



Jack's Bay To Transform Eleuthera Into A Golfer's Paradise



1,200 privately owned acres along the southern shores of Eleuthera, Jack's Bay will feature two golf ... [+] JOSHUA CRIPPS

If money were no object, what would the ultimate golfer's paradise look like?

Begin with the location: secluded, verdant, ideally in a unique corner of the world where a sense of adventure beckons. The course itself would take center stage. Preferably it would be designed by a golfer with a household name; Jack Nicklaus or Tiger Woods comes to mind. The sense of exclusivity would extend to the capital developments around the course, designed in harmony with the natural setting and treated with the same care as a well-manicured putting green.

In other words, it would look exactly like Jack's Bay.

Situated on 1,200 privately owned acres along the southern shores of Eleuthera, Jack's Bay is a one-of-a-kind locale featuring two golf courses, a low-density residential community, a spa, and a beach club/sports pavilion complex. Developers are projecting all of this will be completed in three phases over the next two years. The best part for golf lovers? The 18-hole course will be the first constructed under the Nicklaus Heritage™ brand. The already-completed 10-hole, par-3 course nearby is the brainchild of Woods, under his TGR Design brand. There are no other Woods and Nicklaus courses in such close proximity to one another in the world.

The TGR “Playground course” promises something for golfers of all levels. It features a flexible layout with holes that range from 71 to 163 yards. By contrast, the Nicklaus Heritage project is a championship-level course featuring five holes directly on the ocean, and another five with ocean views. Nicklaus also holds branding rights over the real estate project as a “Nicklaus community” – a distinction afforded to only a few select developments around the world. This is the first of its kind in the Caribbean.



The first phase of the real estate development, slated to finish in 2024, includes 24 “ready-to-build” sites ranging in price from \$1 million to \$3 million. Homeowners will have the option to select from one of three preferred architects: the Miami-based boutique firm RAD Architecture, the coastal architecture specialist Harrison Design, or the full-service DOMO Architecture and Design firm.

The popularity of South Eleuthera as a luxury tourist destination [has been intermittent since the region transitioned away from agriculture](#) in the mid-20th century. The Jack’s Bay project looks to capitalize on two expressions of jet-setting wanderlust that are growing in popularity among the 1 percent: golf tourism (a global market [valued north of \\$23 billion](#)) and short-term rentals ([valued in excess of \\$100 billion globally](#)).

If the cost of the land isn't enough to maintain the community's exclusivity, safeguards are already in place to limit who can rent the homes once they're built. Homeowners will be allowed to rent only through Jack Bay's rental management program. Outside agencies and service providers such as VRBO and AirBNB will not be allowed.

Even within the context of the Bahamas, this level of exclusivity is practically unheard of. Baker's Bay and The Abaco Club at Winding Bay are considered low-density, but currently have high populations as they are more mature developments. Early investors in the Jack's Bay project include two former Bahamas Tourism Ministers: Dionisio D'Aguilar and Orville A. T. "Tommy" Turnquest.

Long before it opened to outside development, a sense of exclusivity permeated the south of [Eleuthera](#). Jack's Bay includes more than four miles of beachfront and elevations of up to 90 feet. It features hidden caves, blue holes, a private meditation lake, natural coral reefs, a sea turtle sanctuary and two private islands. The nearest village, Rock Sound, has remained a slow-paced throwback to its agricultural past – the spiritual opposite of a playground for wealthy jetsetters. Ideally, maintaining a low population density and limiting the amount of tourist turnover in Jack's Bay will not disrupt the culture of the sedentary population.



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Ideally, neither will climate change, though [some have predicted](#) the Bahamas' sea level will rise 1 foot by 2050. The Jack's Bay site is rare for the region. Its elevated topography lends itself not only to sweeping views, but allows for relatively high homesite elevations. The result is a base elevation for a home site approximately 40 feet above sea level with natural dunes to protect against the storm surge. Shoulder season lasts from August through November. Tourism typically wanes as the threat of hurricanes and other natural disasters rises, but Jack's Bay intends to remain open for members and guests year-round.

If the same little stretch of land was good enough for both Nicklaus and Woods to put their names on it, many golf aficionados will feel the same way. Buying in to Jack's Bay, or even renting, will pose a challenge to most weekend linksmen, but the siren song of paradise will call them all to the southern coast of Eleuthera.



Jack's Bay
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