

FOR SALE | DEVELOPMENT OPPORTUNITY

91-2134

Old Fort Weaver Road

EWA BEACH, HI 96706

13.51 ACRES OF R-5/AG-1 ZONED LAND



CBRE

JAMES C. SHIPMAN (B)
Senior Vice President
+1 808 541 5184
james.shipman@cbre.com
HI Lic. RB-17830

MATTHEW G. BITTICK (B)
SVP | Capital Markets | Institutional Group
+1 808 330 8051
matt.bittick@cbre.com
HI Lic. RB-19143

MATTHEW MCKEEVER (S)
Associate
+1 808 541 5148
matthew.mckeever@cbre.com
HI Lic. RS-80252

THE OFFERING

- The subject consists of four vacant R-5 Residential and AG-1 Agricultural zoned parcels having a combined land area of 13.494-acres. The parcels represent remnant parcels previously purchased in bulk by the Estate of James Campbell.
- Primary parcel 23 has 9.530 acres of R-5 zoned land and 2.153-acres of AG-1 zoned land, situated within Flood Zones X, XS, AE and AEF.
- Parcel 20 is 0.521-acres of R-5 zoned land within Flood Zone AEF and currently has no access.
- Parcel 21 (Honouliuli stream parcel) is 1.290-acres of R-5 zoned land.
- Parcel 22 is 392 SF and is a well that has three main waterlines that service 10 homes.



PROPERTY HIGHLIGHTS



PRICE

\$3,350,000



LOCATION

Well located off Old Fort Weaver Road, close to Hoopili Development and West Loch Golf Course



ZONING

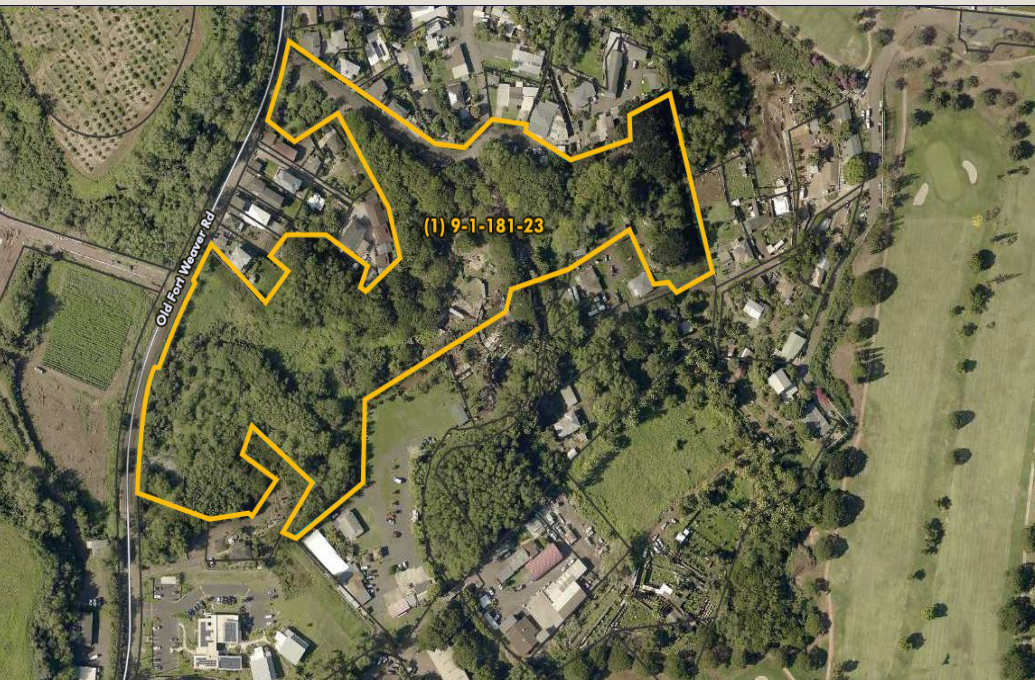
Primarily R-5 zoned land



DEVELOPMENT

Infill re-development property

PARCEL DETAILS



PARCEL	(1) 9-1-181-23
SIZE	11.68 Acres (SF)
ZONING	<i>R-5 & AG-1</i>
FLOOD ZONE	Part of lot is in flood zone AE



PARCEL	(1) 9-1-20-20
SIZE	0.521 Acres (22,695 SF)
ZONING	<i>R-5</i>
FLOOD ZONE	Part of lot is in flood zone AE



PARCEL DETAILS



PARCEL	(1) 9-1-20-21
SIZE	1.29 Acres (56,192.4 SF)
ZONING	R-5
FLOOD ZONE	Part of lot is in flood zone AE

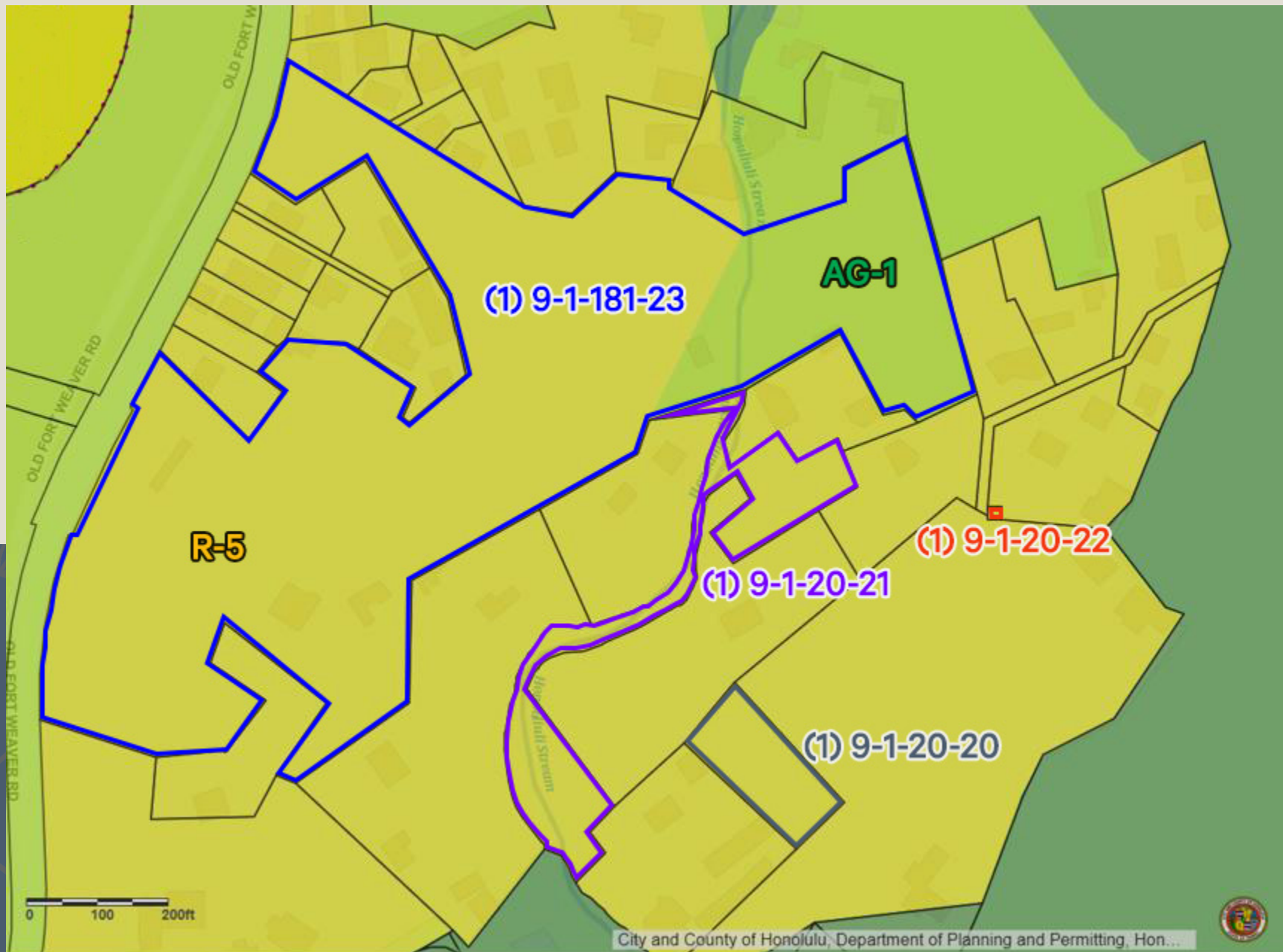


PARCEL	(1) 9-1-20-22
SIZE	(392 SF)
ZONING	R-5
FLOOD ZONE	Part of lot is in flood zone AE



ZONING

- AG-1
- R-5





91-2134

Old Fort Weaver Road

EWA BEACH, HI 96706

JAMES C. SHIPMAN (B)
Senior Vice President
+1 808 541 5184
james.shipman@cbre.com
HI Lic. RB-17830

MATTHEW G. BITTICK (B)
SVP | Capital Markets | Institutional Group
+1 808 330 8051
matt.bittick@cbre.com
HI Lic. RB-19143

MATTHEW MCKEEVER (S)
Associate
+1 808 541 5148
matthew.mckeever@cbre.com
HI Lic. RS-80252

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

JS:RMP_IV84_91-2134OldFortWeaverRd_11.19.24

CBRE

CBRE, Inc. | RB-20142