

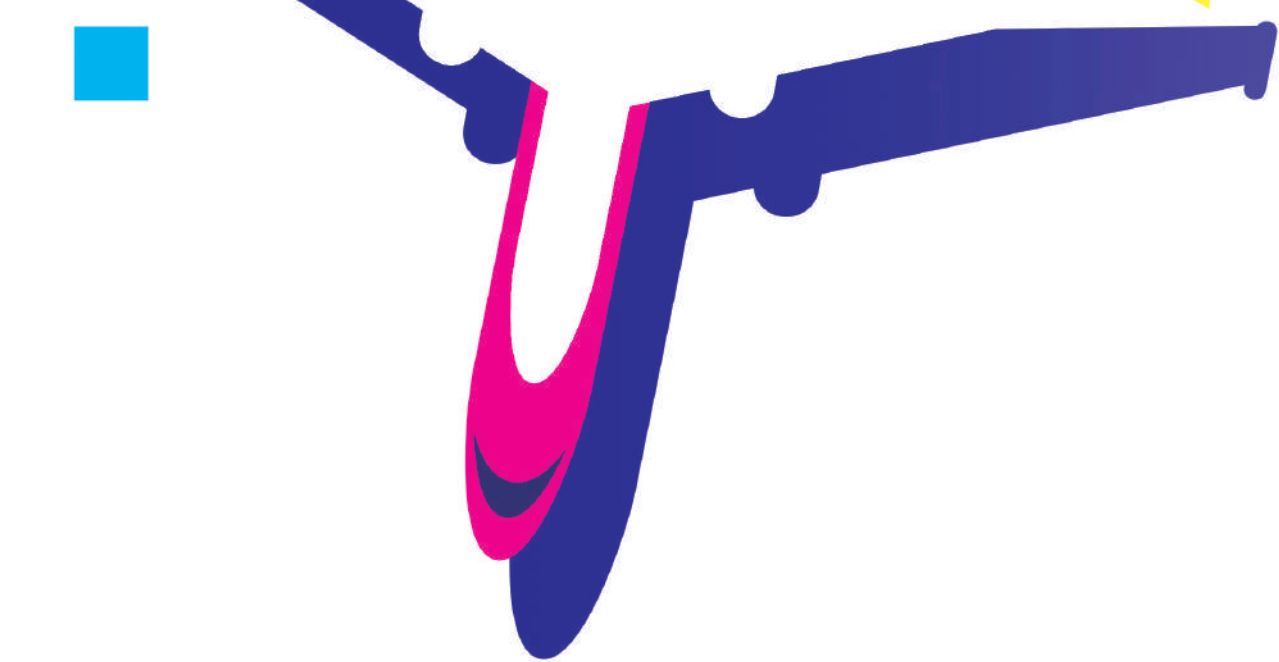


**TCAA**

TURKS AND CAICOS ISLANDS  
AIRPORTS AUTHORITY



[www.tciairports.com](http://www.tciairports.com)





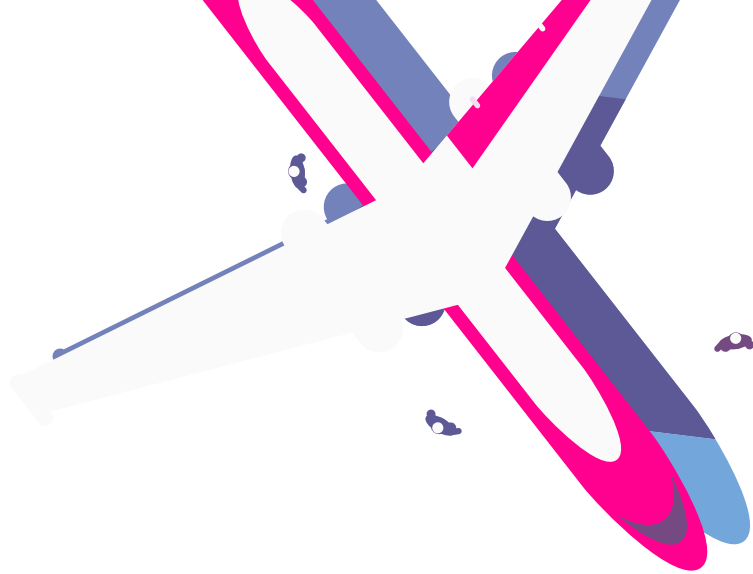
# New Airline Investment Opportunities

[www.tciairports.com](http://www.tciairports.com)

Prepared By:

**Turks And Caicos Islands Airports Authority**

The Turks and Caicos Islands Airports Authority  
Providenciales International Airport, Providenciales  
Turks and Caicos Islands, TCKA



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TCIAA remains committed to its role as an **economic driver** for the TCI community



# Welcome

## Message From Godfrey T. Smith - CEO



As Chief Executive Officer of the Turks and Caicos Islands Airports Authority (TCIAA), it is a great honor to lead a dedicated team of both new and experienced professionals who work tirelessly to ensure a safe and secure environment for travelers and citizens alike.

The TCIAA is a vital part of the Turks and Caicos Islands' economic engine, playing a crucial role within the aviation sector. With responsibility for managing six unique airports, we navigate a range of complexities and challenges, always with an eye on long-term growth and innovation.

Looking ahead, we are committed to advancing our nation's infrastructure, creating new jobs, and expanding business opportunities within the aviation industry. Collaborating with our industry partners, we strive to make continuous improvements each day. Our focus is on enhancing customer service, boosting productivity, leveraging new technologies, and optimizing our assets for future success.

## Message From Selvin Hawkins - Executive Chairman



At the Turks and Caicos Islands Airports Authority (TCIAA), our mission is to uphold the highest standards of safety, security, quality, and service in airport operations. By making our airports more attractive to airlines and passengers, we enhance the global reputation of the Turks and Caicos Islands, open new routes, and contribute to the nation's overall economic growth and development strategy. We recognize the vital role the TCIAA plays as a driving force in national development, particularly in expanding tourism and strengthening international trade relations. As with many of our regional counterparts, air travel is at the heart of our economy, fueling the primary sources of revenue for our islands. To that end, we are committed to fostering a culture rooted in honesty, integrity, transparency, creativity, and excellence.

With a forward-thinking and innovative mindset, we strive to sustain and build on the successes we've achieved since our inception in 2005. Our diverse and talented team works tirelessly to represent the Turks and Caicos Islands with pride, ensuring that every day brings new opportunities for growth and success.

## About TCIAA

“... the TCIAA is instrumental in the development of airports that connect the Turks and Caicos Islands to the rest of the world...”

The Turks and Caicos Islands Airports Authority (TCIAA) is an organization set up by the Government of the Turks and Caicos Islands in 2005 to control and manage all public airports within the islands.

This includes providing and maintaining runways, taxiways and terminal buildings for aircraft and passenger facilitation.

During the fiscal year, 2010-2011 the Government of the Turks & Caicos Islands (“TCIG”) transferred 8,050,000 shares, representing its 35% shareholding in Providenciales Airport Company Limited (“PAC”), to the Authority at no cost. On 19th April 2010, the Authority acquired 100% of the assets and operations of Provo Airport Company (PAC) for thirty million United States dollars (\$30,000,000.00).

As part of the agreement, the Authority acquired the Providenciales International Airport’s terminal building, apron, and lighting, as well as Grand Turk Airport’s building (along with fittings), runway, and taxiway.

This was a significant milestone as it marked the return of valuable national assets to the people of the Turks and Caicos Islands.

Today, the TCIAA continues to operate as a focal point on the national agenda for economic and social development. The TCIAA Board consists of eight (8) members with a broad spectrum of experience in airport management, aviation, security, development, investment, law, and other industries, as well as public policy and government.

The goal of the TCIAA is to provide world-class airport operations through high-standard safety, security, quality, efficiencies, and customer service, recognizing its importance to the overall economic development and strategic growth of the Turks and Caicos Islands.

Since its inception, the TCIAA has been instrumental in the development of airports that connect the Turks and Caicos Islands to the rest of the world.

Following a remarkable nationwide economic recovery in the aftermath of COVID-19, the TCIAA is improving and revitalizing its facilities, improving airline relationships, and trying to establish routes to grow the demands of the islands.





## Our Airports

The TCIAA currently controls and manages six (6) public airports, 4 of which are international airports across the Turks & Caicos Islands.

### International Airports

- PLS** Howard Hamilton International Airport  
Providenciales, Turks & Caicos Islands
- GDT** JAGS McCartney International Airport  
Grand Turk, Turks & Caicos Islands
- XSC** Norman B. Saunders International Airport  
South Caicos, Turks & Caicos Islands
- NCA** Clifford Gardiner International Airport  
North Caicos, Turks & Caicos Islands

### Domestic Airports

- SLX** Henry Leon Wilson (Domestic Airport)  
Salt Cay, Turks & Caicos Islands
- MDS** Eric Arthur (Domestic Airport)  
Middle Caicos, Turks & Caicos Islands



## Welcome to the Turks & Caicos Islands

### 01

#### Multi Island Destination

The Turks and Caicos Islands is a tropical archipelago of over 40 islands and cays surrounded by crystalline turquoise waters, in the Atlantic Ocean, just 575 miles SE of Miami, Florida.

### 02

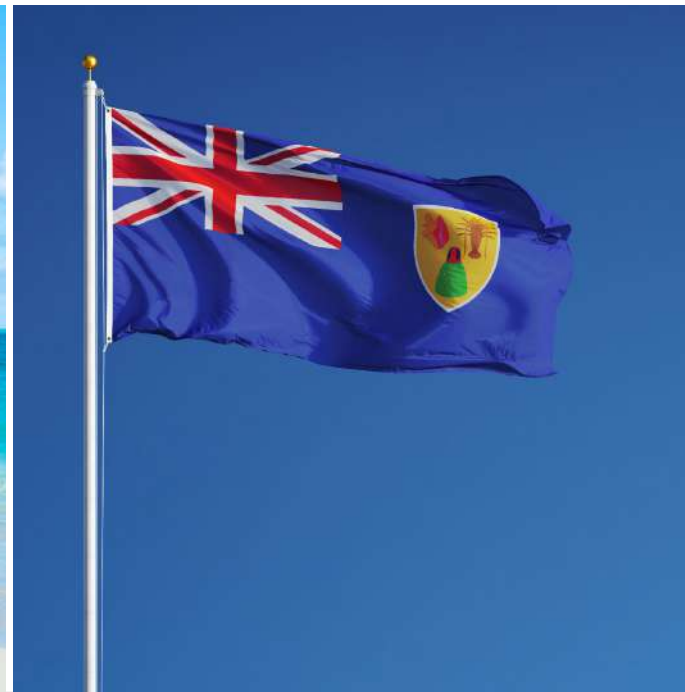
#### Government

We are a British Overseas Territory with a democratically elected Government, multi-party democracy overseen by a British Governor. The Political Leader and Head of Government is called the Premier.

### 03

#### Language

The primary language of the country is English, however with a diversified community, Creole, French and Spanish are widely spoken.



## 04

### Population

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The current population of Turks And Caicos Islands in 2023 is approximately 46,062, which represents a 0.79% increase from 2022. The population of Turks And Caicos Islands in 2022 was 45,703, a 1.31% increase from 2021.

## 05

### Official Currency

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Although we are a British Overseas Territory, most products in the country are imported, and therefore we operate in USD - United States Dollars.

## 06

### Coral Reef System

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The Turks and Caicos Islands is home to one of the best barrier reefs in the world, and probably the second finest reef system in the tropical Atlantic (after the Mesoamerican Barrier Reef System off the Yucatan and Belize).



## Turks & Caicos Islands Culture

Turks and Caicos boasts a vibrant and diverse culture deeply rooted in its rich history and traditions. Influences from Africa, Europe, and the Caribbean blend to create a unique culture reflected in the islands' music, cuisine, and warm community spirit. From the rhythmic sounds of Ripsaw music to the flavors of local seafood and traditional dishes like conch, the culture of Turks and Caicos is celebrated through festivals, art, and a strong sense of togetherness that defines island life.



## Things To Do

# The Turks and Caicos Islands is more than just a secluded paradise for relaxation.

With its exquisite and famous beaches, the Turks and Caicos Islands is an unparalleled destination for water sports. The islands rest on an underwater plateau which rises more than 11,000 feet above the surrounding ocean floor. The edges of this shelf are guarded by miles of unspoiled barrier reef, offering numerous wall diving sites and sheltered inshore reefs, filled with sea life waiting to be explored.

### Water Sports

Diving and snorkeling in the Turks and Caicos Islands is like none other and the islands are equipped with several experienced local dive operators licensed to take visitors through a PADI-certified course (i.e. Dive Certification courses). The vast options for water sports available throughout the Turks and Caicos Islands include kiteboarding, wakeboarding, parasailing, windsurfing, Hobie Cat sailing, kayaking, paddle boarding, and eco tours through mangroves and shallow flats of nature reserves, allowing visitors an excellent view of the local seal life and birds.

Sport Fishing is also prominent reason for visiting the Turks and Caicos Islands and every year many flock to the island of Providenciales to participate in the international Caicos Classic bill fishing event held in Turtle Cove Marina. Bonefishing is also a prominent activity amongst adventure seekers, and the extensive flats near Middle Caicos, South Caicos, East Caicos and Ambergris Cays is world-class.

### Exclusive Attractions

- Island Fish Fry – Every Thursday from 5:30 pm to 9:30 pm
- Snorkeling at Bright Reef (Coral Gardens)
- Whale Watching (Seasonal)
- Historic Site Visits [Heritage Plantations]

### General Activities

- Local and International Cuisine Options
- Luxury Dining Experiences
- Casino Experiences
- Caves, Cliffs, and Spectacular Landscapes
- Bird Watching
- Fishing
- Sailing
- Golf at The Royal Turks and Caicos Golf Club
- Night and Day Tours
- Island Hopping/Tours
- Boat Charter Parties
- Horseback Riding
- Ziplining
- Local and Luxury Shopping
- Local Brewery Tour and Tasting
- Spa Experiences



The destination offers **several opportunities** for fun and adventure.



# 40

LOW-LYING CORAL  
ISLANDS AND CAYS

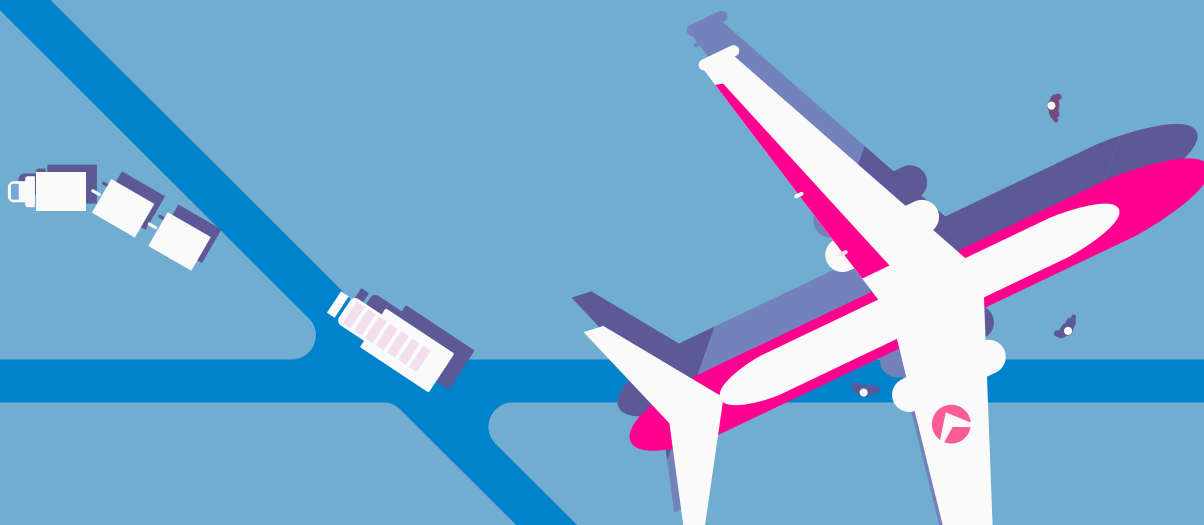


**44,453**  
INHABITANTS



**1,000,000**  
VISITORS

Continuously **AWARD WINNING**,  
Niche Tourism Destination,  
The **BEAUTIFUL BY NATURE**  
Turks And Caicos Islands





## We are Investment Ready...

- **NO** Exchange Controls
- **NO** Currency Controls
- **NO** Income Tax
- **NO** Property Tax
- **NO** Capital Gains Tax
- **NO** Corporation Tax or Inheritance Tax
- **NO** Sales Or Value Added Tax
- Reputable International Corporate and Offshore Banking



## Prime For New Routes and Opportunities

The Turks and Caicos Islands ("TCI") has much to offer for luxury and/or adventure seeking tourists and potential investors. The economy is primarily dependent on its remarkably sustainable niche tourism industry and has an airport network that eases connectivity between the main islands. Tourist and investors benefit from access to these treasured islands from one of four designated public international airports and three luxury and highly reputable Fixed Based Operators (FBOs).

Once, considered the world's best-kept secret, each island, and cay in the archipelago is a destination on its own, welcoming visitors to pristine and inviting beaches, luxurious accommodations, world-class spas, delectable dining, water-based and eco-centric excursions, culture, and local traditions. Today, the islands are renowned for their reputation as the ultimate luxury vacation spot, frequented by celebrities, creatives, thrill seekers, families, and those in need of a peaceful retreat alike.

The primary vacation attraction to the islands is the country's exquisite marine environment and unparalleled beaches. The TCI is acclaimed for its exceptional scuba diving and is home to one of the finest barrier reefs in the Atlantic Ocean. As a counterpart to luxury tourism, the real estate and investment markets in the TCI have significantly grown in recent years.

Like many tourism destinations, the TCI experiences predictable peaks and falls in visitor arrivals throughout the year. The winter (high season) is the business time of year. The rates and availability of local accommodations and activities reflect the different seasons, but always remain offerings for which consumers receive exceptionally good value for their dollars spent.

## Reports and Statistics

The following statistics were prepared in collaboration with the tourism officials of the Turks and Caicos Islands to provide a comprehensive overview of our destination's growth and potential. Since its inception, the TCIAA has played a pivotal role in driving the increase of passengers flying into the Turks and Caicos Islands through the introduction of new routes and significant airport development projects. These efforts have been instrumental in positioning TCI as a premier destination for travelers worldwide.

### Turks & Caicos Tourist Arrivals

| Year | PLS International Tourist Arrivals | Domestic Tourist Arrivals |
|------|------------------------------------|---------------------------|
| 2018 | 987,122                            | 13,966                    |
| 2019 | 1,085,298                          | 11,484                    |
| 2020 | 354,197                            | 5,102                     |
| 2021 | 864,935                            | 8,500                     |
| 2022 | 1,241,622                          | 8,912                     |
| 2023 | 1,290,700                          | 9,310                     |

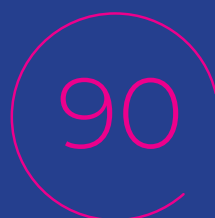
### Turks & Caicos Tourist Projections

| Year    | PLS International Tourist Arrivals | Domestic Tourist Arrivals |
|---------|------------------------------------|---------------------------|
| 2024/25 | 685,657                            | 52,773                    |
| 2025/26 | 706,912                            | 54,356                    |
| 2026/27 | 728,119                            | 55,987                    |

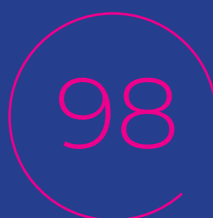
## A Simplified Entry Process

- Passport with no less than three (3) months validity prior to its expiration.
- No visa required for more than 85 countries and territories.
- Paperless Customs Clearance Process with a Duty Free allowance
- No Travel or Health Insurance required.
- Visitors allowed to stay for 90 days; renewable one time

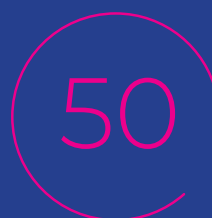
## Typical Passenger Profile



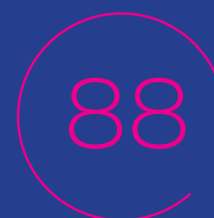
90% of Air Travel  
Visitors Originate in  
North America (USA &  
Canada).



98% of Turks & Caicos  
Islands visitors are  
likely to recommend  
the destination

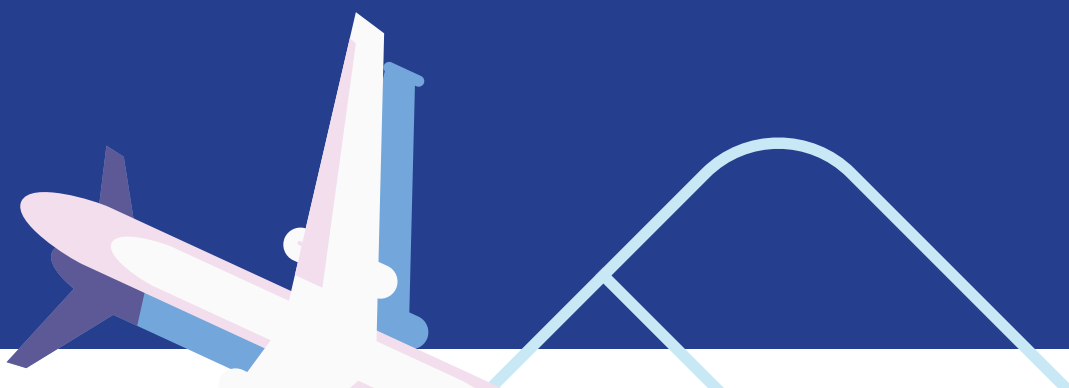


50% of passengers  
are executive level  
employees.



88% of travelers are  
tertiary educated.

- High Yield for High End Luxury Market. Mid-range and yet 'Niche' Market also significant.
- High Yield for Business Class Travelers
- Average Stay is 7 days (US & Canada), 6 days (Latin and South America), 10 days (UK and Europe).
- The arrival of Air Visitors since 2018 is not particularly seasonal, only September and October are negatively impacted due to peak hurricane seasons.
- Top Market Visitors are the USA, Canada, United Kingdom, Italy, France, Germany, Brazil, Argentina, Colombia, other European Countries, the Caribbean, and all others to follow.
- The main reasons for travel are to invest in business, experience beaches, dive, participate in water sports, honeymoon, or romantic getaway, attend festivals, golf, or ecotourism.



## International Brands

Luxury brand interest continues to expand, with the IHG brands: Intercontinental, Kimpton and Indigo being the latest brands added to the Turks and Caicos hotel industry. The Marriott has expanded its footprint as it lends its name to the Salterra Resort in South Caicos. There has been a notable increase in interest beyond the North American hotel brands as we have expanded the brand portfolio to include an ultraluxury South American brand. Noteworthy also is the expansion and interest in European brands looking to join TCI shores.

| Year | International Brands               |
|------|------------------------------------|
| 1984 | Club Med                           |
| 1997 | Beaches by Sandals                 |
| 2006 | Aman                               |
| 2021 | The Ritz Carlton                   |
| 2025 | Marriott                           |
| 2026 | Kimpton Hotels & Restaurants       |
| 2027 | St. Regis                          |
| 2027 | Kempinski Hotels & Resorts         |
| 2027 | Intercontinental Hotels & Resorts  |
| 2029 | Waldorf Astoria Hotel & Residences |



## Units and Job Creation by Island

| Units Added | Island         | Job Creation |
|-------------|----------------|--------------|
| 674         | Grand Turk     | 582          |
| 183         | South Caicos   | 163          |
| 810         | Middle Caicos  | 645          |
| 77          | North Caicos   | 130          |
| 2540        | Providenciales | 2380         |

Unit count projections for the next decade suggest a significant increase, with an anticipated growth of approximately 90%. This expansion nearly doubles the current Unit count of 4,647, as reported in the 2020 Tourist Board Report. If these projections hold, the number of available rooms will rise substantially, reflecting the country's strong potential for tourism growth. This growth is driven by increased demand, new developments and strategic efforts to enhance the country's luxury brand and positioning to attract strategic investors and generate a more significant economic impact.

## Project Value by Island

This year, the investment portfolio diversified from the traditional resort development with projects such as Hamilton Education Fund (HEF) - a medical school; Primitive Greens - a hydroponic farm; and Island Organics - a candle/cosmetic factory. HEF also introduced an innovative financing mechanism, as opposed to loans and private financing. The financing strategy proposes to openly market and sell shares in the development company to finance the medical school. Fremantle Ltd., a movie production company, also differed from the traditional brick-and-mortar resort development.

Refurbishments are essential in maintaining and enhancing the quality and appeal of the TCI product, ensuring that it remains competitive in the global market. Recognising the importance of these upgrades, refurbishment projects valued at \$36 million were approved for support. These projects will not only preserve the high standards that visitors expect from the TCI experience but also contribute to the longterm sustainability and attractiveness of the destination. By investing in these refurbishments, the TCI maintains its reputation as a premier destination and ensures that its facilities and accommodations continue to meet and exceed the expectations of new and returning visitors.

The Investor Services Unit has been instrumental in driving economic growth in the Turks and Caicos Islands, managing 49 projects valued at \$3.8 billion in the 2023-24 financial year. These efforts create significant employment opportunities and value-added services in the country.

Projections for the next 10 years show a substantial increase in room count and employment. While some major development projects are not facilitated by Invest Turks and Caicos and are therefore excluded from our projections, Invest TCI is currently managing 95% of the total value of major ongoing investment projects, according to data from the Planning Department.

| Island         | Project Value        |
|----------------|----------------------|
| Grand Turk     | <b>\$409 MILLION</b> |
| South Caicos   | <b>\$26 MILLION</b>  |
| Middle Caicos  | <b>\$822 MILLION</b> |
| North Caicos   | <b>\$99 MILLION</b>  |
| Providenciales | <b>\$1.9 BILLION</b> |

*Providenciales stands out significantly, reflecting its strong appeal to developers. Meanwhile, other islands offer promising investment opportunities with potential for considerable future growth. The data underscores key chances for early investments in the Family Islands.*





The destination offers **several opportunities** for fun and adventure.



## Luxury Accommodations

In addition to the listing provided, there are numerous privately owned luxury and/or waterfront villas and homestays, offering visitors ultimate control and privacy during their vacation.

### TCI Main Hotels and Rooms

|    |                        |    |    |                        |     |
|----|------------------------|----|----|------------------------|-----|
| 1  | COMO Parrot Cay        | 74 | 15 | Osprey Beach Hotel     | 27  |
| 2  | The Meridian Club      | 13 | 16 | Turks Head Inne        | 10  |
| 3  | Pelican Beach Hotel    | 10 | 17 | Bohio Dive Resort      | 16  |
| 4  | Beach House Club       | 21 | 18 | Sailrock Resort        | 35  |
| 5  | The Palms TCI          | 72 | 19 | East Bay Resort        | 86  |
| 6  | Alexandra Resort       | 90 | 20 | Beaches Turks & Caicos | 758 |
| 7  | The Somerset           | 53 | 21 | Club Med Turkoise      | 290 |
| 8  | Le Vele Resort         | 22 | 22 | Seven Stars            | 125 |
| 9  | New Grace Bay Suites   | 22 | 23 | Point Grace            | 28  |
| 10 | Bianca Sands           | 30 | 24 | Grace Bay Club         | 82  |
| 11 | Villa Del Mar          | 42 | 25 | Ritz Carlton           | 147 |
| 12 | The Oasis at Grace Bay | 29 | 26 | The Rock House         | 46  |
| 13 | Blue Haven Resort      | 51 |    |                        |     |
| 14 | Airport Hotel          | 20 |    |                        |     |



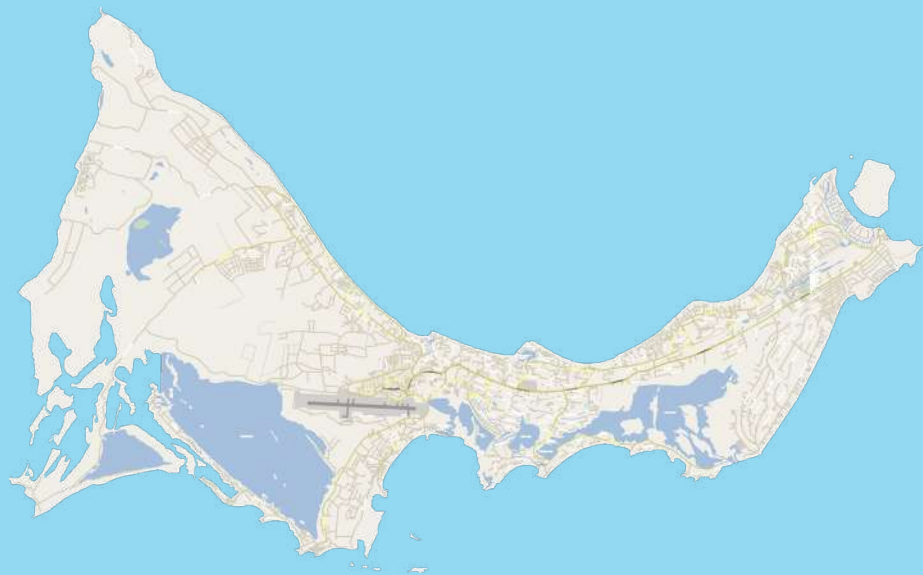
## Welcome to the Providenciales

# 01

### About Providenciales

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Providenciales, commonly known as Provo, is the most developed island in Turks and Caicos, boasting the majority of the nation's tourism infrastructure and demand.





## Quick Facts

Providenciales has the edge in overall quality and quantity.

The most popular beaches include:

- Grace Bay Beach
- The Bight Beach
- Leeward Beach



## The Jewel of The Caribbean

Grand Turk is a small tropical paradise enriched with history, water sports, unrivaled beaches, diving, and a busy 13 acre cruise center located on the southern end of the island. With its Bermudian colonial heritage, Grand Turk is the Capitol of the Turks and Caicos Islands, housing the Governor's House, House of Assembly, National Museum, and most of the Government Offices.

Grand Turk offers consistent excellent weather for vacationing and there is never an overcrowded beach, allowing for as much privacy and seclusion as one desires during their luxury getaway. Grand Turk is currently ripe with opportunity for investment and interests in its offerings over the years have resulted in the emergence of several vacation villas.

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Rendering for illustration purposes only.

## Howard Hamilton International Airport - PLS

The Turks and Caicos Islands Government (TCIG) and the Turks and Caicos Islands Airports Authority (TCIAA) wish to continue with the process of modernizing and expanding the Howard Hamilton International Airport in Providenciales. To this end, TCIG and TCIAA have initiated the process of implementing a Public-Private Partnership (PPP) to identify a private sector operator with proven experience in the aviation sector to finance, develop, operate and maintain Howard Hamilton International Airport under a long-term concession contract. Air traffic offered at Howard Hamilton International Airport reached 1.83 million seats in 2022.

Future air traffic development at Howard Hamilton International Airport is forecasted to be driven by both the consolidation of existing international and regional markets growing organically and the boost of domestic connectivity benefiting from new touristic developments outside Providenciales.

### General Information

- Location: Providenciales
- Customs & Immigration: Sunrise - Sunset
- Coordinates: 21° 20' 00.00" N / 071° 12' 00.00" W
- Runway: 08/26 – 2,677' x 80'
- Elevation: 5'
- Strength: Paved Surface
- Tower: Grand Turk and Providenciales
- Approach: 126.0 Mhz
- FAA Identifier: MBSY

## Progress and Projects



### SCOPE AND REMUNERATION

Public-private partnership (PPP) - Concession contract for Design, Construction, Financing, Operation & Maintenance of the Redevelopment on the Howard Hamilton International Airport. The Private Partner will be responsible for construction costs, operating and financing costs. The Private Partner will collect the aeronautical and non-aeronautical revenues (Gross Revenues) and the TCIAA will receive an annual concession fee which will be a percentage of the Gross Revenues.

### INVESTMENT PLAN

Mandatory expansion works:

- Reconfiguration and expansion
- Construction Passenger Terminal Building
- Min. 270,000 sq.ft with four (4) Passenger Boarding Bridges
- Improvement and expansion of surface access system
- Multi Storey car park (+200 Spaces)

| Flight Connections | Airlines That Service TCI  | International Connections |
|--------------------|----------------------------|---------------------------|
| Grand Turk         | American Airlines          | Miami                     |
| Ambergris Cay      | Delta                      | Atlanta                   |
| Salt Cay           | InterCaribbean             | Houston                   |
| Pine Cay           | Bahamasair                 | London                    |
| North Caicos       | United                     | Jamaica                   |
| Middle Caicos      | Sun Country Airlines       | Dominica                  |
| South Caicos       | JetBlue                    | Haiti                     |
|                    | Caicos Express             | Tortola                   |
|                    | Air Canada                 | New York                  |
|                    | Southwest                  | Fort Lauderdale           |
|                    | West Jet                   | Charlotte                 |
|                    | British Airways            | Chicago                   |
|                    | Virgin Atlantic (Nov 2023) | Canada                    |
|                    |                            | Antigua                   |
|                    |                            | Bahamas                   |
|                    |                            | Dominican Republic        |



## Providenciales Accommodations

Providenciales, commonly known as Provo, is the most developed island in Turks and Caicos, boasting the majority of the nation's tourism infrastructure and demand (>90%). It offers a wide range of accommodations, from luxurious resorts to boutique hotels. It is the economic hub of the country and is served by Providenciales International Airport, the main entry point for international travelers.



**Growth Potential:**  
Medium/High

### General Information

- Population: ~35k (2023 estimated)
- Area: 98 km<sup>2</sup> (density ~357 inhabitants/Km<sup>2</sup>)
- Hotel Rooms: 4,114 (318 hotels)

# Luxury Accommodations

In addition to the listing provided, there are numerous privately owned luxury and/or waterfront villas and homestays, offering visitors ultimate control and privacy during their vacation.

## Main Hotels and Rooms



|                     |                        |                |
|---------------------|------------------------|----------------|
| The Meridian Club   | New Grace Bay Suites   | Seven Stars    |
| Pelican Beach Hotel | Bianca Sands           | Point Grace    |
| Beach House Club    | Villa Del Mar          | Grace Bay Club |
| The Palms TCI       | The Oasis at Grace Bay | Ritz Carlton   |
| Alexandra Resort    | Blue Haven Resort      | The Rock House |
| The Somerset        | Beaches Turks & Caicos |                |
| Le Vele Resort      | Club Med Turkoise      |                |



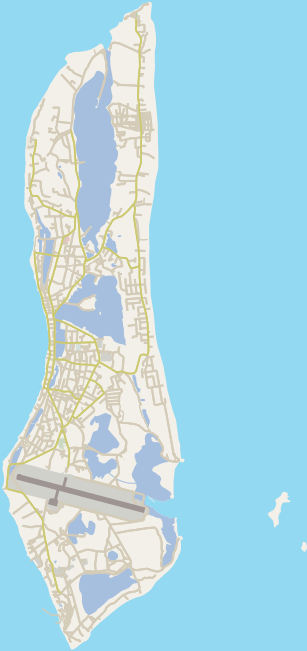
# Welcome to the Grand Turk

## 02

### About Grand Turk

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Grand Turk, the capital island, is steeped in history, with colonial architecture and the Turks and Caicos National Museum.



## Quick Facts

Grand Turk is the historic center of TCI & the second most populated island in the country.

The island's top beach is the Governor's Beach, but there's for almost any activity: Cockburn Town is near great restaurants, English Point is secluded, and Pillory Beach has snorkeling.

Grand Turk also serves as the gateway to Salt Cay, since flights to Providenciales are limited.



## The Nation's Capital

Grand Turk is a small tropical paradise enriched with history, water sports, unrivaled beaches, diving, and a busy 13 acre cruise center located on the southern end of the island. With its Bermudian colonial heritage, Grand Turk is the Capitol of the Turks and Caicos Islands, housing the Governor's House, House of Assembly, National Museum, and most of the Government Offices.

Grand Turk offers consistent excellent weather for vacationing and there is never an overcrowded beach, allowing for as much privacy and seclusion as one desires during their luxury getaway. Grand Turk is currently ripe with opportunity for investment and interests in its offerings over the years have resulted in the emergence of several vacation villas.

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Grand Turk offers consistent excellent weather for vacationing and there is never an overcrowded beach, allowing for as much privacy and seclusion as one desires during their luxury getaway.



## Jags McCartney International Airport - GDT

Grand Turk is the Nation's Capital of the Turks and Caicos Islands, and the JAGS McCartney International Airport is considered the second largest airport in the country.

The airport is named after the country's first Chief Minister (now called Premier) and the country's national hero.

JAGS McCartney has the ability to handle large aircraft, such as Boeing 757 and Airbus A321 jets. The airport also houses a restaurant, rental car facilities, and parking facilities.

### General Information

- Customs & Immigration: 6am-8pm
- Coordinates: 21° 26' 40.33" N / 071° 08' 32.32" W
- Runway: 11/29 – 6,335' x 150'
- Elevation: 13' Strength: 48/F/B/X/T Asphalt
- Tower: 118.6 Mhz
- Approach: 126.0 Mhz FAA Identifier: MBGT



## Progress and Projects



### PRIMARY OPERATIONS

Primary operations are currently for domestic travel between other islands within the Turks and Caicos Islands.

Severely damaged during the 2017 hurricanes Irma and Maria resulted in significant restrictions on landing and operations. International status restored 30th July 2019 as a result of refurbishments undertaken to bring airport back up to operational code.

- Significant damage experienced to fence line and international arrivals hall during 2022 hurricane Joaquin.
- Currently undergoing US\$5M fence restoration project.
- Renovations to International Arrivals Hall completed Summer 2023.
- Refurbishment and Upgrades to terminal ongoing New Fire Hall to be constructed
- International airlift is scheduled to resume by 2024 FBO Investment and Development Opportunities are Open



## Grand Turk Accommodations

Grand Turk, the capital island, is steeped in history, with colonial architecture and the Turks and Caicos National Museum. This small tropical island offers a range of water sports, historical sights, and beautiful beaches. JAGS McCartney International Airport provides domestic air connectivity. Cruise ships frequent the Grand Turk Cruise Center, bringing a flux of tourists to its shores



**Growth Potential:**  
Medium/High

### General Information

- Population: ~7.2k (2023 estimated)
- Area: 18 km<sup>2</sup> (density ~400 inhabitants/Km<sup>2</sup>)
- Number of hotel rooms: 155 (14 hotels)

# Luxury Accommodations

In addition to the listing provided, there are numerous privately owned luxury and/or waterfront villas and homestays, offering visitors ultimate control and privacy during their vacation.

## Main Hotels and Rooms



|                    |                          |                          |
|--------------------|--------------------------|--------------------------|
| Turks Head Inn     | Island House Hotel       | White Sands Beach Resort |
| Osprey Beach Hotel | Pelican House Grand Turk | Grand Turk Inn           |
| Salt Raker Inn     | Sunflower Oasis          | Manta House              |



# Welcome to the South Caicos

## 03

### About South Caicos

South Caicos is the fishing capital, renowned for its abundant marine life and vibrant seafood industry



## Quick Facts

This island is supported by small-scale commercial fishing and some tourism, offering an authentic island life experience and natural beauty; on-going hotel developments confirm its tourism potential

## The Big South

Once an economic center of the Turks and Caicos Islands, South Caicos (“the Big South”) is the last to the southeast and the smallest main island of the Caicos archipelago. Rich with history, and with a scene lined with Salinas and weathered salt warehouses build from hand-cut limestone blocks, the island is a laid back paradise reserved for the adventurous and yet reserved.

Lauded by CNN as a “Sleepy island waking up to laid-back luxury” the island is home to three national parks and reserves which offer spectacular reefs for snorkeling and diving. Conscious of its awakening and reality as a burgeoning tourism destination in its own right, a new 29,150 square foot commercial passenger terminal is currently under construction and is scheduled to open in January 2023.

There are currently two exceptional resorts on the island coupled with several homestays and private villas, with several other accommodation options currently planned and awaiting the delivered hope of commercial passenger terminal. Thus, there are opportunities for airlines to seize first options in providing a scheduled international service to this diving hot-spot.



## Norman B. Saunders International Airport - XSC

South Caicos, also known as the “Big South” is slated to become the next “Big Thing” in the Turks and Caicos Islands. Historic Hurricanes and other events resulted in complete destruction of passenger terminal and fence line, resulting in the Airport being removed from regulated international commercial services and very restricted domestic services.

Over the past decade its redevelopment has been implemented in three phases which are as follows:

### General Information

- Location: South Caicos
- Customs & Immigration: Sunrise - Sunset
- Coordinates: 21° 30' 56.99" N / 071° 31' 42.70" W
- Runway: 11/29 – 6,000' x 100''
- Elevation: 6'
- Strength: 21/F/C/X/T Asphalt Tower: 118.9 Mhz
- Approach: 126.0 Mhz
- FAA Identifier: MBSC

## Progress and Projects



### **PHASE I [COMPLETED]**

Redevelopment of the Airside incorporating a Code 3 runway, with improved taxiway system and expanded aircraft parking apron. Currently boasting the best conditioned and looking runway in TCI

### **PHASE II [COMPLETED]**

Construction of new Air Traffic Control Tower

### **PHASE III [NEAR COMPLETION]**

Additional US\$13M Public Spending

Construction of new Passenger Terminal and Combined Services Building (Fire Fighting and Rescue & Maintenance)

Working to restore International flight services for the year 2024

Carpark paving estimated around US\$2.7M

Restore perimeter fence to return to full security clearance

Negotiate local concession agreements for airport vendor services



Rendering for illustration purposes only.

## South Caicos Accommodations

South Caicos is the fishing capital, renowned for its abundant marine life and vibrant seafood industry. This island is supported by small-scale commercial fishing and some tourism, offering an authentic island life experience and natural beauty; on-going hotel developments confirm its tourism potential. It is served by South Caicos Airport, with domestic flights, mainly from Providenciales



**Growth Potential:**

High

### General Information

- Population: ~1.5k (2023 estimated)
- Area: 116 km<sup>2</sup> (density ~13 inhabitants/Km<sup>2</sup>)
- Number of hotel rooms: 124 (33 hotels)



# Luxury Accommodations

In addition to the listing provided, there are numerous privately owned luxury and/or waterfront villas and homestays, offering visitors ultimate control and privacy during their vacation.

## Main Hotels and Rooms

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Salterra Resort & Spa

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Ocean & Beach Resort

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Sailrock Resort

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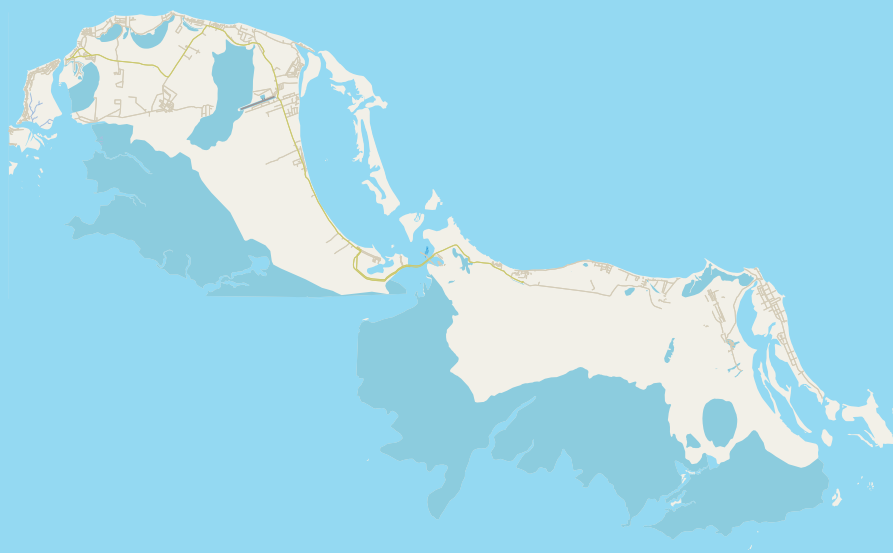


## Welcome to North & Middle Caicos

# 04

### About North & Middle

The two best-known dry cave features in the TCI are found here: Conch Bar Caves, the largest one, hides miles passages; and smaller but still impressive Indian Cave is an open gallery System The Twin Island of TCI, and supports the greatest reserves of natural freshwater ponds



## Quick Facts

Sandy Point Beach is the best beach on the island, but Whitby Beach, Three Mary Cays and Horse Stable Beach, with Greenwich Creek, a sandy inlet channel, are also great attractions.

Several spectacular beaches are found on Middle Caicos. In addition to the famous Mudjin Harbour, there's Bambarra Beach, Conch Bar Beach, and the remote Wild Cow Run



## The Twin Garden Islands

North Caicos and Middle Caicos are the twin “Garden islands” of the Caicos archipelago. Day to day life on these islands is laid back and quiet, however, with extensive wetland systems, the islands provide the TCI’s finest natural tourist attractions which include caves, blue holes, and spectacular limestone cliffs.

The two islands are connected by a scenic causeway and North Caicos is just a thirty (30) minute ferry ride from Providenciales. Many visitors take a day trip from Providenciales to experience the wetlands of North Caicos and to get Instagram-able views of Middle Caicos’ majestic coastline, however, in recent years North Caicos has established itself as a popular tourism destination in its own right with there being recent and ongoing high valued investments in the construction of luxury resorts and villas across both isles.

There is a strong and increasing demand for the resumption of scheduled domestic flight services into North Caicos along with an FBO purposed for accommodating international general aviation. As a result the TCIAA is committed to redeveloping the airfield and passenger terminal at North Caicos and has commenced preliminary works to charter a project timeline.

We are also currently entertaining proposals for a private partnership in the development of the Airport and/or proposals for a private FBO development.



Rendering for illustration purposes only.

## Clifford Gardiner International Airport - NCS

The Turks and Caicos Islands Airports Authority (TCIAA) is working to restore air traffic to the Green Isle of North Caicos.

We are also accepting proposals for the construction of an FBO. The short-term goal is to reopen the Clifford Gardiner International Airport for domestic air traffic.

Plans are to resurface the runway, and complete the perimeter fence.

### General Information

- Location: North Caicos
- Customs & Immigration: Sunrise - Sunset
- Coordinates: 21° 55' 03.24" N / 071° 56' 22.46" W
- Runway: 08/26 – 4,245' x 75'
- Elevation: 10.2'
- Strength: 21/F/C/X/T Asphalt Tower: Flight Information Services Approach: 126.0 Mhz
- FAA Identifier: MBNC

## Progress and Projects



### AIR TRAFFIC CONTROL CAB REPAIR

- Project Status: Completed
- Estimated Project Costs: \$97k
- Contract Completion Date: July 2023



### DESIGN & CONSTRUCTION MANAGEMENT

- Invitation to Tender published and closed August 9th, 2023
- Status: Contract Ongoing
- Estimated Project Costs: TBD



### FIRE HALL REPAIRS

- Request for Publication Closed August 10th, 2023
- Estimated Project Costs: TBD
- Contract Completion Date:
- Purchasing of New Fire Equipment
- Hiring of new personnel



### VEGETATION MAINTENANCE

- Status: Ongoing - Quarterly Cleaning
- Estimated Project Costs: \$50k Contract
- Completion Date: March 2024



## North & Middle Caicos Accommodations

North Caicos, the 'Garden Island', with its lush greenery and fertile land, is a quiet haven for nature lovers and those seeking a tranquil retreat. It has several noteworthy beaches and is a growing area for ecotourism, but its tourism is limited and has few visitors.

Middle Caicos is the largest of the islands but the less populated one, presenting an unspoiled landscape with expansive beaches, caves, and a rugged coastline. It's known for its cultural heritage and artisan community. Access to Middle Caicos is primarily through the North Caicos causeway and by boat.



**Growth Potential:**

Medium/High

### General Information

#### North Caicos

- Population: ~1.5k (2023 estimated)
- Area: 116 km<sup>2</sup> (density ~13 inhabitants/Km<sup>2</sup>)
- Number of hotel rooms: 124 (33 hotels)

#### Middle Caicos

- Population: <100 (2023 estimated)
- Area: 144 km<sup>2</sup> (density <1 inhabitants/Km<sup>2</sup>)
- Number of hotel rooms: 13 (3 hotels)

# Luxury Accommodations

In addition to the listing provided, there are numerous privately owned luxury and/or waterfront villas and homestays, offering visitors ultimate control and privacy during their vacation.

## Main Hotels and Rooms

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Pelican Beach Hotel

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Dragon Cay Resort

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Bottle Creek Lodge

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## Incentive Packages

We are committed to taking the time to understand our partners' business needs leading to a bespoke agreement and entry plan...

We at the Turks and Caicos Islands Airports Authority are always looking for avenues to connect the Turks and Caicos Islands through our airports to new routes and with new airlines. Our team has a strong focus and proven reputation for delivering a quality facility experience, while keeping our stakeholders closely engaged and actively involved in consultation. Our recently created office of the Manager for Corporate Affairs, Communication, and Public Engagement will ensure that we continue to create demand and enhance our reputation through various web email, social media and other PR/press opportunities.

For Airlines opting to commence new routes into a TCIAA managed Airport, there are opportunities to receive incentives we willingly share in the risk of your initial new entry costs.





# There are opportunities to negotiate:

- Marketing initiatives through partnerships with our Tourist Board, our commitment to introduce and discuss via radio programmes, local print media, and online media platforms. We will work to connect our stakeholders with key industry personnel, such as local government, Tourist Board and the Hotel /Tourism Association
- Route Incentives in the form of concessions an/or discounts on certain fees at TCIAA managed airports (such as landing fees, and office rental fees)
- Technology use via our common user check-in systems which we are constantly seeking to opportunities to improve and upgrade.

**We are committed to taking the time to understand our partners' business needs leading to a bespoke agreement and entry plan that:**

- Is agreed by your sales and marketing teams;
- Is linked to your objectives; and
- Is focused primarily on outbound activity.

# Industry Partners



## Experience Turks & Caicos

TRINA ADAMS | CHIEF MARKETING OFFICER | TADAMS@MYEXPERIENCETCI.COM

Experience Turks & Caicos works in partnership with the government and partners from the tourism and hospitality industry to promote the exceptional experiences Turks and Caicos has to offer as a tourist destination.



## Invest Turks and Caicos Islands

ANGELA MUSGROVE | CHIEF EXECUTIVE OFFICER | AMUSGROVE@INVESTTURKSANDCAICOS.TC

Invest Turks and Caicos, is a statutory body which facilitates investment enquiries and operates under the Islands' Encouragement of Development Ordinance and the 2012 Investment Policy which provides a framework for encouraging, prioritising and incentivising domestic and foreign investment.



## Turks & Caicos Hotel and Tourism Association

STACY COX | CHIEF EXECUTIVE OFFICER | STACY@TURKSANDCAICOSHTA.COM

The Turks and Caicos Hotel & Tourism Association is dedicated to the achievement of sustainable growth in tourism for the benefit of our members and the wider Turks and Caicos community. We work to protect and enhance the unique character and environment of these islands through involvement and cooperation with our tourism partners.

# Our Team

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### Address

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Providenciales International Airport  
Providenciales, Turks and Caicos Islands  
TKCA 1ZZ



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