

Significant Price Reduction
\$8,200,000 \$6,500,000



For
Sale

Sleeps 16 -
Entitled for
18 Additional
Beds



56-2864 Akoni Pule Hwy

Hawi, Big Island, Hawaii

32.41 ACRES WITH EXISTING EVENTS FACILITIES

Colliers



THEBRATTONTEAM
Hawaii Capital Markets

Property Overview

Rare opportunity to own a generational property rooted deep with history and culture on Hawaii Island.

An established guest ranch and events center located on an exquisite 32.41 acres of land located in North Kohala on the Big Island of Hawaii. The property is one of the most authentic and beautiful historic ranches on Hawaii Island that blends history, nature, and rustic comfort. It has guest cottages that sleeps 16 guests in 4 existing buildings along with a wedding venue/pavilion to host special events. The establishment has been operating as a special events center since 2008, catering to individual nightly guests and larger groups that book out the entire facility. The owner has secured a conditional use permit that could allow for the construction of guest buildings that can sleep up to 21 guests or separation units for new accommodations for 2 along with other event-related structures.

This opportunity offers for a buyer to enjoy current cash flow with the potential to significantly grow the property and revenues into one of the more quaint and substantial events facilities in the state of Hawaii.

- » Strong marketability and brand recognition
- » Existing nightly rental and events income
- » Conditional Use Permits in place for expansion of additional cottages and events facilities
- » 4 Existing cottages, each with its own history, that accommodates 16 guests
- » 2 private pools on property
- » Approvals to add accommodations for additional 21 nightly guests
- » Located in the very desirable area Kohala on the Big Island of Hawaii
- » Unimpeded ocean views
- » Desirable temperate climate
- » Current entitlements allow for 40 overnight guests.

Location	56-2864 Akoni Pule Highway Hawi, HI 96719
Purchase Price	\$6,500,000
TMK #	(3) 5-6-1:82
Zoning	A-20A
Tenure	Fee Simple
Total Land Area	Approx. 32.41 Acres
Existing Buildings	Miles Away Cottage Sleeps 4 2 BR, 1.5 BT - Outdoor Bath House with Japanese-style soaking tub Cowboy House Cottage Sleeps 6 3BR, 2 BT - Outdoor Bath House James Cottage Sleeps 2 1BR, 1 BT (Detached) - Outdoor Bath House Yoshi House Sleeps 4 2 BR, 2 BT - 1 Sun-Room and 1 Outdoor Bath House Wedding Venue
Proposed/ Potential Expansion	New pavilion with kitchen and restroom Hawi House Sleeps 8 Tree House Sleeps 13
Year Established	1870

GLAMPING POTENTIAL

Leverage the property's entitlements to add up to 20 glamping units at a lower construction cost than traditional builds, each designed as private, hotel-style accommodations with en-suite amenities. This expansion could boost sleeping capacity while repurposing the four existing cottages into premium spa, wellness, and event-support facilities, enhancing revenue through diversified hospitality offerings and immersive eco-experiences.





Cowboy House Cottage



Cowboy House Cottage - Interior



James Cottage - Living Room



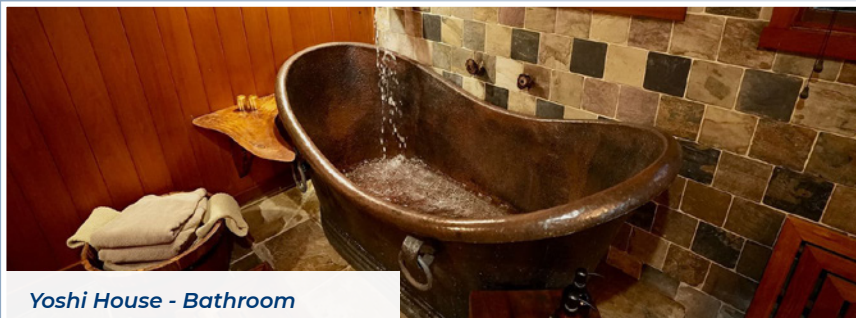
Party Barn Wedding Venue



James Cottage



James Cottage - Bedroom

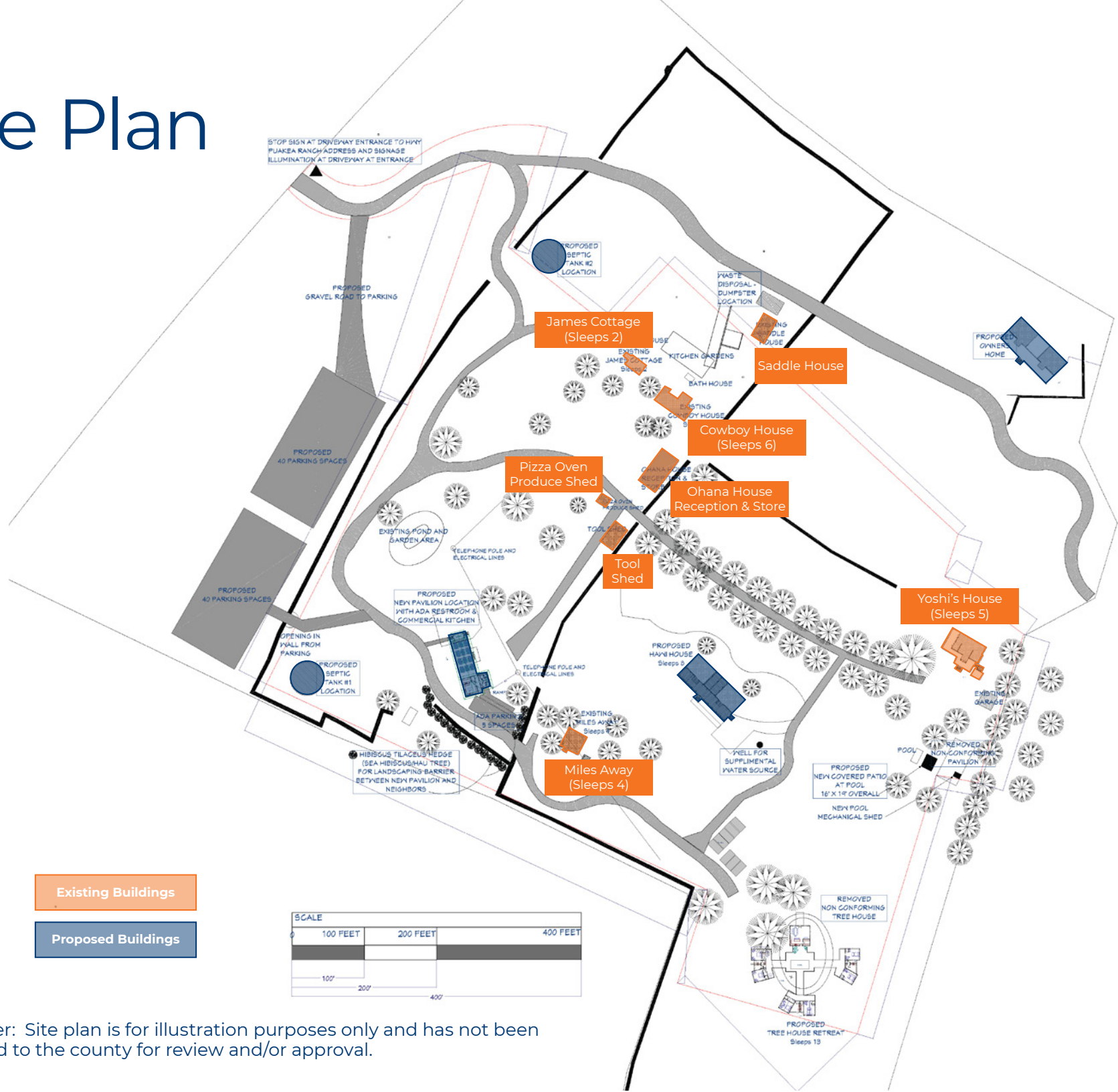


Yoshi House - Bathroom



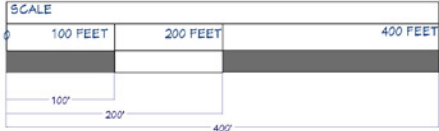
Yoshi House - Kitchen

Site Plan



Existing Buildings

Proposed Buildings



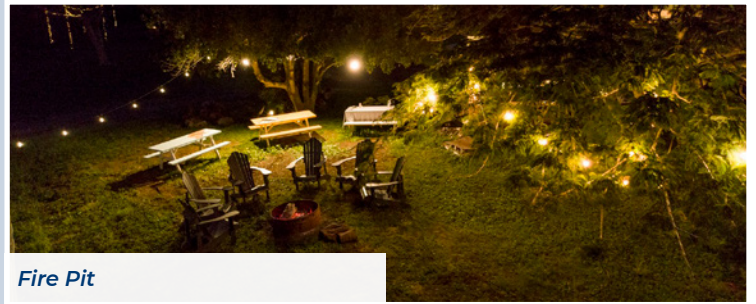
Disclaimer: Site plan is for illustration purposes only and has not been presented to the county for review and/or approval.



Puakea Sunset



Miles Away Pond



Fire Pit



James Cottage Bath House



Yoshi House Sun Room



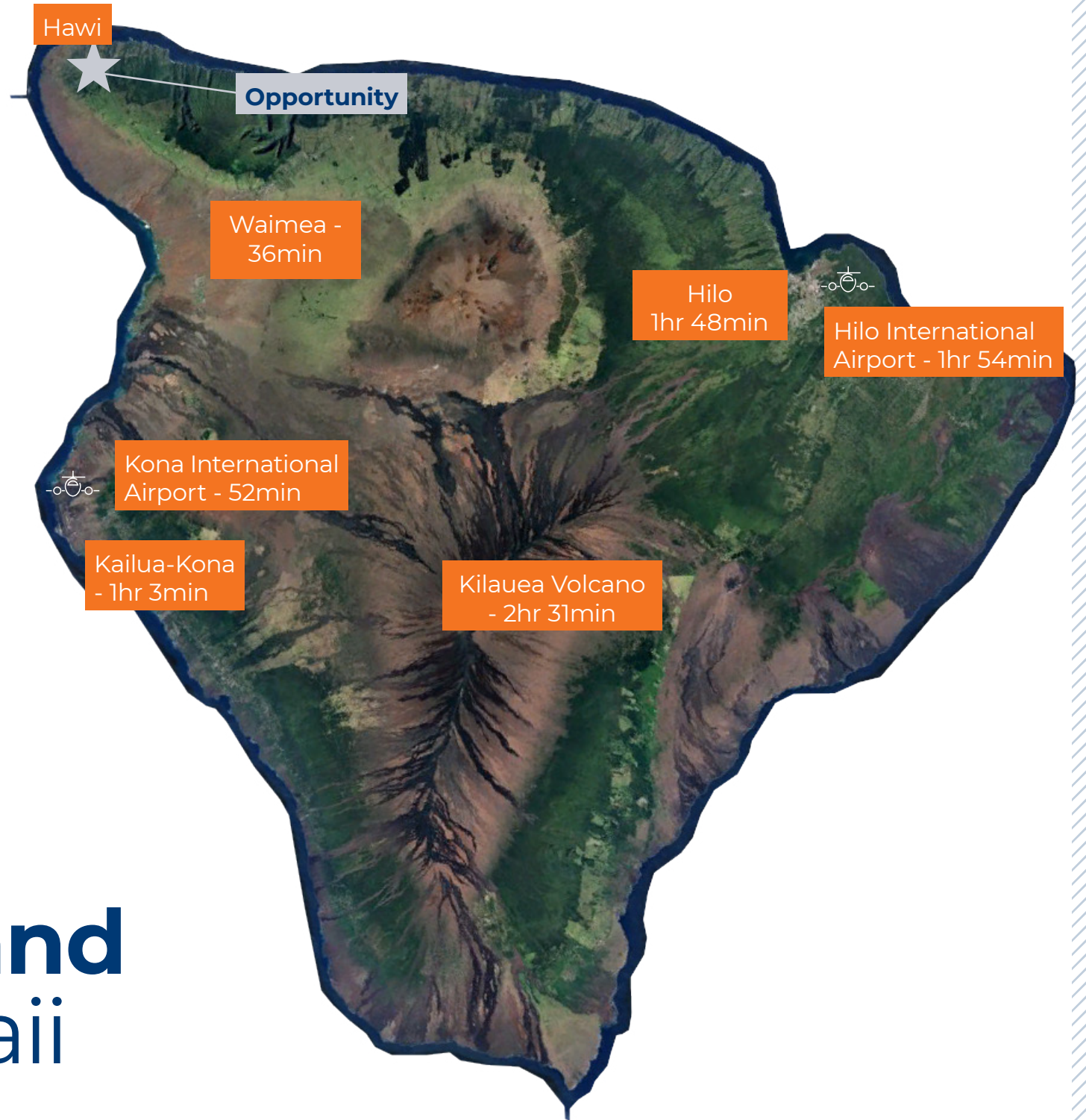
Cowboy House Lanai



James Pond at Puakea Ranch



Yoshi House - Bedroom



Big Island of Hawaii

For more information, contact:

[View Online Listing](#)

Mark D. Bratton,* (R) CCIM

Senior Vice President
+1 808 375 9708
mark.bratton@colliers.com
*Bratton Realty Advisers, Ltd.
Exclusively contracted to
Colliers International HI LLC.

Mike Perkins (S)

Associate Vice President
+1 808 223 1344
mike.perkinshi@colliers.com

Debbie Parmley, (B) CCIM

Vice President
+1 808 987 7722
debbie.parmley@colliers.com

Erin Mitsuyoshi, (B) CCIM

Associate Vice President
+1 808 391 3488
erin.mitsuyoshi@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.