



Ho'opili Gateway

Kapolei, HI 96707

Prime Fee Simple
Business Zoned Lots
For Sale in Kapolei



Investment Overview

This offering consists of ten Fee Simple commercial parcels ranging in size from 0.48 to 11.06 acres located at the entry, or “Gateway,” to Ho’opili, Hawaii’s largest master-planned community under development by developer D.R. Horton. With a total anticipated delivery of nearly 12,000 homes and an added population of 36,000 residents, Ho’opili will drive existing and new commercial demand for decades to come.

Ho’opili Gateway is situated adjacent to the H-1 Freeway, and at the entrance to the community. Anticipated to be anchored by a national grocer and multifamily residential, Ho’opili Gateway is ideally situated to satisfy the demand for a myriad of retail and commercial uses.

Investment Summary



Address	To be Confirmed (Kualakai Parkway & Farrington Highway)
Tenure	Fee Simple
Land Area	20,909 sq. ft. (up to 11.059 acres)
Zoning	B-2 (BMX-3 - pending zone change via East Kapolei Transit Oriented Development Special District)
Height Limit	60'

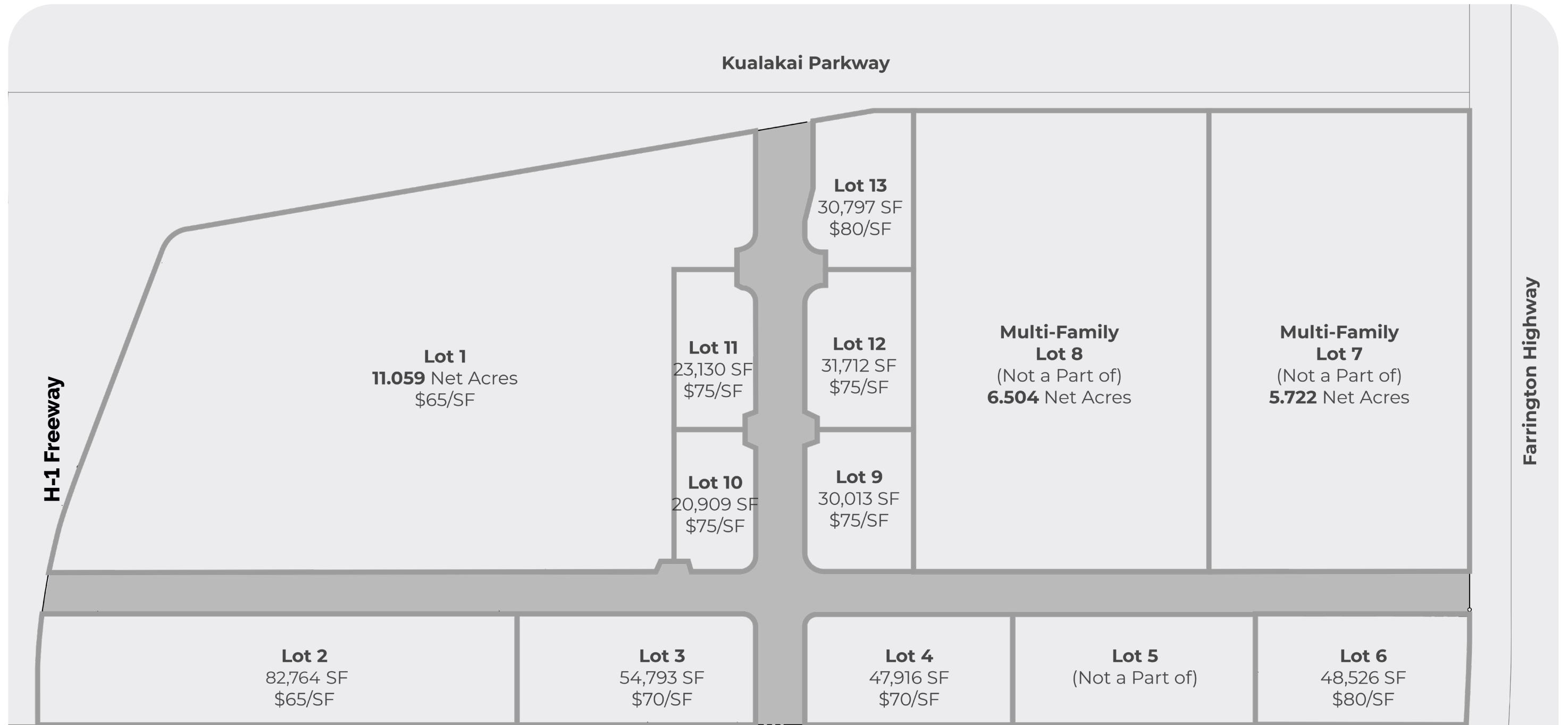
LOT #	Net Usable Acres	Net Usable Square Feet	Asking Price Per Usable Square Feet
Lot 1	11.059	481,730	\$65.00
Lot 2	1.9	82,764	\$65.00
Lot 3	1.262	54,793	\$70.00
Lot 4	1.100	47,916	\$70.00
Lot 5		NOT A PART OF SALE	
Lot 6	1.114	48,526	\$80.00
Lot 7		NOT A PART OF SALE	
Lot 8		NOT A PART OF SALE	
Lot 9	0.689	30,013	\$75.00
Lot 10	0.480	20,909	\$75.00
Lot 11	0.531	23,130	\$75.00
Lot 12	0.728	31,712	\$75.00
Lot 13	0.707	30,797	\$80.00

Investment Highlights

The site is ideal for build-to suit owner users and developers to capitalize on the project's many benefits, including:

- Located at the entrance to nearly 12,000 new residential units (approximately 2,500 newly constructed homes as of July 2023) plus commercial uses, and an anticipated increased population of 36,000 residents.
- Ideal visibility along the H-1 Freeway with 50,000 ADT.
- Pad sites with drive-thru capability.
- Perfect lot sizes that can be combined to accommodate diverse buyer needs.
- Master developer providing parcels development ready with roads and utilities delivered to sites along with rough-grading.
- B-2 zoning allows for broad mix of commercial, office and service uses.
- Positioned to capitalize on West Oahu retail and commercial demand.

SITE PLAN



NOTE: Pricing Per Square Foot is Based on Net Usable Area

ZONING & LAND USE

B-2 Community Business District



“The intent of the B-2 community business district is to provide areas for community-wide business establishments, serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 [neighborhood business] district. The intent is to apply this district to areas conveniently accessible by vehicular and pedestrian modes and served by adequate public facilities. Typically, this district would be applied to lots along major streets and in centrally located areas in urban and urban fringe areas.” Honolulu Land Use Ordinance (2021). Sec. 21-3.110.

Permitted Uses

- Indoor Amusement and Recreation Facilities
- Dance or Music Schools
- Medical Clinics
- Real Estate Offices
- Minor Repair Establishments
- Business Schools
- Broadcast Stations
- Automobile Sales and Rentals
- Eating Establishments
- Office Buildings
- Retail Establishments
- Art Galleries
- Elementary, Intermediate and High Schools
- Commercial Parking Lots and Garages
- Business Services
- Financial Institutions
- Personal Services
- Travel Agencies
- Day-Care Facilities
- Language Schools
- Automobile Service Stations
- Catering Establishments
- Medical Laboratories
- Photographic Processing
- Consulates
- Meeting Facilities
- Schools, vocational, which do not involve the operation of woodwork shops, machine shops, or other similar features
- Convenience Stores
- Research Laboratories
- Photography Studios
- Publishing Plants for Newspapers, Books and Magazines
- Public Uses and Structures
- Theaters

Permitted Use Subject to Standards

- Kennels, commercial
- Self-Storage Facilities
- Universities, Colleges
- Nightclubs, Taverns, Bars
- Veterinary Establishments
- Mechanized Car Washing
- Cabarets
- Food Manufacturing and Processing
- Joint Use of Parking and Loading Facilities
- Drive-thru Facilities
- Motion Picture and Television Production Studios
- Type A Utility Installations
- Home Improvement Centers
- Wholesaling and Distribution

Plan Review Use

- Trade or Convention Center
- Hospitals
- Prisons
- Airports
- Antennas (Receive-Only)

Special Accessory Use

- Dwellings, Owner’s or Caretakers, Accessory

Conditional Use Permit (Minor)

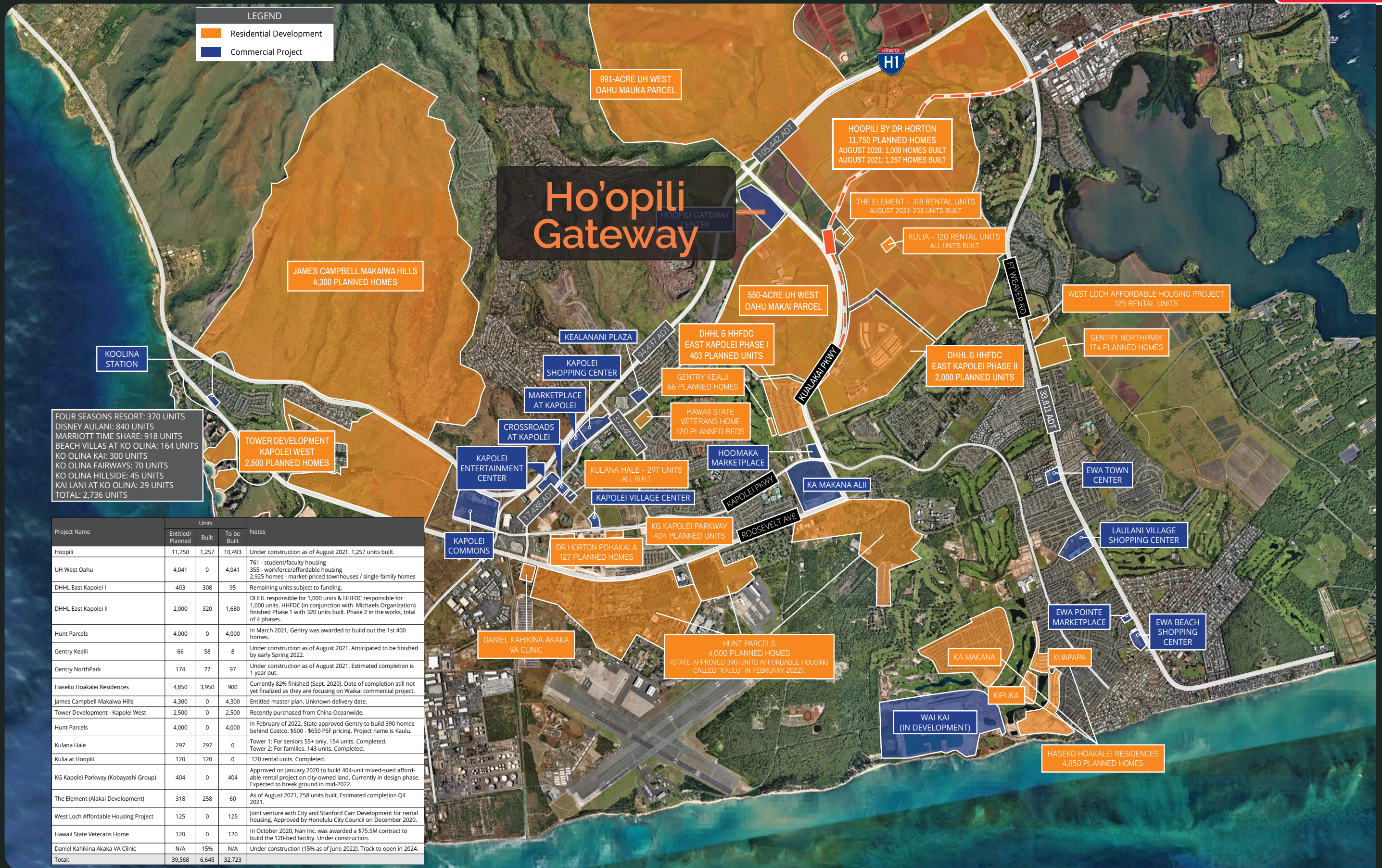
- Marina Accessories
- Outdoor Recreational Facilities
- Offsite Parking and Loading Facilities
- Type B Utility Installations
- Wind Machines (Up to 100kW)
- Use of Historic Structures
- Joint Development

Conditional Use Permit (Major)

- Outdoor Amusement Facilities (Not Motorized)
- Outdoor Amusement Facilities (Motorized)
- Helistops

*Additional restrictions may apply and are subject to change at any time without notice or obligation.

Ho'opili at the Center of West Oahu Development



LEGEND

- Residential Development
- Commercial Project

FOUR SEASONS RESORT: 370 UNITS
 DISNEY AULANI: 840 UNITS
 MARRIOTT TIME SHARE: 918 UNITS
 BEACH VILLAS AT KO OLINA: 164 UNITS
 KO OLINA KAI: 300 UNITS
 KO OLINA FAIRWAYS: 70 UNITS
 KO OLINA HILLSIDE: 45 UNITS
 KAI LANI AT KO OLINA: 29 UNITS
 TOTAL: 2,736 UNITS

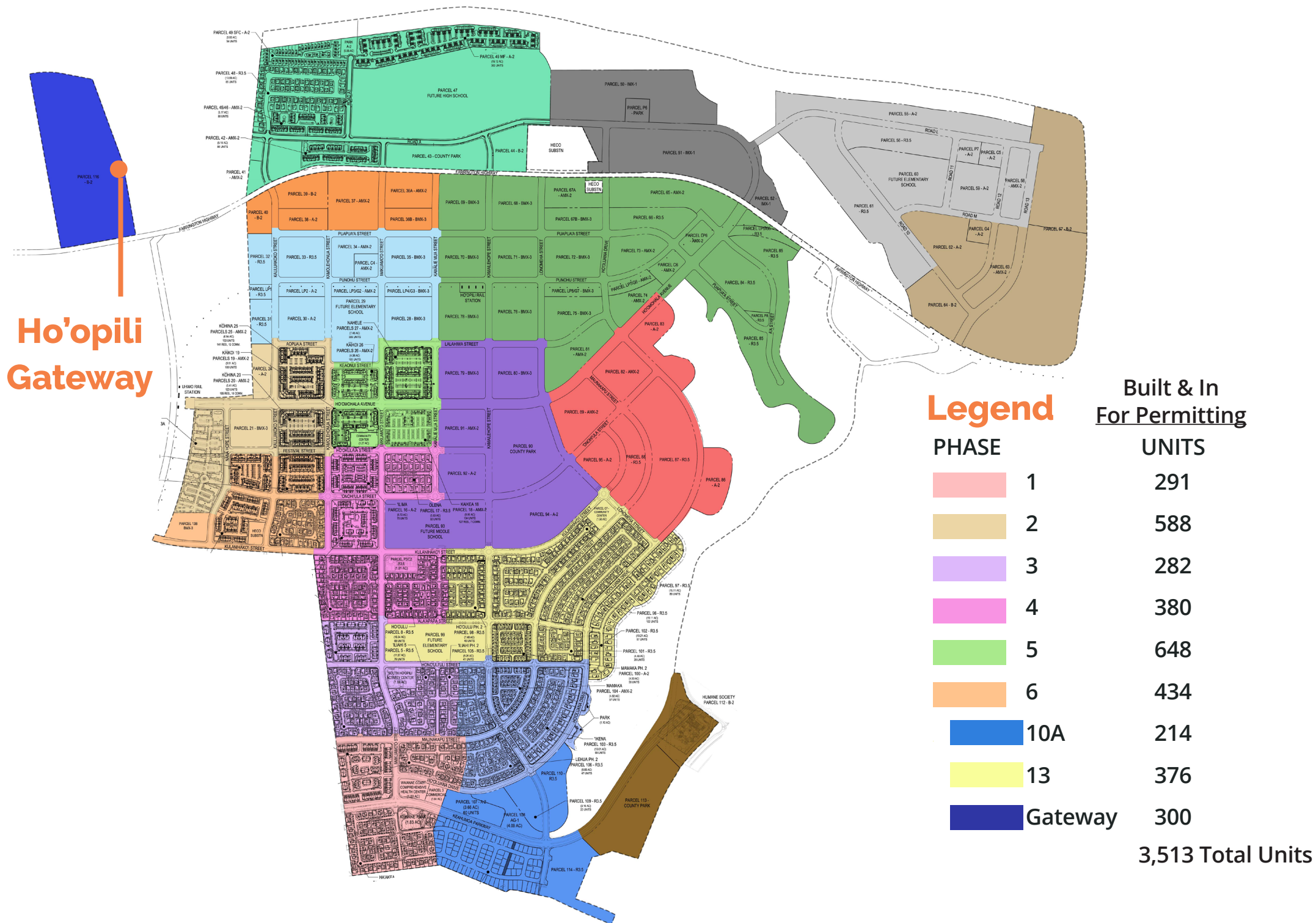
Project Name	Units			Notes
	Entitled/Planned	Built	To be Built	
Hoopili	11,750	1,257	10,493	Under construction as of August 2021. 1,257 units built.
UH West Oahu	4,041	0	4,041	761 - student/faculty housing 355 - workforce/affordable housing 2,925 homes - market-priced townhouses / single-family homes
DHHL East Kapolei I	403	308	95	Remaining units subject to funding.
DHHL East Kapolei II	2,000	320	1,680	DHHL responsible for 1,000 units & HHFDC responsible for 1,000 units. HHFDC (in conjunction with Michaels Organization) finished Phase 1 with 320 units built. Phase 2 in the works, total of 4 phases.
Hunt Parcels	4,000	0	4,000	In March 2021, Gentry was awarded to build out the 1st 400 homes.
Gentry Kealii	66	58	8	Under construction as of August 2021. Anticipated to be finished by early Spring 2022.
Gentry NorthPark	174	77	97	Under construction as of August 2021. Estimated completion is 1 year out.
Haseko Hoakalei Residences	4,850	3,950	900	Currently 82% finished (Sept. 2020). Date of completion still not yet finalized as they are focusing on Waikoi commercial project.
James Campbell Makaiwa Hills	4,300	0	4,300	Entitled master plan. Unknown delivery date.
Tower Development - Kapolei West	2,500	0	2,500	Recently purchased from China Oceanwide.
Hunt Parcels	4,000	0	4,000	In February of 2022, State approved Gentry to build 390 homes behind Costco. \$600 - \$650 PSF pricing. Project name is Kaulu.
Kulana Hale	297	297	0	Tower 1: For seniors 55+ only. 154 units. Completed. Tower 2: For families. 143 units. Completed.
Kulia at Hoopili	120	120	0	120 rental units. Completed.
KG Kapolei Parkway (Kobayashi Group)	404	0	404	Approved on January 2020 to build 404-unit mixed-sued affordable rental project on city-owned land. Currently in design phase. Expected to break ground in mid-2022.
The Element (Alakai Development)	318	258	60	As of August 2021, 258 units built. Estimated completion Q4 2021.
West Loch Affordable Housing Project	125	0	125	Joint venture with City and Stanford Carr Development for rental housing. Approved by Honolulu City Council on December 2020.
Hawaii State Veterans Home	120	0	120	In October 2020, Nan Inc. was awarded a \$75.5M contract to build the 120-bed facility. Under construction.
Daniel Kahikina Akaka VA Clinic	N/A	15%	N/A	Under construction (15% as of June 2022). Track to open in 2024.
Total:	39,568	6,645	32,723	

Ho'opili Master-Planned Community Under Construction

D.R. Horton's master-planned community Ho'opili is the largest residential development project under construction on Oahu. With construction starting back in 2016, approximately 2,500 residential units have been completed and sold with another approximately 2,500 units projected to be completed and sold within the next 5 years. With an anticipated completion in 2038, D.R. Horton will add nearly 12,000 homes to West Oahu.

Project Highlights

- Currently the largest construction project - permitted value between \$4 - \$6 Billion
- Attractively priced homes for entry-level homebuyers
- Master planned commercial space to support job creation and community needs
- Master planned community parks and future schools to support the growing community
- Close proximity to UH West Oahu & H-1 freeway



Area Demographics

5-Mile



2022 Population

1,684	91,425	190,989
1-mile	3-mile	5-mile



2022 Households

418	26,135	52,414
1-mile	3-mile	5-mile



2022 Median Home Value

\$863,593	\$655,870	\$696,091
1-mile	3-mile	5-mile



2022 Median Age

31.5	35.1	36
1-mile	3-mile	5-mile



Bachelors Degree +

35%	22.4%	22.0%
1-mile	3-mile	5-mile

190,989

Population

52,414

Households

\$696,091

Median Home Value

\$107,210

Household Income



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