

BUYER PROPOSAL

St John's Branch Trace Acreage

5-Acre Country Land Parcels

St John's Branch Trace, Avocat, Fyzabad · Woodland, South Trinidad



Gently undulating country land at St John's Branch Trace, in the Woodland area of South Trinidad.

Country Estate · Agriculture · Subdivision · Investment Ahead of Infrastructure

Prepared for prospective buyers · 2026

1. Executive Summary

St John's Branch Trace Acreage is approximately **15 acres of freehold country land** at St John's Branch Trace, Avocat, Fyzabad, in the Woodland area of South Trinidad. Rather than selling the whole holding as one property, the land is offered in accessible **5-acre parcels from TT\$600,000**, giving buyers a practical entry point while keeping the option to acquire the full acreage.

The land is gently undulating and sits approximately 300 metres from the Woodland River. It suits a private country estate, agriculture, a hobby farm, recreation or long-term investment, subject to the necessary approvals. Its strongest single feature is timing: **a new road and bridge on St John's Branch Trace are planned for January 2027**. Buying now means buying ahead of the access infrastructure, not after it.

- **Clear parcel pricing:** 68C at TT\$600k; 68B at TT\$700k; 68A at TT\$900k.
- **Surveyed subdivision:** three lots of about 5 acres each, each fronting a planned road reserve.
- **Infrastructure upside:** positioned ahead of a January 2027 road and bridge development.
- **Optional river parcel:** a separate adjacent 10-acre parcel offers direct river frontage (see the addendum).

2. The Property



Parcel location in the Woodland / Avocat area, near the South Oropouche (Woodland) River.

Land	Approximately 15 acres freehold, offered in 5-acre parcels
Parcels	68A, 68B and 68C, about 5 acres each (freehold)
Starting price	From TT\$600,000 (parcel 68C)
Location	St John's Branch Trace, Avocat, Fyzabad, Woodland area, South Trinidad
Topography	Gently undulating country land
River	Approximately 300 metres from the Woodland River (no direct frontage)
Road access	Development planned for January 2027 via a newly constructed bridge

Tenure	Freehold, clean title
Uses	Private estate, country home, agriculture, hobby farm, recreation, investment

Character. The holding is gently undulating country land, well suited to building, farming or holding. It is set back from the river on higher ground, which keeps it private and workable while still close to the water and the surrounding countryside.

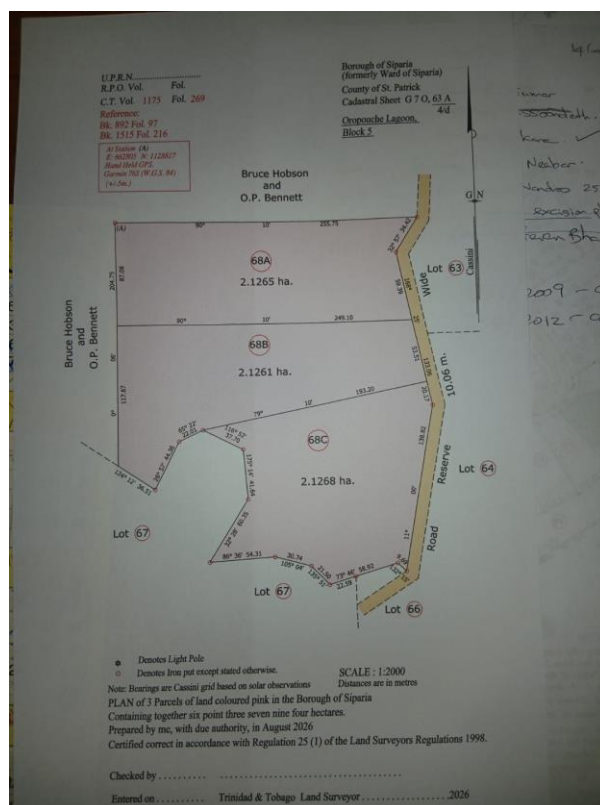
3. Pricing and Parcels

The land is offered as three surveyed parcels, giving buyers clear choices by budget, acreage and intended use:

Parcel	Price (TTD)	Approx. (USD)
68C	TT\$600,000	US\$88,000
68B	TT\$700,000	US\$103,000
68A	TT\$900,000	US\$132,000

The 5-acre parcel structure gives you room to build, farm or hold land without needing to purchase the whole 15 acres. Buyers who want a larger holding can combine parcels, subject to availability. All parcels are freehold. Prices are indicative and subject to confirmation; USD figures are approximate.

4. The Subdivision



Proposed 3-parcel subdivision: lots 68A, 68B and 68C, each about 2.13 hectares (roughly 5.25 acres).

The 15-acre holding is surveyed into **three country parcels of roughly 5 acres each** (lots 68A, 68B and 68C, each about 2.13 hectares), in the Borough of Siparia, County of St. Patrick. Each parcel fronts a 10-metre road reserve along the eastern boundary, and the plan is prepared to Land Surveyors Regulations standards. This structure gives buyers a practical way to choose by budget, acreage and intended use, while preserving the option to combine lots.

5. Positioned Ahead of Infrastructure



Road and bridge works underway on St John's Branch Trace.

The clearest timing advantage is access. A **new road and bridge are planned for January 2027**, with the access road connecting via a newly constructed bridge. That is a meaningful future connectivity advantage for a rural holding, linking it more directly into the wider Woodland and Fyzabad road network.

The positioning is deliberate: these are 5-acre country estate parcels offered **ahead of infrastructure development**, not after it. Land values tend to respond as access improves, so the window before the road and bridge are finished is where the opportunity sits. Timelines for public and access works are indicative and can change, and buyers should confirm the current status of the programme during due diligence.

6. Location and Access

Address. St John's Branch Trace, Avocat, Fyzabad, with access through the Woodland area, in the Borough of Siparia, County of St. Patrick, South Trinidad.

- Roughly 20 to 30 minutes to San Fernando, the southern commercial hub.
- Approximately 300 metres from the Woodland River (South Oropouche River).
- Road access development planned for January 2027 via a newly constructed bridge.
- Quiet countryside within the South Oropouche river district.

7. Development Possibilities

Freehold country land gives a buyer room to build, farm, hold or plan a larger country estate. These are illustrative directions, subject to the usual statutory approvals.

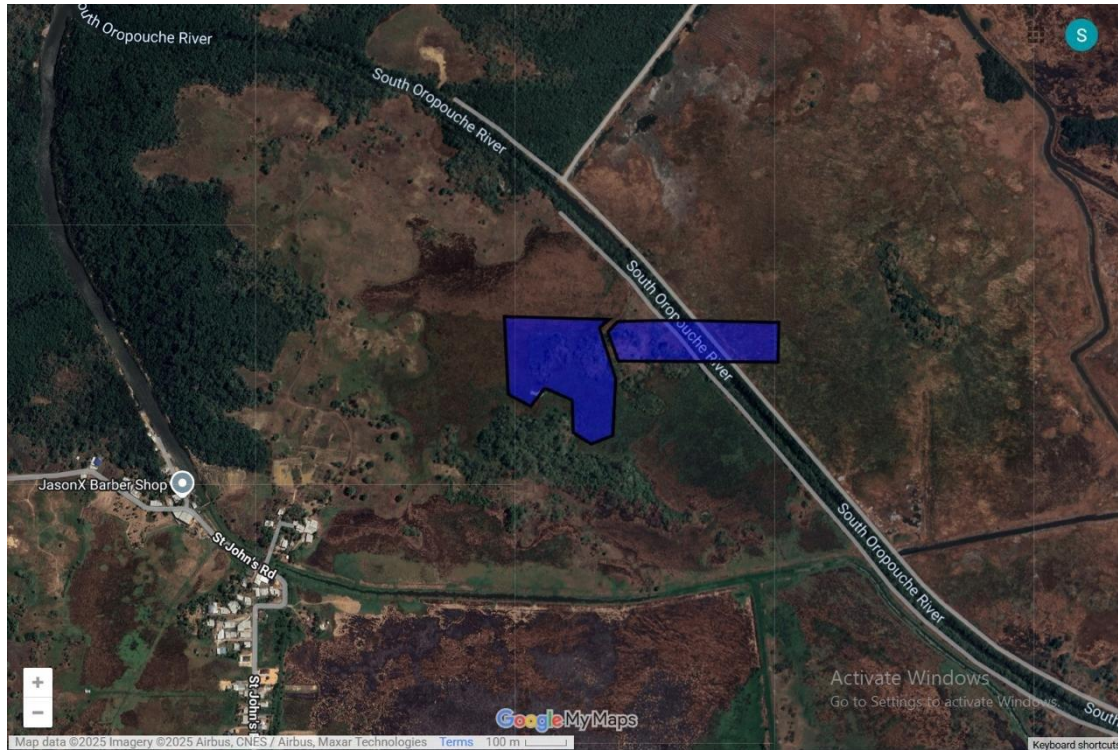
- **Private country estate:** a country home or private estate on undulating ground with space and privacy.
- **Agriculture and hobby farm:** tree crops, provisions, livestock or a hobby farm on workable country land.
- **Flexible holding:** choose one parcel for a manageable 5-acre holding, or combine lots if you want more acreage for a home, farm or long-term land bank.
- **Invest ahead of access:** secure land now, before the 2027 road and bridge development is completed.

8. Considerations and Due Diligence

In the interest of a fair presentation, prospective buyers should weigh the following and verify independently:

- The 15-acre land is near the river but does **not** have direct river frontage; it is approximately 300 metres from the water.
- Road and bridge timelines are set by others and can change; confirm the current status before relying on them.
- Any development, including subdivision and change of use, requires the necessary statutory approvals (Town and Country Planning, WASA, drainage and related bodies).
- Boundaries, acreage, tenure and the survey should be confirmed against current cadastral records and title. Figures here are drawn from owner-supplied material and are indicative.

Addendum: Adjacent 10-Acre River-Frontage Parcel



The 15-acre country land (left) and the adjacent 10-acre parcel on the Woodland River (right).

Next to the St John's Branch Trace land, to the north-east, a separate **10-acre parcel** offers **direct frontage onto the Woodland River** (South Oropouche River). Where the 15-acre country land is set back from the water, this parcel sits on the river itself, opening a different set of possibilities.

- **Direct river frontage** onto the Woodland River, adjacent to the north-east of the 15-acre land.
- **River-based potential:** eco and agri-tourism, aquaculture, and river-linked activity toward the Gulf of Paria.
- **Area context:** the wider South Oropouche / Godineau area hosts wetlands, mangroves and birdlife including the Scarlet Ibis, and is the focus of a US\$10 million government flood-resilience and eco-tourism programme.
- **Availability:** offered separately. Price on application.

Next Steps

Site visits are welcome, and we can provide the survey sheets, cadastral references and the full photographic record on request.

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68C TT\$600k, 68B TT\$700k, 68A TT\$900k · *Serious enquiries invited*

Notes

Distances, timelines, acreages and prices are indicative and provided for general guidance; they do not form part of any contract. Road and bridge timelines are subject to change and any development is subject to statutory approvals. Verify all details independently. Area and programme context drawn from owner material and public sources (SORB / Adaptation Fund programme, CAF/UWI).