

Coconut Plantation Village



FEE SIMPLE | IN-PLACE VALUABLE
ENTITLEMENTS IN PERPETUITY

RESORT DEVELOPMENT LAND PARCEL
INFRASTRUCTURE IN-PLACE

11.78 ACRES OF BEACHFRONT PROPERTY
192 MULTI-FAMILY DWELLING UNITS AND
6 HOTEL ROOMS*

*Fully entitled to operate as a hotel



Property Location

RESORT AREAS

PRINCEVILLE
2,400 visitor units

ROYAL COCONUT
COAST
2,800 visitor units

POIPU
4,200 visitor units

Coconut
Plantation Village



- › Situated between Courtyard Marriott Hotel and Waipouli Beach Resort
- › Approximately 10 minutes from Kauai Airport
- › Near the bustling and unique communities of Kapa'a and Wailua and includes a wide variety of restaurants, shops and tourist attractions
- › Walking distance to the well-known Coconut Marketplace
- › Within close proximity of 18-hole championship golf course and other courses
- › Longs Drugs located across Aleka Loop
- › Safeway - full service grocery store across the street



Aston Aloha Beach

Wailua Bay View

Kauai Sands Hotel

Aston Islander on the Beach

Coconut Beach Resort

Sheraton Kauai at Coconut Beach



Aleka Loop

Coconut Plantation Village

The ISO

Property Snapshot

THE NUMBERS

Purchase Price	Land Area	TMK No.	Height Limit
\$13,500,000	11.78 Acres	(4) 4-3-7:27	40 feet

Address	Zoning	Shoreline Setback
Kuhio Highway and Aleka Loop Kapaa, Kauai, HI 96746	RR-20 - Resort District	60 Feet

INVESTMENT HIGHLIGHTS



Prime Beach Location – One of the few remaining beachfront parcels available on Hawaii, offering direct beach access



Entitlements in Perpetuity – Entitlements were legally affirmed to be in perpetuity.



Scalable, Phased Project – The development can be built in phases that provides flexibility to developers



Resort-Style Amenities – The project will feature resort-style amenities designed to attract guests and residents looking for a high-end Hawaiian lifestyle.



High Barriers to Entry – Beachfront land is in short supply and critical entitlements have already been secured in perpetuity. It is very difficult for new projects to break into this market – helping preserve the property's long-term value and one of a kind status.



Strategic Centralized Location – The property has beach access, is within walking distance to shops, restaurants and grocery stores. Near major attractions like Lydgate Beach Park, Wailua Golf Course and the Wailua River/Fern Grotto as well as in close proximity to both the North Shore and South Shore making it an ideal location.



PROPERTY INFORMATION

- › Large beachfront acreage located in the resort district on Kauai
- › One ingress/egress driveway off of Kuhio Highway on Aleka Loop
- › Year round beautiful weather with average lows in the high 60's and the average high in the mid to high 70's
- › Level site
- › Service amenities, including grocery, drug stores and restaurants within walking distance

ENTITLEMENTS

- › Apartment hotel complex with 192 condotel rooms and 6 hotel rooms
- › Zoning allows for 391 hotel rooms, but that would require additional entitlement work and may be subject to additional affordable requirements
- › Shoreline management agreement (SMA) in place
- › 399 parking spaces planned
- › A cultural preserve area with 12 allocated parking stalls for visitors
- › Timeshare or condotel operations permitted
- › Water is in-place and available
- › Sewer is in-place and available
- › Archaeological report has been completed

Conceptual Site Plan



- | | | | | | | | |
|---|-------------------------------------|----|------------------------------------|----|--------------------------|----|------------------|
| 1 | Entry | 7 | Hale Type IV (4 levels / 36 units) | 13 | Beach amenities pavilion | 19 | Playground |
| 2 | Parking | 8 | Elevated lawn | 14 | Comfort station parking | 20 | Jacuzzi |
| 3 | Main Building (4 levels / 32 units) | 9 | Family pool | 15 | Comfort station | 21 | Jacuzzi pavilion |
| 4 | Hale Type I (4 levels / 20 units) | 10 | Outdoor BBQ pavilion | 16 | Bike path | 22 | Cabanas |
| 5 | Hale type II (4 levels / 20 units) | 11 | BBQ and grille | 17 | Trash storage | 23 | porte cochere |
| 6 | Hale type III (3 levels / 15 units) | 12 | Lagoon pool | 18 | Fire pit | | |



Island Overview

MARKET OVERVIEW

- › Fewer people visited Kauai in 2024 (about 1.37 million, down from 1.42 million in 2023), but of those who did come they spent more money overall. Total visitor spending hit \$2.85 billion, which is up nearly 2% from the year before.
- › On average, visitors spent about \$277 per day, which is almost +4.9% more than in 2023.
- › In 2024, there was a slight decrease in hotel occupancy on Kauai from 74.6% in 2023 to 73.2% in 2024. The revenue per available room (RevPAR) also decreased from \$313 to \$304. The average daily rate (ADR) for a hotel room was \$415.

KAUAI VISITOR DEMOGRAPHICS

	2021	2022	2023	2024
Expenditures (\$1,000s)	\$1,404	2,225	\$2,792	\$2,853
Arrivals	813,647	1,345,564	1,418,688	1,372,092
PPPD Spending	\$200	\$213	\$264	\$277
Hotel ADR	\$324	\$398	\$420	\$415
Hotel Occupancy	58.50%	77.70%	74.6%	73.2%
Hotel Revpar	\$189	\$309	\$313	\$304

Source: Hawaii Tourism Authority

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