

FREEHOLD COUNTRY LAND · SOUTH TRINIDAD

St John's Branch Trace Acreage

5-Acre Country Land Parcels · from TT\$600,000

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



Country Estate

Agriculture

Subdivision

Invest Ahead of Access

THE OPPORTUNITY AT A GLANCE

A clear choice of surveyed country parcels

Approximately 15 acres of freehold country land, surveyed as three 5-acre parcels with clear pricing by lot.

68C

from TT\$600,000

~300 m

from the Woodland River

Jan 2027

road & bridge planned

Freehold

undulating country land

PARCELS & PRICING

Parcel 68C

TT\$600,000

Approx. US\$88,000

Parcel 68B

TT\$700,000

Approx. US\$103,000

Parcel 68A

TT\$900,000

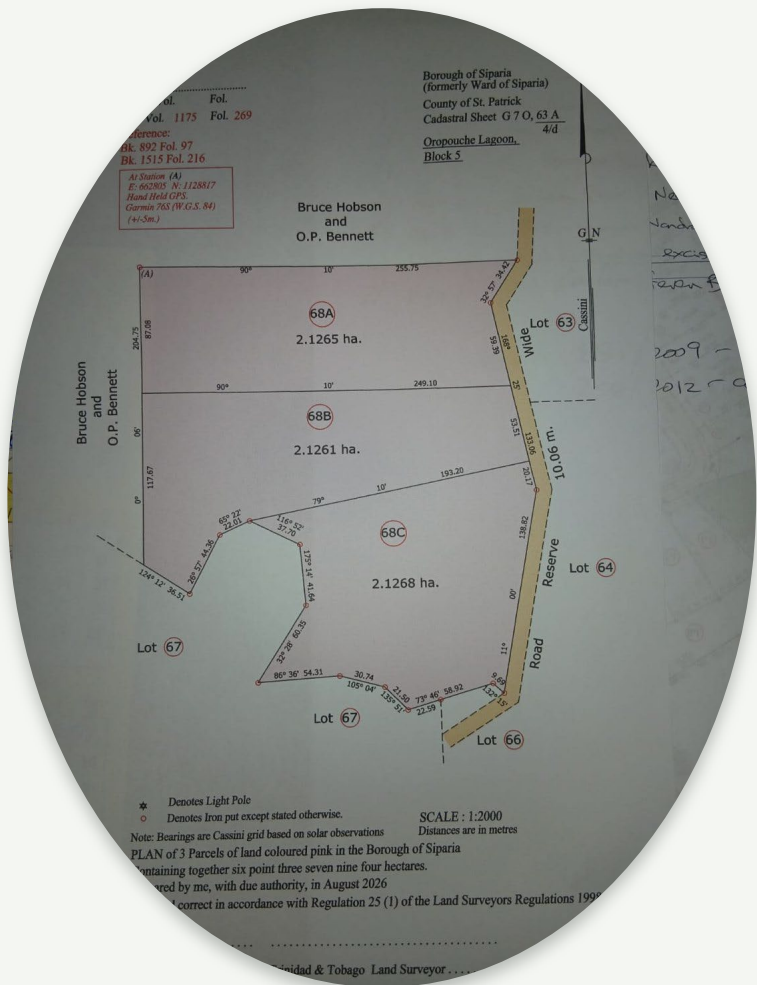
Approx. US\$132,000

Spacious 5-acre country parcels



- **Land** ~15 acres freehold, in three ~5-acre lots
- **Location** St John's Branch Trace, Avocat, Fyzabad
- **Topography** gently undulating country land
- **River** ~300 m from the Woodland River (no direct frontage)
- **Road access** planned Jan 2027 via a new bridge
- **Uses** country estate, agriculture, hobby farm, investment

A three-parcel subdivision



The 15-acre holding is surveyed into three country parcels of roughly 5 acres each (lots 68A, 68B and 68C), each fronting a planned road reserve.

- Three ~5-acre lots** each about 2.13 hectares; Borough of Siparia, County of St. Patrick
- Road reserve frontage** each parcel fronts a 10-metre reserve on the eastern boundary
- Flexible ownership** take one lot, two combined (10 acres), or all three (15 acres)
- Future flexibility** combine parcels if you want more acreage or future optionality

Positioned ahead of infrastructure

A new road and bridge on St John's Branch Trace are planned for January 2027. Buying now means buying ahead of the access, not after it.



✓ **Road access planned Jan 2027**
connecting via a newly constructed bridge



✓ **Improved connectivity**
into the wider Woodland and Fyzabad road network

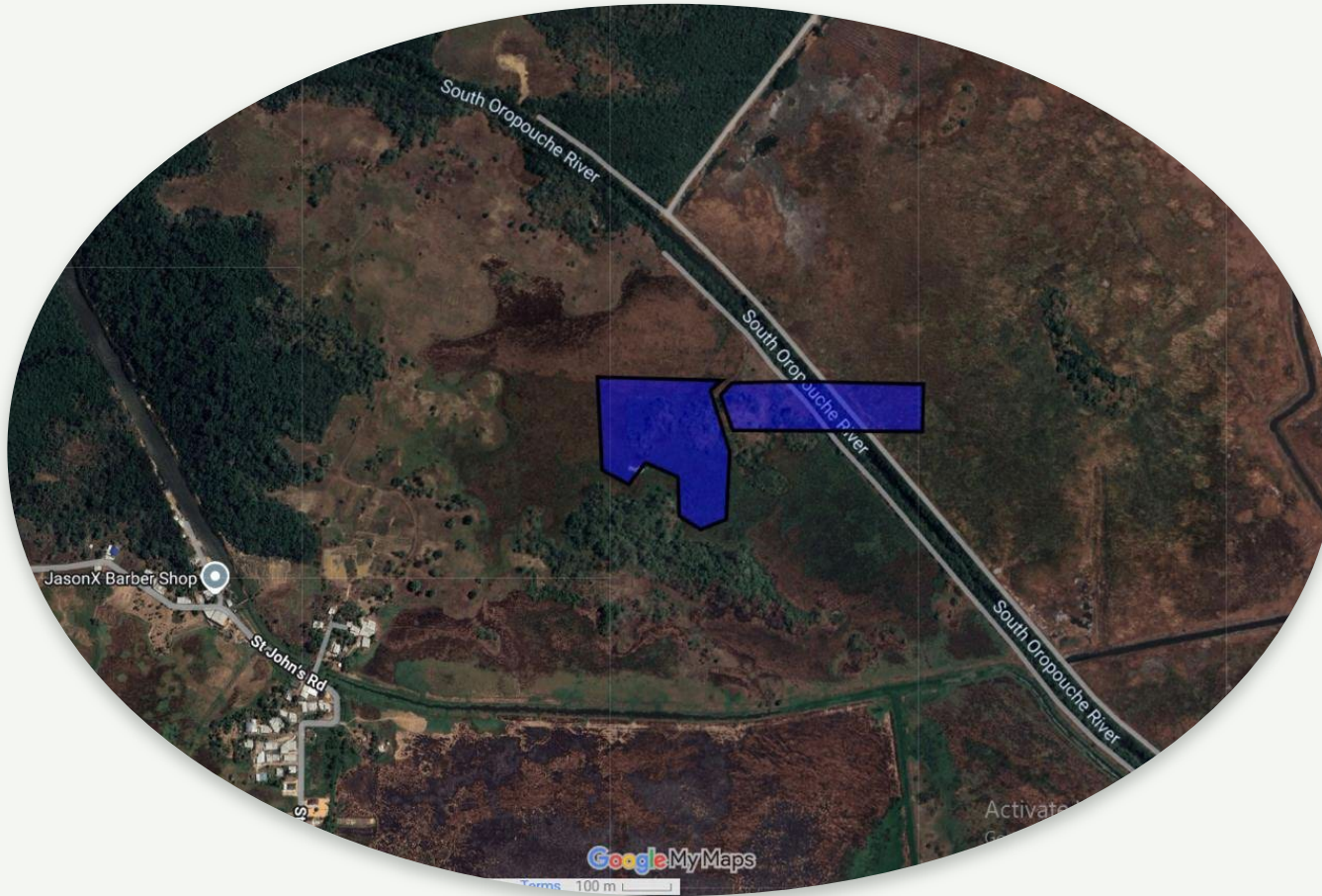


✓ **Buy before completion**
when entry pricing is at its most attractive

Timelines for public and access works are indicative and subject to change; confirm current status during due diligence.

WHERE IT IS

Location & access



St John's Branch Trace, Avocat, Fyzabad, in the Woodland area of South Trinidad.

- ~20 to 30 min to San Fernando, the southern hub
- ~300 m from the Woodland (South Oropouche) River
- Road access planned Jan 2027 via a new bridge
- Access through the Woodland area
- Quiet countryside in the South Oropouche district

WHAT YOU COULD DO WITH IT

Development possibilities

Freehold country land with room to build, farm, hold or subdivide. Illustrative directions, subject to the usual approvals.



1

Private Country Estate

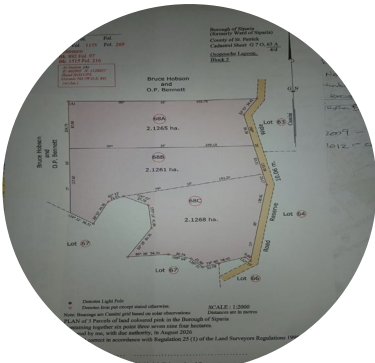
A country home or private estate on undulating ground with space and privacy.



2

Agriculture & Hobby Farm

Tree crops, provisions, livestock or a hobby farm on workable country land.



3

Flexible Holding

Choose one parcel now or combine lots for more acreage and future options.



4

Invest Ahead of Access

Secure land now, before the 2027 road and bridge development is completed.

Why now

1 Clear parcel choice

Pricing starts at TT\$600k, with three surveyed lots to choose from.

2 Ahead of infrastructure

a road and bridge are planned for January 2027; buy before completion.

3 Flexible acreage

choose one parcel or combine lots for a larger holding.

4 Freehold country land

clean tenure, undulating ground, near the Woodland River.

5 Optional river parcel

an adjacent 10-acre parcel adds direct river frontage.

A satellite map showing a river, the South Oropouche River, flowing through a landscape. A blue-shaded parcel is highlighted on the left bank of the river. The map includes labels for 'South Oropouche River', 'St John's Rd', and 'JasonX Barber Shop'. A yellow button with the text 'ALSO AVAILABLE' is in the top left. A compass rose is in the top right. Map data and copyright information are at the bottom.

ALSO AVAILABLE

Adjacent 10-acre river parcel

DIRECT RIVER FRONTAGE

A different opportunity, on the water

Next to the 15-acre land, to the north-east, a separate 10-acre parcel fronts directly onto the Woodland River.

- **Direct river frontage:** onto the Woodland River (South Oropouche River)
- **River-based potential:** eco and agri-tourism, aquaculture, activity toward the Gulf of Paria
- **Area context:** wetlands, mangroves and Scarlet Ibis; US\$10M government resilience programme
- **Availability:** offered separately; price on application

Own your piece of the Woodland countryside

Site visits are welcome. Survey sheets, cadastral references and the full photographic record are available on request.

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From TT\$600,000

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

Distances, timelines and prices are indicative and subject to change; any development is subject to statutory approvals. Verify independently.

