

A Growing Central Business District



Over the course of the last 10 years, the development and growth of Warrens as a Central Business District (CBD) has been substantial. Now in 2016, this area which was originally cane fields before the construction of the ABC Highway is now one of the island's largest CBDs .

This unprecedented development was fueled by the construction of the ABC highway, built in 1989 to link the airport with the seaport. The growth of commercial activity around the Warrens area also led to the upgrade of Highway 2A in the mid-1990's. By 2007 the growing vehicular and pedestrian traffic coupled with the commercial growth in the area resulted in the highway expansion to 4 lanes. In 2011, Government implemented the Warrens Traffic Safety Improvement Project to improve traffic movement and to link new buildings to the existing road network in the rapidly expanding Warrens and surrounding areas. The robust growth is presented graphically in the map below.

In the last ten years there has been a significant increase in the office supply in the Warrens area as witnessed by the construction of three multi-storey office buildings (Omni Tower, The Williams Tower and Baobab Towers). In addition to these the previous Warrens Motors building was also recently converted into The Dome Mall and now features boutique retail shops on the ground floor and offices on the first floor.

The expansion to Welches, north of Warrens now includes The Walk Retail Mall which features convenience shopping, a commercial bank, various eateries and a retail warehouse club-style store. The One Welches office building was recently completed and another multi-storey office building is currently under construction at Welches.

The good news for developers seeking to get into the Warrens area is that there are still pockets of undeveloped land. There is The Plateau, which is 2.6 acres at Jackson, approximately two acres at Welches, (see our listings for details). Additionally there is an 8.6 acre lot closer to the Darcy Scott roundabout and a few 1 - 2 acre lots within the Warrens/Lodge Hill area.

