LUNA REALTY BELIZE

The Forward-Thinking Investor's Guide to Land Banking in Belize

How to buy, hold, and profit from raw land in Belize — without the cost, maintenance, or tenant headaches of developed property.

What Is Land Banking?

Land banking is a long-term wealth strategy: you acquire well-located, undeveloped land in an area positioned for growth and hold it until appreciation, infrastructure, and rising demand do the work for you. Unlike rental property, raw land requires no tenants, no renovations, and almost no ongoing management — making it one of the lowest-stress ways to participate in a rising market.

In a country like Belize — where prime land is finite, tourism is at record levels, and foreigners enjoy the same ownership rights as citizens — a disciplined land-banking approach can be remarkably effective. This guide outlines **why Belize works, where to focus, what it costs, and how to avoid the most common mistakes.**

Why Belize Is Built for Land Banking

- **Full foreign ownership.** Foreign nationals can hold land in fee-simple title — outright, in their own name — with the same legal rights as Belizean citizens. No leaseholds, no local-partner requirement.
- **Low holding costs.** Annual property taxes are modest (roughly 1% or less of assessed value), and raw land carries little to no maintenance burden, so capital can sit and compound quietly.
- **No capital gains tax.** Belize does not levy capital gains tax, allowing investors to retain more of any appreciation when they eventually sell.
- **English-speaking & USD-friendly.** English is the official language and the Belize dollar is pegged to the U.S. dollar at a fixed 2:1 rate, removing currency guesswork for North American buyers.
- **A demand engine that keeps building.** Tourism, retirees, and remote workers continue to push demand — and land values — upward, as the figures below show.

The Demand Story: A Record-Breaking Tourism Market

Land appreciates fastest where people want to be — and Belize is drawing more visitors than ever. According to the **Belize Tourism Board (BTB),** 2024 was on track to be the busiest year for tourism in the country's history, with overnight arrivals recovering to **112% of 2019 levels** and rising roughly **23% over 2023.** Air access continues to widen, with direct flights now serving Belize from 28 airports worldwide.

~28%	14.59%	112%
of all visitors went to Ambergris Caye in 2024 (100,000+ arrivals)	of visitors chose the Cayo District — the 2nd most-visited area	recovery of overnight arrivals vs. 2019, Belize's peak year

Source: Belize Tourism Board (BTB) destination and arrivals data, 2024.

Where to Land Bank in Belize

1. Ambergris Caye — The Top Destination (At the Right Price)

Ambergris Caye, anchored by the town of San Pedro, is **the single most-visited destination in Belize,** drawing nearly **28% of all visitors in 2024 — more than 100,000 arrivals** according to the BTB. Hotel occupancy on the island reached **56.2% by mid-2024** (above 2019 levels), with average daily room rates climbing to roughly **$270 USD.** It is the clearest demand story in the country and, for that reason, the first place to look.

The discipline: buy at the right price. Because the island is so sought-after, central beachfront parcels can be priced at a premium that leaves little room for appreciation. The opportunity lies in buying **in the path of growth rather than the center of it** — lots heading north along the island and toward the lagoon side, where infrastructure is steadily improving and entry prices remain reasonable. **Ambergris Caye is the top pick only when the numbers make sense; overpaying for a trophy lot defeats the strategy.**

- Growth corridor heading **north and lagoon-side**, ahead of the build-out.
- Continually improving roads, utilities, and services.
- Deep, sustained demand from foreign buyers and the tourism market.

> **Areas to explore:** Concentrate on the **north side of the bridge** — the **New Town** area and the stretch continuing **north.** This is where the island's growth is actively heading: access keeps improving, and entry prices here still leave meaningful room to appreciate compared with the built-up south end.

> **Strategy:** *Target the growth corridor, not the premium core. Buy where the island is heading and let the build-out come to you.*

2. Cayo District — The Best Value Play in a Fast-Growing Market

If Ambergris Caye is the premium destination, the **Cayo District** (the San Ignacio / Belmopan corridor in western Belize) is the value counterpart — and the numbers make it compelling. Per the BTB, Cayo accounted for **14.59% of all visitors in 2024,** making it the **second most-visited area of the entire country,** edging out even Caye Caulker (13.8%). Yet because Cayo is on the mainland with far more available acreage, **land remains genuinely affordable** compared with the islands.

That combination — **island-tier visitor numbers paired with mainland pricing** — is exactly the kind of gap land bankers look for. Cayo's appeal is broadening fast: a growing eco-tourism and expat community, the country's administrative capital at Belmopan, and rising international recognition (Cayo was named among the world's Top 100 Stories at the 2025 Green Destinations Awards). Larger parcels here also carry **subdivision potential,** opening a second route to profit beyond simple appreciation.

- **Affordable acreage** with meaningfully lower entry prices than the cayes.

- The **2nd most-visited area of Belize** by BTB visitor share — with momentum still building.
- Established and growing **eco-communities and expat interest.**
- **Subdivision potential** on larger parcels for a higher eventual return.

Areas to explore: Keep a close eye on **Santa Familia.** A new **bridge is going in to connect Santa Elena and San Ignacio,** and the road from **Bullet Tree to Spanish Lookout** is being paved — running **right past Santa Familia.** Connectivity upgrades like these are exactly the kind of infrastructure catalyst that lifts nearby land values, and buying ahead of them is the heart of the land-banking play.

Strategy: *Acquire affordable acreage in the path of Cayo's tourism growth; hold for appreciation, or subdivide later to multiply the return.*

What It Costs to Land Bank in Belize

Holding land in Belize is inexpensive, which is precisely what makes the wait-and-appreciate strategy so workable. Typical figures:

Cost Type	Typical Amount
Land purchase	$35,000 – $100,000+ USD
Stamp duty / transfer tax	~8% of purchase price
Legal fees	1 – 2% of purchase price
Annual property tax	~1% or less of assessed value
Maintenance (raw land)	Effectively $0

Figures are general estimates for planning purposes and vary by parcel, location, and transaction. Confirm all costs with your attorney and agent before purchase.

Why Land Banking Is a Smart Move

- **No tenants, no stress.** Raw land needs no management, repairs, or rent collection.
- **A natural inflation hedge.** Well-placed land tends to appreciate over time as costs and demand rise.
- **Leverage on growth.** You are effectively betting on infrastructure and tourism expansion — both trending up.
- **Scarcity works in your favor.** Prime, well-located land is finite and cannot be manufactured.
- **Flexible exit options.** Sell as-is, subdivide for a higher return, or build when the time is right.

Common Mistakes to Avoid

- **Buying remote land with no access.** A parcel with no road, no utilities, and no clear route to development is hard to resell.

- **Skipping title verification.** Always confirm clean, registered title through a qualified attorney before any funds change hands.
- **Ignoring utilities and infrastructure.** Proximity to power, water, and roads is what turns raw land into a sale.
- **Expecting a quick flip.** Land banking rewards patience; treat it as a multi-year hold, not a short-term trade.

The Golden Rule

Buy where people are going — not where they already are.

Watch the roads, the developers, and the infrastructure. The investors who do best are the ones who position **ahead** of the growth curve and let momentum lift their land's value.

Your Next Step

Land banking in Belize is **simple, low-maintenance, and high-upside** when you buy smart and hold with discipline. The best opportunities — the well-priced lots in Ambergris Caye's growth corridor and the affordable, fast-appreciating parcels of Cayo — tend to move quietly and quickly.

Want a curated list of the best current land-banking opportunities in Belize?

Contact the **Luna Realty Belize** team to review exclusive, off-market options and start your Belize land journey today. Email us at **info@LunaRealtyBelize.com**.

Disclaimer: This guide is for general informational purposes only and does not constitute legal, tax, or investment advice. Tourism figures are drawn from Belize Tourism Board (BTB) data for 2024. All buyers should conduct independent due diligence and consult a licensed attorney before purchasing property.