



# Excellent Plot of land for sale in Grey Ground Manchester Jamaica



## Agent Info

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 Property Type: Apartments  
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## Listing details

Property for: Sale  
 Price: USD 90,435.5

### Location

Country: Jamaica  
 State/Region/Province: Manchester  
 Posted: Mar 30, 2026

Description:  
 Excellent Plot of land for sale in Grey Ground Manchester Jamaica

Esales Property ID: es5554995

Grey Ground

Manchester

Jamaica

Prime Commercial Opportunity:

Half-Acre Lot in Grey Ground, Manchester

Offered at \$14,000,000 JMD (or USD Equivalent)

If you are looking for a strategic foothold in one of Jamaica’s most resilient and rapidly expanding economic zones, this half-acre commercial plot in Grey Ground, Manchester, represents a premier



investment opportunity. Situated directly on the Grey Ground main road, this parcel sits perfectly on the periphery of Mandeville, offering the ideal blend of high visibility, heavy commuter traffic, and the prestige associated with the parish's commercial hub.

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## Strategic Location & Connectivity

The location is the primary driver of value for this property. Being positioned on the Grey Ground main road ensures that any business established here benefits from constant 'built-in' marketing through high-volume vehicular and pedestrian exposure. As Mandeville continues to expand outward, Grey Ground has become a vital corridor for residents and commuters traveling between the town center and the surrounding residential districts. This lot captures the flow of the Mandeville bypass, making it a seamless transition for logistical operations, retail storefronts, or service-based enterprises.

## Versatility for Development

Spanning a generous 0.5 acres, the lot provides a substantial footprint for various commercial ventures. In a region where land is increasingly scarce and subdivided into smaller portions, a contiguous half-acre plot offers the 'elbow room' necessary for:

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**Retail Plazas:** Ample space for multi-unit storefronts with dedicated customer parking.

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**Professional Offices:** A quiet yet accessible location for medical practices, legal chambers, or consultancy firms catering to the local community.

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**Warehousing & Logistics:** The flat to gently sloping terrain characteristic of the area makes it suitable for storage facilities or light industrial use.

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**Agro-Processing:** Given Manchester's rich agricultural heritage, this site is a prime candidate for a processing or distribution center.

## The Mandeville Advantage

Investing in the periphery of Mandeville means tapping into a unique micro-economy. Known for its cool climate and affluent returning resident population, Manchester boasts a high level of disposable income and a demand for high-quality services. Unlike the seasonal fluctuations of coastal tourist towns, the



Mandeville area offers year-round economic stability. As the administrative and educational capital of central Jamaica, the parish ensures a consistent pool of skilled labor and a steady customer base for any burgeoning enterprise.

## Infrastructure and Logistics

The property is well-serviced by existing utility infrastructure, including reliable electricity and water connections. For international investors or those managing logistics from abroad, the nearest airport is Norman Manley International Airport (KIN) in Kingston. While the drive currently takes approximately 1 hour and 45 minutes, the ongoing improvements to the South Coast Highway are significantly reducing transit times, making the connection between the capital's ports and the hills of Manchester faster and more efficient than ever before.

## About the Area

Grey Ground is a burgeoning community located on the northern outskirts of Mandeville, the capital of Manchester Parish. Situated in the cool, elevated interior of south-central Jamaica, it is primarily a residential area that has seen significant growth as Mandeville's urban center expands. The neighborhood is characterized by its hilly terrain, lush vegetation, and a climate that is notably cooler and mistier than the island's coastal regions, making it a popular choice for returning residents and professionals.

Economically, Grey Ground serves as a vital residential corridor for those working in the nearby commercial and educational hubs of Mandeville. While the community itself maintains a quiet, 'suburban-country' feel, it is just minutes away from major institutions like Northern Caribbean University and the various government offices in the town center. The area is also known for its local sports culture, particularly football, with the Grey Ground community often fielding competitive teams in parish leagues.

The infrastructure in and around Grey Ground has improved to keep pace with its development, with the Grey Ground Main Road acting as a primary artery for commuters. This road connects the community to the Mandeville bypass, allowing for relatively easy transit to other parts of the parish and beyond. Historically, like much of Manchester, the region was influenced by the bauxite mining industry and coffee cultivation, though today it is defined more by its residential appeal and modern masonry homes.

For those traveling to Grey Ground, the nearest airport is Sangster International Airport (MBJ) in Montego Bay. Although Norman Manley International Airport (KIN) in Kingston is also an option, Sangster International is generally preferred by many travelers due to the well-established 'Knutsford Express' bus routes and the scenic drive through the interior. Both airports are approximately 90 to 110 kilometers (55 to 68 miles) away, with travel times usually ranging between 1.5 to 2 hours depending on traffic and road conditions

## Main Features

- \* 2024 m2 of land for development
- \* Excellent location close to many amenities



- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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### **Common**

Finished sq. ft.: 2024 sq m  
Lot Size: 2024 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.287.681

