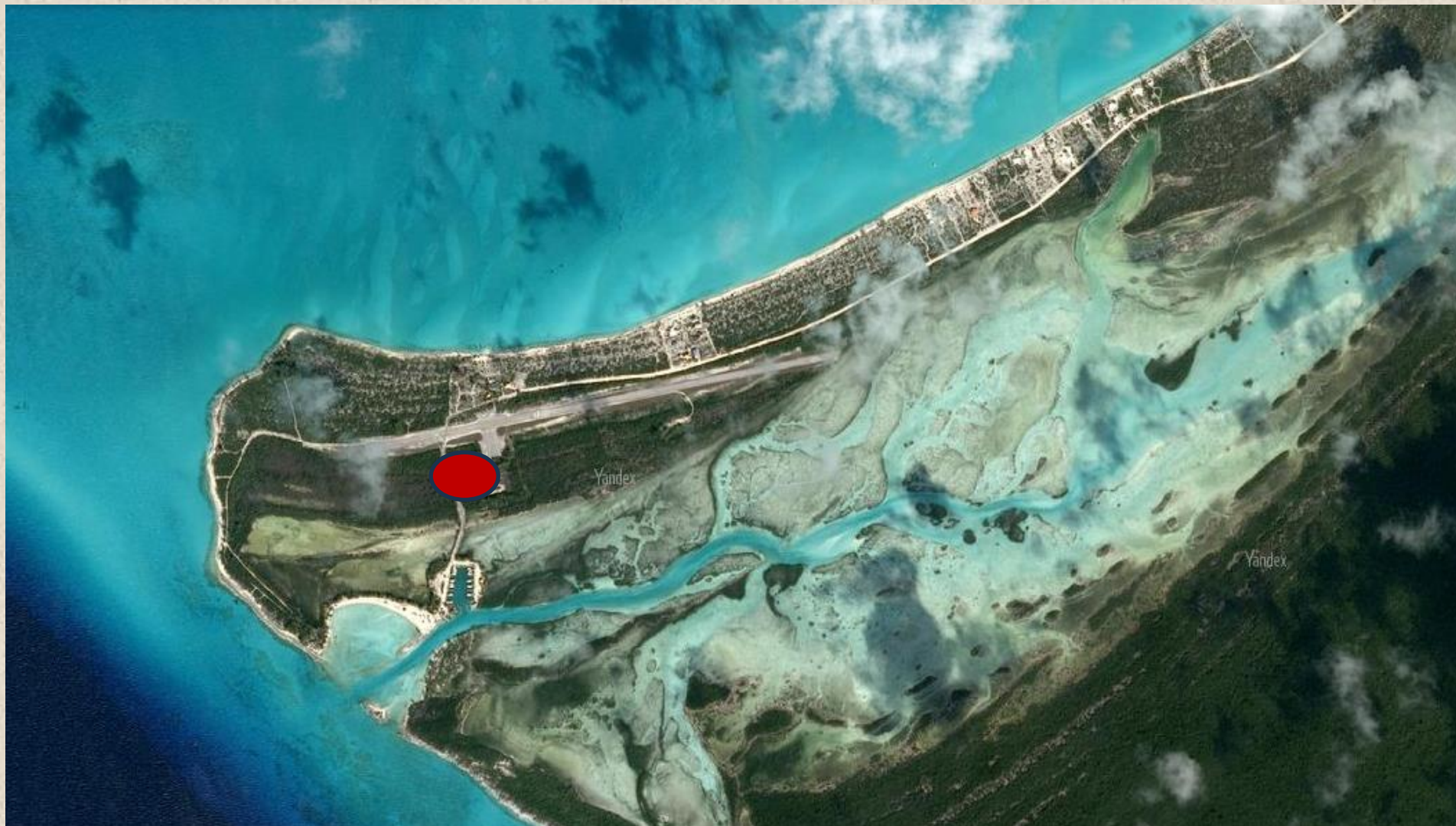


**SATELLITE LOCATION**  
**HAWK'S NEST RESORT & MARINA, McQueen's, Cat Island**





**SATELLITE LOCATION**  
**HAWK'S NEST RESORT & MARINA, McQueen's, Cat Island**





# **HAWK'S NEST RESORT & MARINA AREA FOR SALE (370 Acres)**

















































































































## HAWK'S NEST MARINA

The 28-slip marina has all the personalized service and amenities visiting boats require. Two air-conditioned fish-cleaning houses, 40,000-gallon diesel storage, 50- and 100-amp (two 50s) electric pedestals. Fresh water and ice plus showers and laundry are always available. There is a 7-foot (2.1 m) draft at MLT with a well-marked marina entrance. Inside marina basin is 10 feet (3 m) and deeper. LOA: 115 ft (35 m). All marina guests are welcome to utilize the fresh water swimming pool and clubhouse/bar and all the additional amenities Hawk's Nest Resort has to offer.





























The Commonwealth of The Bahamas is an English-speaking democratic country and an archipelago of approximately 700 islands and 2,000 cays (pronounced keys) located in the North Atlantic Ocean. Situated 50 miles (80 km) off the southeast coast of Florida and continuing in a southeastwardly direction for about 750 miles (1,207 km), The Bahamas is also just north of the Caribbean islands of Cuba and Hispaniola (Haiti and the Dominican Republic). Nassau, the capital city is located on the island of New Providence in the Central Bahamas. The country is a coral archipelago, and limestone is the primary rock composition of the islands. With 5% of the Earth’s coral, no rivers or mountains, the waters surrounding The Bahamas are virtually silt free resulting in some of the clearest waters on the planet.

COUNTRY DATA	
LAND AREA:	5,358 sq miles (13,877 km <sup>2</sup> )
TOTAL TERRITORY AREA:	180,000 sq miles (466,198 km <sup>2</sup> )
POPULATION (est 2024):	408,000
CLIMATE (Sub Tropical):	Temps rarely go below 15C (60F) Temps rarely go above 32C (90F)
INDEPENDENCE DATE:	10th JULY 1973
CAPITAL CITY:	Nassau, New Providence Island
NUMBER OF ISLANDS:	700
POPULATED MAIN ISLANDS:	30
HEAD OF STATE:	King Charles III
PRIME MINISTER:	Philip Davis
LANGUAGE:	English
CURRENCY:	Bahamian Dollar (B\$) (On par with US\$)
MAIN INDUSTRIES:	Tourism, Financial Services, Agriculture, Fisheries, Cement, Rum, Salt, Aragonite, Oil Transshipment, Pharmaceuticals and Polymers
GDP (est 2024):	\$14.51 billion
GDP per capita (est 2024):	\$35,540
INFLATION (est 2024):	3.2 %
UNEMPLOYMENT RATE:	8.8% (est 2024)

TOP TEN REASONS TO INVEST IN THE BAHAMAS

1. Just 50 miles (80 km) from USA giving proximity to major North American and Latin American financial centres
2. Purchase a property for US\$750,000, the buyer automatically qualifies to apply for a Bahamas permanent residency. At US\$1.5M, the process is fast-tracked.
3. No local taxes on capital gains, inheritance, corporate and personal income, dividends, and interest
4. Proactive incentives for investment
5. Same time zone as New York, Miami, and Toronto (EST)
6. Peaceful and stable democracy since 1729
7. Independent nation with compliant legislation and consultative legislative approach
8. Highly trained industry professionals and an English-speaking workforce
9. Essential public services and modern infrastructure
10. Ideal climate and lifestyle with many islands and cays to explore

SELECTED SCHEDULED INTERNATIONAL FLIGHTS

From Nassau (Flying Times)

Miami: 45mins	Fort Lauderdale: 65m	Orlando: 80m	Atlanta: 2hrs
Charlotte: 2h 20m	New York: 3h	Panama City: 3h	Toronto: 3h 20m
Boston: 3h 30m	Dallas: 3h 50m	Los Angeles: 6h 20m	London: 8h

For Cat Island, see page 2



## **BAHAMAS INVESTMENT AUTHORITY**

The government's proactive economic growth and development policies are guided by the Bahamas Investment Authority (BIA), established to reduce bureaucratic delays for domestic and international investors. Operating from the Office of the Prime Minister, the BIA has been designated a "one-stop shop" designed to simplify investing in The Bahamas. The BIA serves as the administrative arm of the National Economic Council and Investments Board.

### **Areas Targeted for International Investors**

- **Touristic Resorts**
- **Upscale Condominium, Time share and Second Home Development**
- **Information and Data Processing Services**
- **Assembly Industries**
- **High-Tech Services**
- **Ship Repair and other services**
- **Light Manufacturing for export**
- **Agro-Industries**
- **Food Processing**
- **Mariculture**
- **Banking and other Financial Services**
- **Captive Insurance**
- **Aircraft Services**
- **Pharmaceutical manufacture**
- **Off-shore Medical Centres**

NB. This list is not exhaustive, and investors interested in areas not included here are encouraged to bring their interest to the attention of the BIA.

### **Investment Incentives**

The attractiveness of a low-tax environment and a stable currency are enhanced by a series of investment incentives that provide relief from customs duties on approved raw materials, equipment and building supplies, as well as allowing exemptions from real property taxes for up to 20 years.

### **Tax Policy**

The Bahamas has no personal, capital gains, estate gift or inheritance taxes. There is also no corporate tax unless revenue is derived from within The Bahamas. Having regard to and structured upon the accepted international standards of transparency and tax information exchange, the Government has brought into force the International Tax Cooperation Act, 2010, and concluded in excess of twenty tax information exchange agreements with major international business and financial partners.

### **Hotels Encouragement Act**

This incentive legislation provides for duty free entry of approved construction materials, furnishings and fixtures for hotel development as well as provides for exemption/concession from real property taxes for the first twenty years of operation of a hotel resort. Hotels with as few as four guest rooms on Out Islands and those with a minimum of ten rooms in New Providence qualify for concessions under the Hotels Encouragement Act.



**FRANZ HEPBURN**

**Corcoran CA Christie Bahamas**

**+44 (0) 7818 064214**

**franz@corcorancac.com**

**corcorancac.com**

*corcoran*  
CA CHRISTIE  
BAHAMAS