



30 Acres of Prime Road Front Property – Toco Main Road **MATURA**



Nestled on the route to the upcoming centre of commerce (The Toco Port Facility), this parcel offers 1,050 feet (320 metres) of frontage along the west bound lane of the Toco Main Road in quiet Matura.

Within one 1 km² of this prime piece of real estate, there are:

- **3 Churches**
 1. St. Vincent Ferrer Roman Catholic
 2. Matura Seventh-Day Adventist
 3. New Testament Church of God
- **3 Schools**
 1. Matura Early Childhood Centre
 2. Matura Government Primary
 3. Matura Secondary
- **The Mendoza Road Recreation Ground**
- **The Matura Health Centre**
- **The Matura Police Station**

In January 2020, “Notice of Grant of Outline Planning Permission to Develop Land” was given by the Town and Country Planning Division (*Ref: T4G 1570/2019*)

An active aquifer system on site allows for the possibility of a commercial water bottling plant, or the creation of a recreational landscape architecture feature.

Primary Agent:
Beneficial Owner:

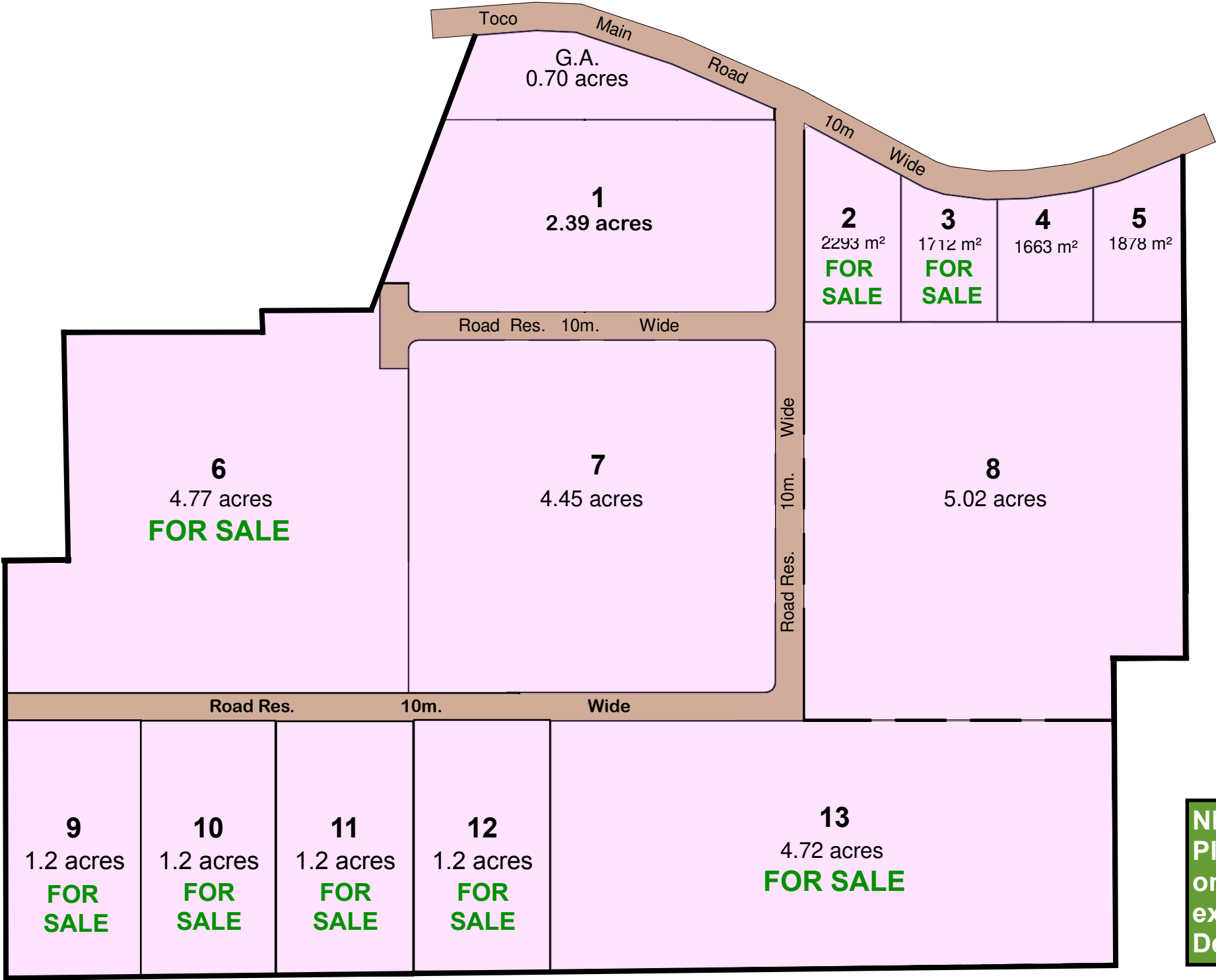
Caleb Production Dynamics

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The Property's Elevation Profile: Max-177ft, Avg-154 & Min-133ft





NB:Antoine Estate Subdivision's Planning & Design Model is based on a the Mixed-use Community. An example is the Brentwood Park Development located in Chaguanas.

SCALE 1 / 2000
Distances are in Meters