

The U.S. VIRGIN ISLANDS is OPEN FOR BUSINESS

Hotel and Resort Opportunities





A MESSAGE FROM THE GOVERNOR

WELCOME

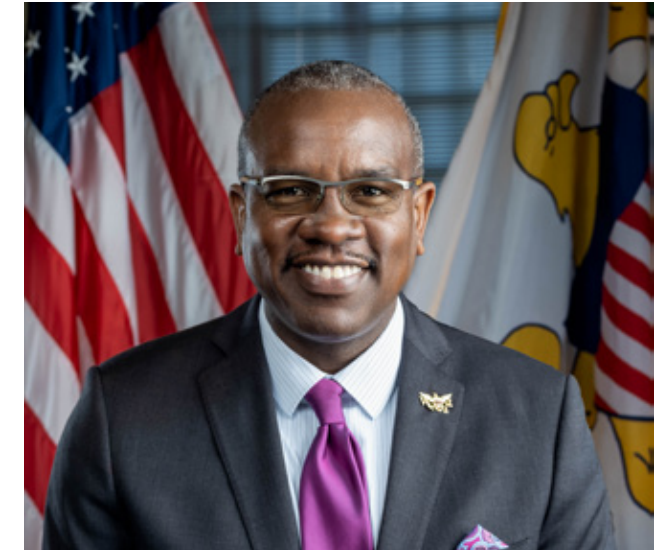
to our new prosperity!

As one of two U.S. territories in the Caribbean, visitors to the Virgin Islands of the United States can enjoy our unique and beautiful coastlines that border both the Caribbean Sea and the Atlantic Ocean. Each of our islands is distinctive in culture and activities, but as a community of Virgin Islanders, we share a storied history of grit and determination and enduring love for the place we call home.

After suffering two devastating category 5 hurricanes in 2017, the Virgin Islands is creating our bright and promising future, and with renewed vigor, has begun to rebuild and capitalize on this unprecedented opportunity for growth.

Our resilient and hardened infrastructure truly presents a rare opportunity for innovative investment. We are reinventing ourselves and reinvesting in an exciting tourism structure. We see a landscape with major resorts redefining their hospitality and recreating the beauty of their properties. Airbnb owners report that business is booming, but they are unable to meet the demand for urgently needed hotel rooms.

The U.S. Virgin Islands has experienced more economic development in the last two years than the previous 40 years. The U.S. Government has committed to supporting our islands to recover, rebuild and grow the economy. As a U.S. territory, the U.S. Virgin Islands enjoys unique advantages that benefit our residents, visitors, small business owners and corporate stakeholders, with positive economic incentives not available to our Caribbean island neighbors. Most importantly, Virgin Islanders believe in the importance of public-private partnerships in promoting a robust economy that welcomes our investors with open arms.



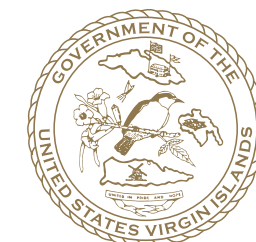
America's Tourism Paradise has an urgent need for ground floor investment that would propel St. Croix, St. Thomas and St. John to new heights of performance in the guest market. With determined collaboration, the people of the Virgin Islands can successfully deliver on that goal. We look forward to sharing our new prosperity with visitors from across the globe.

Our best days are yet to come!

Sincerely,

A handwritten signature in blue ink, appearing to read "Albert Bryan Jr.".

Governor Albert Bryan Jr.



The History and Charm of the UNITED STATES VIRGIN ISLANDS



The U.S. Virgin Islands is comprised of four major islands: St. Croix, St. Thomas, St. John, and Water Island. We are an unincorporated and organized territory of the United States of America with each major island having a unique character all its own.



St. Croix's Danish influence is perfect for the laid-back cultural experience. The historic towns of Frederiksted and Christiansted offer quaint shops and an array of delicious restaurants.



The population of 110,000 represents a unique culture and history reflecting the West African, Danish, Spanish, Dutch, French and German heritage of those who have made the U.S. Virgin Islands their home

A nature lover's favorite, two-thirds of St. John is a national park. Pristine beaches create a tranquil backdrop for hiking, swimming and water sports.



In the past 500 years, seven nations – Spain, England, Holland, France, Knights of Malta, Denmark and the United States – have governed the U.S. Virgin Islands, leaving a rich tapestry of diverse culture, cuisine, architecture, customs and music.



St. Thomas boasts one of the most beautiful harbors in the world and the most visited port in the Caribbean. Full of energy, downtown Charlotte Amalie offers historic charm and a variety of shopping venues while Havensight and Red Hook are a haven for restaurants and nightlife.



The rhythms and melodies of Virgin Islands' music including calypso, Cariso, Soca, Reggae and Steel pan can be heard around the world.





Travel & Tourism Investment Opportunities in the New U.S. Virgin Islands

Travel & Tourism expansion is forecast to continue at an unprecedented rate.

New destinations and investment opportunities will also continue to emerge as the focus on tourism sharpens in 2020 when the resort inventory nears pre-hurricane levels. This growth will require a concerted and coordinated approach to workforce planning and development between the public and private sectors to ensure we reach our full potential in the years ahead.

This is a rarely timed opportunity for investment with the strength, stability, and familiarity of a US-flag jurisdiction and the beauty of a tropical destination.

Competitive Tax Advantages – Aggressive and Proven Tax and Business Incentives

In the U.S. Virgin Islands, unique tax benefits translate to a better bottom line. The USVI tax incentive program is not only one of the most competitive tax benefits packages within the Caribbean, but across the globe and is fully sanctioned by the U.S. government and Internal Revenue Service. Given the tax jurisdiction status of the U.S. Virgin Islands, these benefits translate into significant benefits as there is no additional federal tax obligation for U.S. Virgin Islands domiciled persons or entities.



A United States Territory U.S. Law, Currency, Banking, Postal Service, Security, Language



52,000+
Work Force



No Passports Required for U.S. Citizens to Travel

No. 5 GDP Per Capita In The Caribbean



High-Speed Internet Connectivity

86°F 

Favorable Climate Year-Round

Major Transportation Hubs



2 MIL 
PASSENGER ARRIVALS

“We were so pleased with Kelanis’ performance during her internship; half-way through we started talking about a possible Culinary Career and as a start, a full time job here at Bolongo. She is another example of the rich talent pool the we have right here in the USVI. She took this opportunity seriously. We are very proud to have her as a full time Bolongo Team co-worker.”

Richard J. Doumeng, Managing Director,
Bolongo Bay Beach Resort

Knowledgeable Partners





Travel & Tourism OPPORTUNITIES

Open for Business!

As the U.S. Virgin Islands continues to recover from the storms of 2017, we want to remind you that we are not only open for visitors, we are open for investors as well!

Our accommodations across the Territory are open and accepting guests. As we bring more rooms on line over the next year, we continue to improve our destination with fresh products and experiences, from our air and cruise ports, to the quality of our accommodations, attractions and in our increasingly renowned culinary sector.

Air capacity to the Territory is strong. Between our two airports on St. Thomas and St. Croix, we welcome nonstop flights from key U.S. cities, including Atlanta, Boston, Charlotte, Chicago, Houston, Fort Lauderdale, Miami, New Jersey, New York, Orlando, Philadelphia, San Juan, Dalles-Ft. Worth and Washington, DC.

At our harbors, visitors can head in multiple directions to experience our wonderful attractions, breathtaking beaches and world-famous shopping.

We are a United States jurisdiction, where no passport is required from U.S. citizens. With our friendly business approach and a skilled and educated workforce, our government agencies look forward to working with investors to convert their ideas into hard-hat opportunities.



As we steer the USVI into the region's leading destination, we look forward to partnering with you.

We hope to see you soon in the USVI!

Joseph Boschulte
Commissioner Nominee
U.S. Virgin Islands Department of Tourism





America's Tourism Investment Paradise

Why do visitors choose the U.S. Virgin Islands? Today's travelers look for social immersion and new experiences and adventures. The cultural diversity of the U.S. Virgin Islands meets their expectations. Visitors love the U.S. Virgin Islands and return again and again.

The tourism economy in the U.S. Virgin Islands is thriving. Visitor activity supports about 8,000 direct jobs—20 percent of the USVI total wage and salary employment in four core tourism areas: accommodation, transportation, food and beverage, and other tourism industries. Tourism had a \$1 billion impact on the USVI economy or contributed an estimated 30 percent to GDP according to the Bureau of Economic Research.

With an eye on the future, the Department of Tourism is actively seeking to increase airlift to both islands, especially as more accommodations come back on line. Tourism Commissioner, Joseph Boschulte stated "Just as we work with the media and travel wholesalers and retailers to attract visitors to our shores, we are also developing strong relationships with our airline and cruise line partners, who have a very strong appetite for product knowledge and destination developments as they gauge their current routes and itineraries and assess potential new destinations. We are delighted

with the confidence our airline partners have expressed in our destination"

To support the influx of visitors, the VI Port Authority (VIPA) is upgrading both major airports. VIPA has been awarded two grants from the USDOC-EDA totaling \$27 million to expand and upgrade the Cyril E. King Airport Terminal on St. Thomas and the Henry E. Rohlsen Airport Terminal on St. Croix.

This new tourism economy will be supported by a robust local workforce. The Territory is preparing to take not only a supportive role, but a leadership role. The University of the Virgin Islands with campuses on St. Thomas and St. Croix offers a hospitality management program designed to prepare graduates for middle management responsibility in large establishments or for greater responsibility in smaller enterprises in the hospitality and tourism industries. The hospitality program received national recognition, ranking number 26, in a list of "50 Most Affordable Small Colleges for Hospitality Administration and Management." In 2018, legislation was passed providing free tuition to qualifying university students to increase access and participation in vital developmental courses such as the Hospitality program.

Total Visitors CY2014-2018

	CY 2014	CY 2015	CY 2016	CY2017	CY 2018
Air	730,367	764,174	796,889	636,812	477,840
Cruise	2,083,890	1,878,847	1,776,735	1,317,238	1,430,702
TOTAL	2,814,257	2,643,021	2,573,624	1,954,050	1,908,542

Data Source: USVI Port Authority, USVI Department of Tourism
Compiled by: U.S. Virgin Islands Bureau of Economic Research

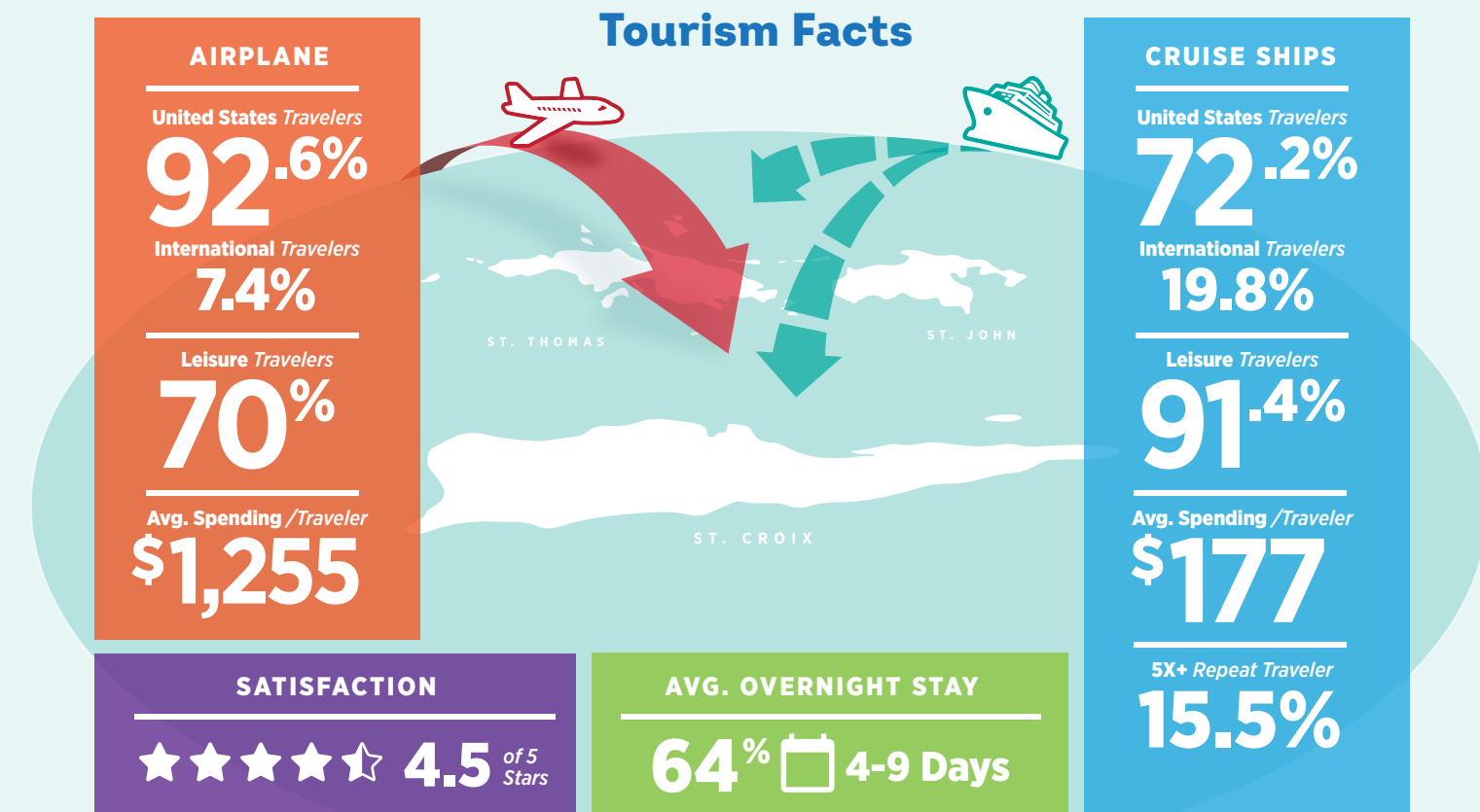
U.S. Virgin Islands Port Authority Historical Statistics

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
AVIATION ARRIVALS										
St. Thomas	660,644	637,740	700,556	687,544	717,538	748,125	756,714	741,884	375,938	122,736
St. Croix	208,660	205,771	220,301	193,363	192,995	201,876	216,194	214,836	196,967	53,501
Total	869,304	843,511	920,857	880,907	910,533	950,001	972,908	956,720	572,905	176,237

MARINE										
Cruise Ship Calls										
St. Thomas	566	621	577	560	579	562	533	443	376	254
St. John	34	40	34	26	23	23	25	26	3	12
St. Croix	14	0	1	47	52	64	49	23	35	23
Total	614	661	612	633	654	649	607	492	414	289

Cruise Passengers										
St. Thomas	1,654,886	1,860,356	1,798,995	1,806,434	1,901,127	1,798,233	1,755,137	1,491,294	1,112,537	794,313
St. John	7,265	10,422	6,884	4,560	7,267	2,380	7,583	8,313	236	1,076
St. Croix	271	0	2,309	112,677	125,360	159,453	142,395	52,508	56,343	52,175
Total	1,662,422	1,870,778	1,808,188	1,923,671	2,033,754	1,960,066	1,905,115	1,552,115	1,169,116	847,564

*FY2019 Stats are up-to-date as of the end of December 2018 (Aviation) end of January 2019 (Marine)





Investment Incentives & Tax ADVANTAGES

Dear Prospective Tourism Partner,

As Chief Executive Officer of the U.S. Virgin Islands Economic Development Authority, I welcome you to join in our economic renaissance!

Doing business in the U.S. Virgin Islands has many advantages beyond the world-class beaches and eco-tourism, amazing views and waterscape, and unique Caribbean culture and cuisine. With the legal protections of the United States, familiarity of currency, and mirror tax-system, the U.S. Virgin Islands is an ideal location for your next investment.

The Territory is "Open for Business" and has thriving companies in the financial services, hotel and resort, high value manufacturing, business process outsourcing, and distribution and logistics sectors. We have a talented workforce and our infrastructure is being improved across the three islands of St. Croix, St. Thomas and St. John.

There is easy air access to and from the continental United States with several direct flights to major cities and no passports required for American citizens.

The U.S. Virgin Islands tax incentive program administered through our Economic Development Commission offers attractive benefits for businesses relocating and/or expanding their business to the Territory. Eligible businesses can receive the following:

- 90% reduction in federal corporate income tax
- 90% reduction in federal personal income tax
- 100% exemption on business property tax
- 100% exemption on gross receipts tax
- 100% exemption on excise tax
- Reduction in the customs duty from the standard 6% to 1%.



Let's start a conversation on how we can partner with you. Contact me at 340-714-1700 or via email at klatham@usvieda.org to discuss growing your business in the U.S. Virgin Islands!

Sincerely,

A handwritten signature in black ink, appearing to read "K. Latham".

Kamal I. Latham
Chief Executive Officer
U.S. Virgin Islands Economic Development Authority





Hotel Development, Finance Program and Investment Incentives

With miles of pristine coastline and large expanses of land ideal for hotel and resort development the U.S. Virgin Islands is an ideal location for development. With recovery funds, insurance payments, and private investment pouring into the territory, our islands are, indeed, OPEN FOR BUSINESS.

The USVI Hotel Development Program was created specifically to assist in the development of new hotels, resorts and other related tourism facilities in the U.S. Virgin Islands.

This program is intended to increase opportunities in tourism enterprises in the USVI, assist in the economic growth, restoration, and revitalization of certain underdeveloped areas and accelerate opportunity for employment of residents in these enterprises, in the Territory. An important aspect of this program allows hotel developers to use a portion of their hotel occupancy and casino taxes to repay long-term loans,

which can help in obtaining financing for projects. These funds generated from the Hotel Development and Finance Program are deposited into a separate hotel development and finance trust fund which is established for each approved project.

Hotel projects can be located on the islands of St. Croix, St. Thomas and St. John, or Water Island, a quiet 492-acre island, located in Charlotte Amalie harbor just off St. Thomas.



Ideal Benefits and Incentives

The U.S. Virgin Islands offers a very unique tax incentives programs for qualified businesses relocating to their shores through the Virgin Islands Economic Development Authority.

- STARS Arts, Music, and Film Incentives Program
- EDC Tax Incentive Program
- EZC Tax Incentive Program
- Tax Increment Financing
- Hotel Development Program
- International Financial Services Entities Tax Incentive Program



The Virgin Islands Economic Development Authority

The United States Virgin Islands Economic Development Authority (USVIEDA), a semi-autonomous government organization, promotes economic growth, job creation, and wealth generation throughout the U.S. Virgin Islands. The USVIEDA accomplishes its mission by attracting investors to the Territory to establish or relocate their businesses. It also assists Virgin Islands residents and business owners with rehabilitating properties located in distressed areas and provides financial assistance for small businesses.

As an unincorporated United States Territory under U.S. jurisdiction, the U.S. Virgin Islands has all the benefits of being a part of the United States of America as well as the unique benefits as a Caribbean location. This unique territory status enables St. Croix, St. John, St. Thomas and Water Island to utilize U.S. currency, courts and flag protection. Local government affairs are conducted by an elected Governor and Legislature.

The Virgin Islands Economic Development Commission

Operating under the VIEDA the Virgin Islands Economic Development Commission (VIEDC) is charged with promoting the growth, development and diversification of the U.S. Virgin Islands economy by developing the human and economic resources of the territory, preserving job opportunities for residents, and promoting capital formation to support economic development.

The VIEDC offers a unique and attractive tax incentive program sanctioned by the U.S. Government for companies located in the U.S. Virgin Islands. This is a competitive offshore tax benefit program that includes the following EDC incentives for eligible businesses.

EDC Tax Incentive Program

- 90% reduction in federal corporate income tax
- 90% reduction in federal personal income tax
- 100% exemption on business property tax
- 100% exemption on gross receipts tax
- 100% exemption on excise tax
- Reduction on the customs duty from the standard 6% to 1%
- Tax reduction on royalty income from software developed in the USVI and sold to non-US customers
- Availability of rental space at below market rates in the St. Croix and St. Thomas Industrial Parks

“Through our partnership with our Economic Development Authority and the Department of Tourism, we have been able to succeed in employing 225 local resident workers, and support the community in education, conservation, health, the arts and more.”

Vicki Locke, Director of Sales and Marketing, The Buccaneer, St. Croix, U.S.V.I.

EDC Eligibility and Basic Requirements for Benefits

In order to receive benefits from the Virgin Islands Economic Development Commission, an applicant must:

- Provide full-time employment for at least 10 residents of the U.S. Virgin Islands who have resided in the V.I. at least one year prior to being hired by the tax beneficiary.
- Invest at least \$100,000, exclusive of inventory, in an industry or business that advances the economic well-being of the USVI.
- Meet the requirements of Section 934 and 937 of the Internal Revenue Code.
- Be an actual investor in the enterprise for which industrial development benefits are sought (not a contractor, subcontractor or other person or corporation acting as an agent).
- Comply with all federal and local laws and regulations, including environmental laws.
- Provide an easement for free access to the beach or shoreline, if the applicant will be doing business on property that adjoins the shoreline.



Application Process

Applications for Economic Development Commission (EDC) tax incentive benefits can be completed using the EDC application found online at: www.usvieda.org

Applicants are encouraged to schedule a pre-application meeting with the Managing Director of Economic Development who will assist with the application process. Once an application is deemed complete, the application is provided to the Board of Directors and the Applicant is scheduled to present on the merits of their application before the Board of Directors at a pre-scheduled public hearing.

“Considerable tools were made available to us for improving and marketing our company. The V.I. Economic Development Authority assists in capital improvements and spurring employment; the U.S.V.I. Department of Tourism guides people to the island. It’s up to us to offer a unique and create product.”

**Christopher Richardson
and Ted Bedwell , The Sand Castle
on the Beach Hotel, St. Croix**

Following the public hearing, an evaluation report and recommendation is submitted to the Board of Directors for consideration of a grant of benefits at the predetermined board decision meeting.

Most tourism related businesses will fall under Category III which includes facilities, tourism developments including hotels and guesthouses, recreation, and transportation with a one-time application fee of \$5,000 and an annual compliance fee assessed each year incentives are received.

Once benefits are approved by the Board, the applicant is notified and required to elect the dates for their commencement of its benefits. Upon the execution of a certificate of benefits, the beneficiary is required to participate in an orientation session conducted by the Compliance Unit.



Enterprise Zone Commission Tax Incentives

The Enterprise Zone Commission (EZO) which requires residency in the Territory, was created to revitalize blighted and distressed communities that once were socially and economically vibrant. The authorizing act provides for tax incentives and economic development benefits free from regulatory barriers that inhibit economic growth, and also encourages collaboration among public, private and non-profit entities in order to accomplish the desired objectives. The EZO seeks to provide appropriate investments, tax benefits, and regulatory relief of sufficient importance to encourage the business community to commit financially to revitalizing USVI towns.

EZO Tax Incentive Benefits

- 90% reduction in corporate income tax
- 90% reduction in personal income tax
- 100% exemption on gross receipt tax
- 100% exemption on business property tax



Opportunity Zone Program Incentives

The Investing in Opportunity Act is the legislation that defines Internal Revenue Code Section 1400Z, otherwise known as the Opportunity Zones tax incentive. The intent of the program is to spur private capital investment into under-invested, economically distressed communities. Section 1400Z of the Internal Revenue Code defines “Qualified Opportunity Zones” as low-income census tracts that were nominated by state governors and certified by the U.S. Treasury as qualified opportunity zones. This is a once-in-a-lifetime opportunity to economically transform some of the poorest areas of the United States.

Learn More: www.OpportunityDb.com provides world-class tools, education, and analysis to help interested parties discover opportunities in the federal Opportunity Zones program.



Tax Increment Financing

The U.S. Virgin Islands adopted tax increment financing in 2008 to promote development, redevelopment, and economic growth in underdeveloped areas, preserve and enhance the tax base of areas needing redevelopment, and restore and revitalize undeveloped communities.

Tax Increment Financing (TIF) is a technique used by local governments to finance development or redevelopment activities. It is a mechanism used to capture the future tax revenue benefits of real estate improvement to pay the present costs of the public improvements. Interested businesses can apply for two different types of TIF in the U.S. Virgin Islands:

- **Project Based:** This is for a single project involving one or more pieces of land that uses TIF only for that project.
- **District Based:** This option is ideal for large tracts of land targeted and identified for redevelopment. Projects that develop within the district may be eligible to use TIF as a source of financing or as property values increase, TIF may be used for loan programs.

TIF may be used to finance a variety of costs and improvements pertaining to public infrastructure, land acquisition, demolition and utilities, including the following:

- Sewer expansion and repair
- Water supply
- Street construction
- Affordable/low income housing
- Libraries
- Schools
- Traffic control
- Park improvements
- Parking structure
- Utility lines



Doing Business in the U.S. Virgin Islands

Why is the USVI a first choice location to do Business?

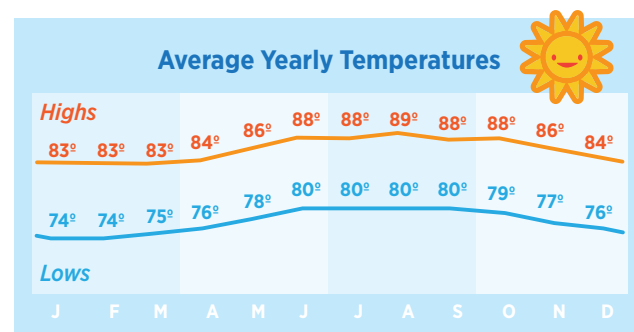
The United States Virgin Islands (USVI) is more than just an ideal destination in the Caribbean for tourists with its pristine beaches, wonderful sunshine, great duty-free shopping and intriguing historic monuments; it is also the ideal location for doing business and maximizing your company's profits.

A U.S. Territory

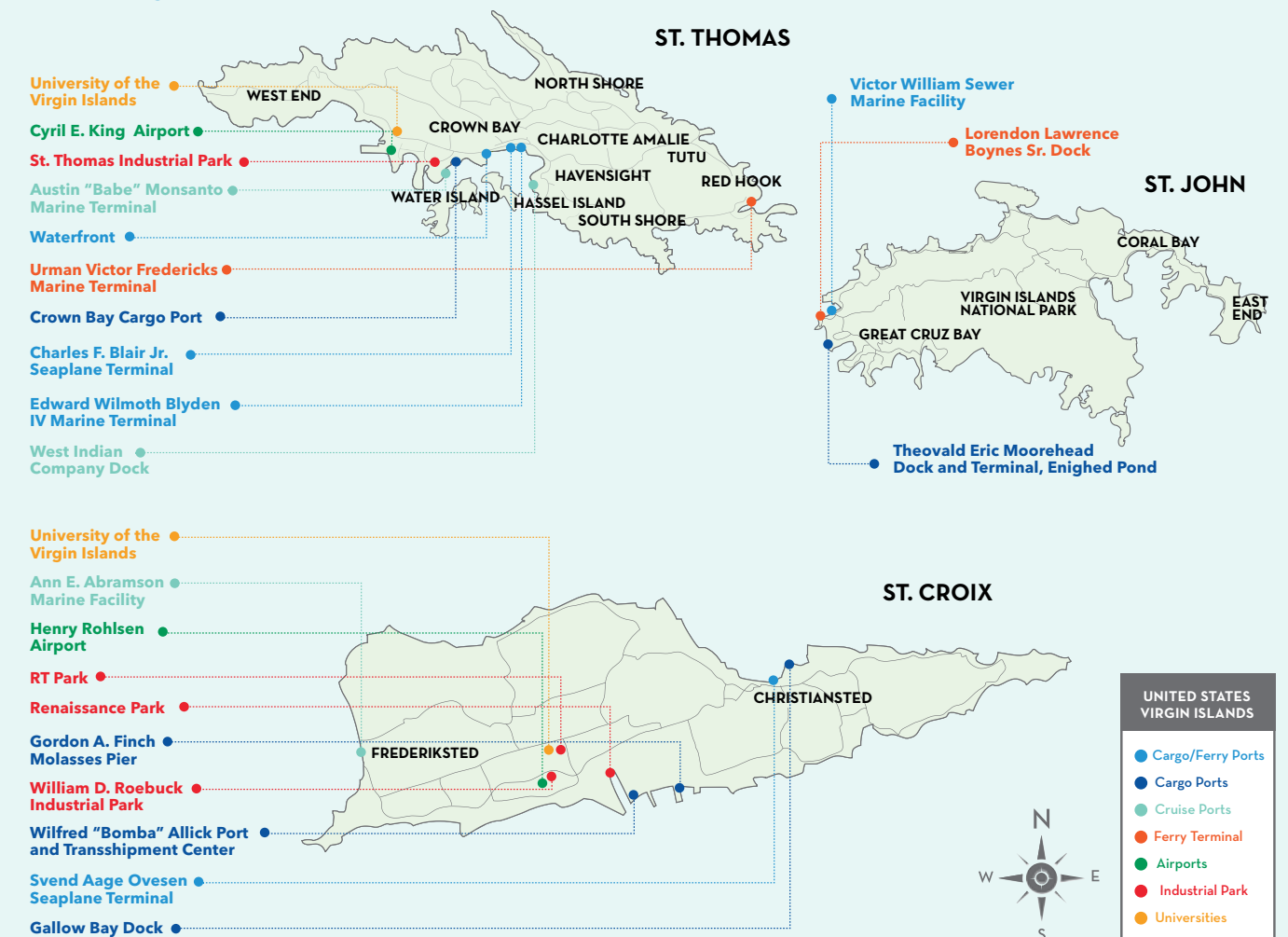
The United States Virgin Islands are American which makes this a highly desired location for investment. We use U.S. Currency and have the protection of the U.S. flag and U.S. courts. Manufacturers have duty-free, quota-free access to the U.S. mainland with "Made in the USA" labels on many types of products.

Our Economic Development tax incentive programs including the STARS Program, IFSE Program, Hotel Development Program, and TIF Program help qualifying companies reduce their taxes and increase their profits and rivals any benefits package across the globe.

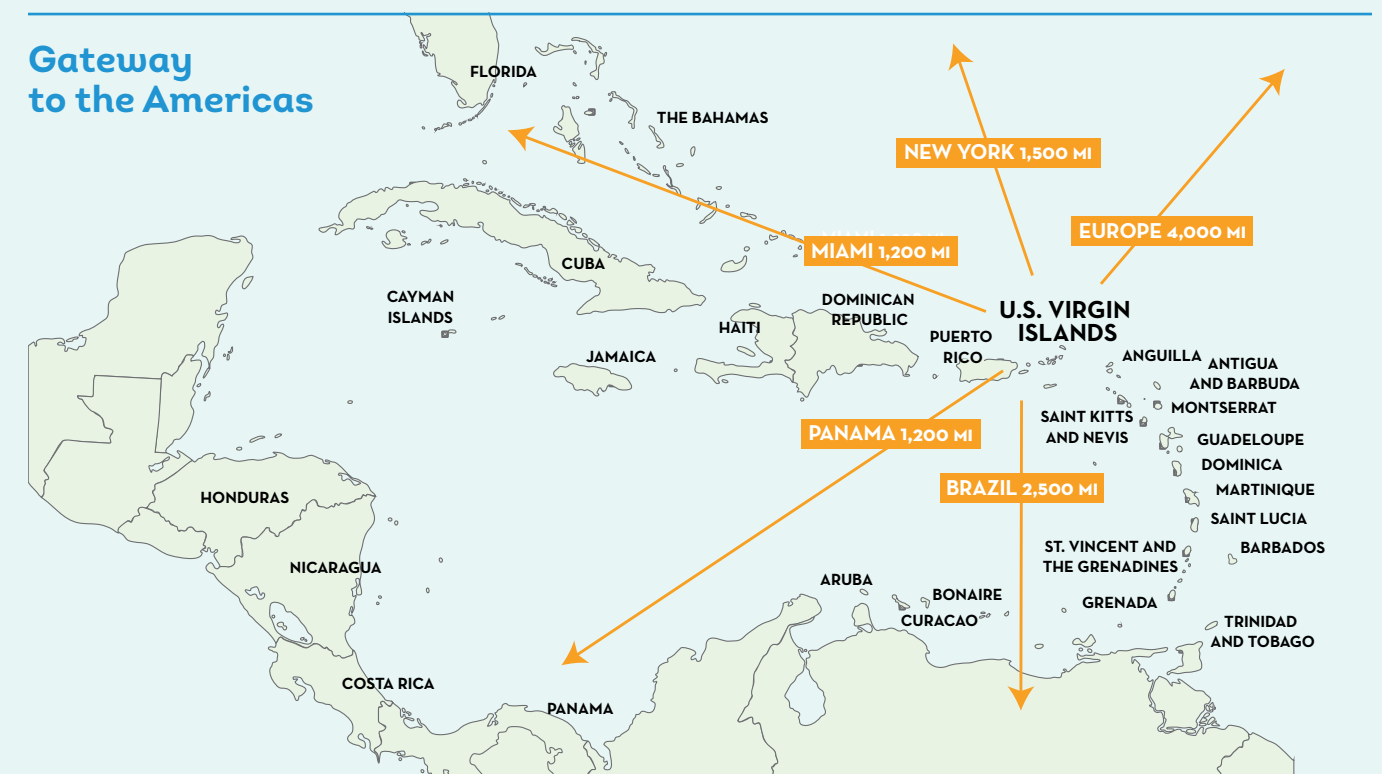
We boast the opportunity to conduct business in one of the world's most beautiful natural environments with splendid panoramic views, gorgeous sand-filled beaches, world-class resort hotels and oceanside golf courses.



U.S. Virgin Islands



Gateway to the Americas



Public-Private Partnerships

The U.S. Virgin Islands government is very supportive of public-private partnerships and has secured several deals involving millions of dollars in capital investments to private companies. Diageo, who established their worldwide distillery of Captain Morgan rum on St. Croix, is one example of successful public-private partnerships that thrive in the U.S. Virgin Islands.

Paying Taxes in the U.S. Virgin Islands

The U.S. Virgin Islands uses a mirror system of taxation, also known as the "Mirror Code," meaning that local taxes are paid to the U.S. Virgin Islands Bureau of Internal Revenue (BIR) generally to the same extent as U.S. taxpayers would under the Code to the U.S. Internal Revenue Service.



Local Workforce

There is a stable, educated and committed labor force. A knowledgeable workforce with strong construction and manufacturing skills has developed due to the Territory's history of industrial and services industries. Virgin Islanders have expertise in a wide array of sectors, including:

- Financial and professional services
- Call centers and back office operations
- Knowledge based and e-commerce activities
- Shipping and port activities
- Marine
- Tourism and hotel development
- Real estate development
- Energy and renewable
- Rum distilling
- Advanced manufacturing

Commitment to Workforce Training

The University of the Virgin Islands graduates more than 330 students each year from its associates, bachelors, masters and doctorate programs. The nationally accredited university also delivers graduates from its five schools and colleges: Business Administration, Education, Liberal Arts & Social Sciences, Nursing, and Science & Mathematics. A specialized Bachelor of Administration degree in Hotel and Tourism Management prepares graduates for positions as stewards, purchasing agents, banquet managers, club managers, resort managers, front office managers, resident auditors, and food and beverage managers.

Modern, Globally Strategic Market Access

The U.S. Virgin Islands has excellent harbors and deepwater ports with a well-developed freight and transportation system with access to U.S., Latin America, Europe and Asian shipping routes. Thanks to the Jones Act Exemption, the USVI is exempt from the Jones Act, a cabotage law that requires freight moving between U.S. ports to be carried on U.S. flag vessels. Freight between U.S. ports (including Puerto Rico) and the USVI may also be carried on foreign flag vessels. St. Thomas and St. Croix provide direct cargo and passenger flights.

Ports

The U.S. Virgin Islands hosts numerous ports with different functions, including St. Thomas harbor—one of the deepest natural water harbors in the Caribbean, and a thriving passenger and commercial container facility in Krum Bay. St. Croix boasts "The Containerport"—a transshipment center and hub for commercial and industrial marine activity.



Proposed Henry E. Rohlsen Airport Design

Airports

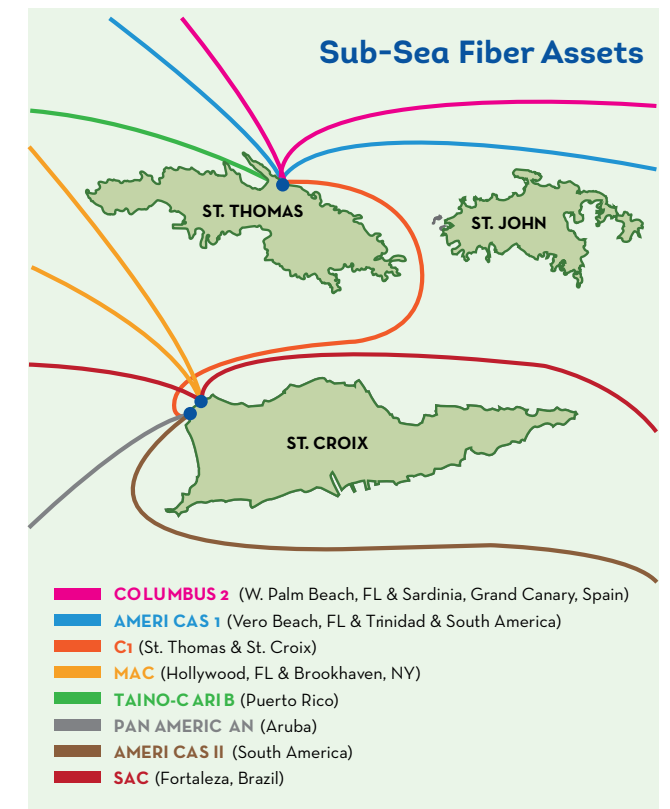
The U.S. Virgin Islands is home to two international airports with direct and connecting flights from the United States, and other international and Caribbean airports.

- The Henry E. Rohlsen Airport (STX), located in Christiansted, St. Croix
- The Cyril E. King Airport (STT), located on the western end of St. Thomas

Daily non-stop flights to both St. Thomas and St. Croix are offered to/from major U.S. locations such as New York, Newark, Baltimore, Atlanta, Miami, Philadelphia, Boston, Charlotte, Detroit, Chicago, Dallas-Fort Worth, San Juan, Minneapolis-St. Paul, Washington D.C., and Fort Lauderdale. [SPI] Commuter airlines, such as Bohlke International Airways, Cape Air, Island Airlines, LLC, Seaborne Airlines and on-demand charter Sea Flight can transport you between islands in as little as 17 minutes.

Telecommunications

Residents of the U.S. Virgin Islands enjoy some of the most advanced communications networks in the Caribbean, including The Virgin Islands Next Generation Network (viNGN, Inc.) Fiber Optic Network which provides reliable high-speed Internet connections at affordable prices to all residents, businesses and government agencies. Dependable mobile service is provided by AT&T, Sprint, and a variety of local providers.



Fiber Optic Network

The U.S. Virgin Islands is home to one of the fastest broadband connections in the Western Hemisphere offering high-speed Internet access Territory wide. Supported by federal grants through the American Recovery and Reinvestment Act, viNGN provides all residents, businesses and government agencies in the USVI access to affordable, sophisticated and reliable high-speed fiber optic network Internet connections.

“We thank DOT for being an active advocate on our behalf and the Virgin Islands Economic Development Authority for providing tax benefits that incentivizes Phantasea to be a part of the U.S. Virgin Islands.”

Patsy Breunlin, Owner, Phantasea Botanical Gardens, St. Thomas



Business / Hospitality Property Locations

There is opportunity in the unmet need for resorts, conference and meeting space, marina expansions, attractions and activities, and tourism support businesses. Properties and opportunities for development are numerous and unique. Please contact us with specific requirements or for a consultation to match your interests and goals with the property that will provide you with the highest return on your investment. The following are samples of potential sites available for development.

Dolphin Cove, St. Thomas

One of the largest contiguous waterfront parcels of land for sale on St. Thomas, Dolphin Cove is located west of Secret Harbor Beach. 19.6 acres originally within the confines of a dolphin research facility. Dolphin Cove was planned with 4 oceanfront bungalows, 64 villas and 36 luxury flats. Includes 2 beaches. Previously Coastal Zone approval for 86 Units. Zoned R-2 and W-1. Includes 2 beaches.



Water Island

Proposed as a 5-star luxury resort, this 48.5 acre property is prime for development adjacent to Honeymoon Beach, Flamingo and Druif Bays, and marinas. Accessible by a 10 minute ferry ride from Crown Bay, St. Thomas. The conceptual land use plan includes a luxury boutique hotel and resort, retail village, marina, cultural arts institute and residential real estate in an application of sustainable design.



Cruz Bay, St. John

Referred to as the Beverly Hills of the Virgin Islands, St. John is 75% Virgin Islands National Park. Many pristine properties are available for development in Cruz Bay, the center of activity for the island and home to beautiful resorts, hotels, quaint guesthouses and many fine restaurants.



Betty's Hope, St. Croix

261.09 acres of undeveloped property which is high value property adjacent to that required for aviation-related and ancillary support uses. 10 minutes walking and 5 minutes driving distance from the airport to facilitate commercial and business development. Good vehicular access to arterial roads and some of the island's beautiful beaches and restaurants. Suitable for service and light industry, tourist/visitor development including retail, food outlets, convention/function facilities, sports and recreation, hotel/resort and office administration.



Mahogany Run Golf Course, St. Thomas

The golf course is located in Lovenlund on the Northside of St. Thomas between Magens Bay and Mandahl Bay. The iconic Fazio designed golf course is popular with locals and tourists. Over 87 acres of undeveloped land zoned R-3 include hillside locations overlooking the course perfect for new condos or homes. Includes a hilltop location for development that has incredible down island views. The property also features 20 acres of land located above Tutu Bay that would be an amazing residential development.



Green Cay, St. Thomas

Located on the Southside of St. Thomas in Frenchman's Bay, a 5-10 minutes drive from Havensight with white sand beaches and over 5,400 linear feet of waterfront. Located in the Opportunity Zone. Very close to Havensight for easy access to guests coming off the cruise ships. Over 80-acres of W-1 land that would be ideal for hotel development. Over 49 acres of R-1 land on the surrounding hillside for residential development or villa development. Amazing opportunity for economic growth and job creation for the people of the Virgin Islands, specifically St. Thomas.



Thatch Cay, St. Thomas

A private island located on the Northside of St. Thomas directly across from Coki Bay and Linquist Beach. One of the last private islands available for sale under the U.S. flag. Approximately 34,330 linear feet of waterfront / coastline and 229 acres zoned R-1. Prime real estate for development of low impact villas and/or hotels. Great opportunity to set a development apart from other islands and competition by offering a truly unique and exclusive experience.



Whim Estates, St. Croix

A spectacular waterfront property in two parcels with a total of 55.1 acres and 3,200 feet of waterfront property. Centrally located adjacent to the Melvin Evans Highway with a very gentle slope from the highway to the waterfront. 10 minutes from cruise ship pier and airport as well as Sandy Point Beach, Carambola Golf Course, Cane Bay and Christiansted. Zoned R3 for a resort, condos, and casino along with other exceptional waterfront development possibilities.



Estate Lindbergh Bay, St. Thomas

Located on the Western side of St. Thomas this 74.8 acre parcel can be accessed by driving up the hill from the main arterial road heading west. In close proximity to Cyril E. King Airport and the University of the Virgin Islands campus and a short drive to beaches, and shopping center. The surrounding hillside is perfect for residential or villa development. An amazing opportunity for economic growth and job creation for the people of the Virgin Islands.



King's Alley Hotel, St. Croix

This three story masonry hotel located on the waterfront boardwalk in historic downtown Christiansted has been extensively renovated and in new condition. Zoning is B-1, the highest and best use for the property is commercial. Features 21 rooms: 14 singles, 6 doubles and 1 suite. 16,400 SF sitting on 0.2293 acres with a dock on 0.0791 acres. Publicly owned by the Virgin Islands Public Finance Authority.



St. Croix Golf Club Resort & Casino, St. Croix

The proposed St. Croix Golf Resort and Casino will be located on 294 acres with over 4,600 feet of pristine sandy beach on the south shore of St. Croix. The project is envisioned as a 400 room hotel, all with ocean views, 144 condominium pool units, 310 condominium golf course units and 50 golf course villas. Amenities include 4 restaurants, 3 bars, a 43,000 square foot conference center, a 25,000 sf casino, a wellness spa and health club, and an 18 hole championship golf course.



Let's Start a Conversation!

The U.S. Virgin Islands is determined to position itself as the number one tourism destination in the Caribbean by employing robust public-private partnerships. Please contact any of our various stakeholder agencies for information or assistance. We welcome the opportunity to share our islands and share our prosperity.

U.S. VIRGIN ISLANDS RESOURCES

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USVI Tax Incentive Program

<https://www.usvieda.org/about-vieda/economic-development-commission/edc-tax-incentive-program>

To Apply to EDC Tax Incentive Program: https://www.usvieda.org/sites/default/files/forms_applications/EDA_EDC_Application%28%2004-12-18%29.pdf

USVI Opportunity Zone Program

<https://www.usvieda.org/about-usvieda/enterprise-zone-commission/opportunity-zone>
Opportunity Zone Maps: <https://opportunitydb.com/tools/map/>

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