



# honokōhau nui

QUEEN KA'AHUMANU HIGHWAY,  
KAILUA-KONA, ISLAND OF HAWAII



**LAST REMAINING HIGHWAY FRONTAGE LOTS FOR SALE**



ChaneyBrooks



PARCEL	DESCRIPTION	GROSS ACRES	SIZE (SF)	PRICE SF	ASKING PRICE	STATUS
H	Corner lot at North entrance Kaula'ili Street intersection	2.459	107,114	\$50	\$5,355,702	AVAILABLE
J	Corner lot at North entrance Kaula'ili Street intersection	1.497	65,209	\$45	\$2,934,419	AVAILABLE
K	Highway frontage	8.708	379,320	\$40	\$15,172,819	AVAILABLE
L	Corner lot at Kimo Drive	2.083	90,735	\$45	\$4,083,097	AVAILABLE
M	Corner lot at signalized intersection of Queen Ka'ahumanu & Kimo Drive, highway frontage	1.433	62,421	\$50	\$3,121,074	AVAILABLE
N	Corner lot at Kimo Drive	2.024	88,165	\$45	\$3,967,445	AVAILABLE
P	Corner lot at signalized intersection of Queen Ka'ahumanu & Kimo Drive, highway frontage	1.622	70,654	\$50	\$3,532,746	IN NEGOTIATIONS
Q	Lot with Highway frontage not on a corner	4.296	187,134			SOLD
R	Large lot that seller would consider subdividing	24.217	1,054,893	\$14	\$15,000,000	AVAILABLE

# INVESTMENT HIGHLIGHTS

## Graded Lots

Graded, compacted and certified

## Entitlements

Secured, including water

## Affordable Housing

Requirements satisfied

## Water & Electrical

To be stubbed to the property

## Roads

Completed and dedicated to the County

## Zoning

Rare MCX and MG allows for industrial and commercial uses

## Fully Signalized

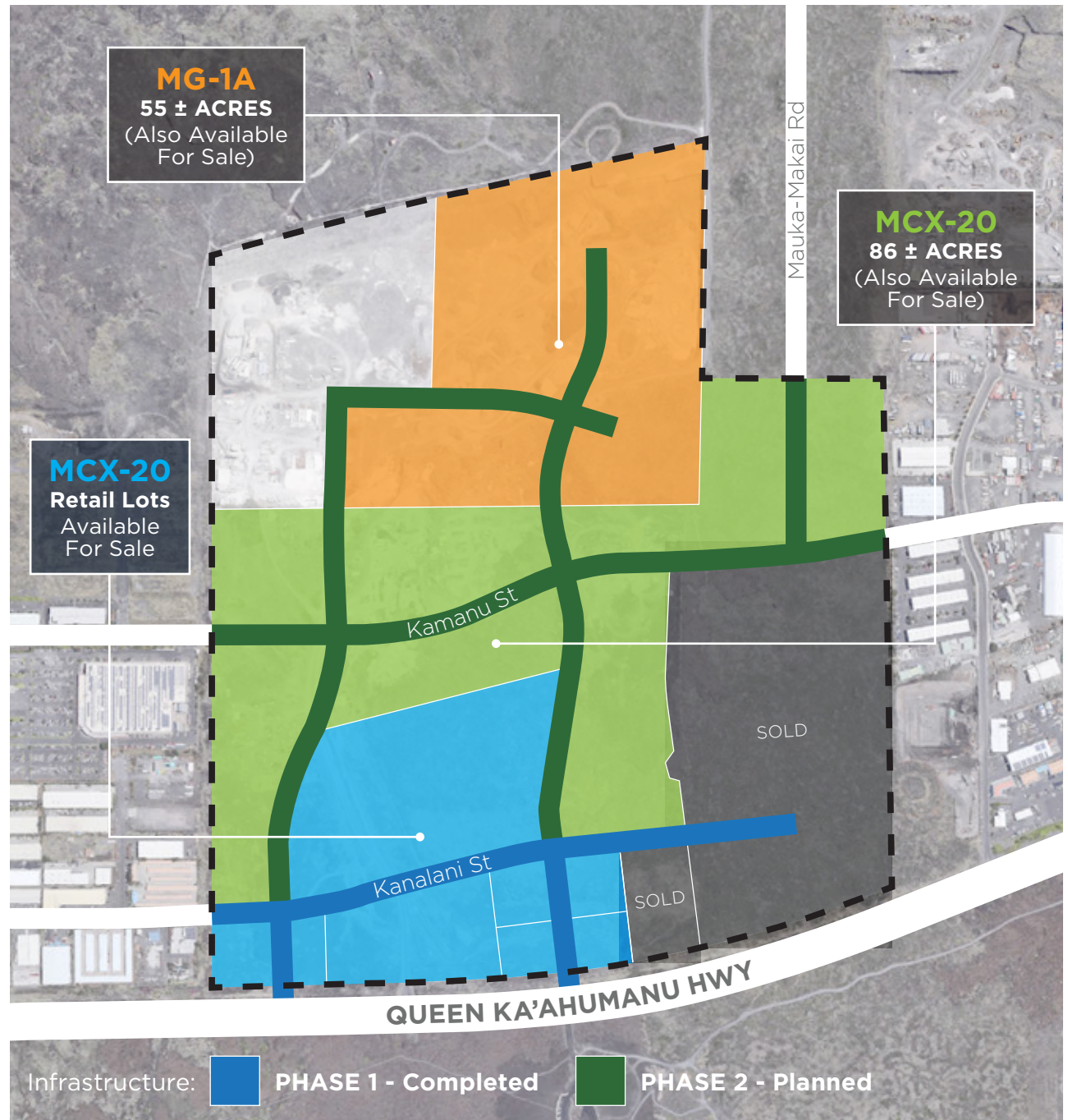
Intersection off Queen Ka'ahumanu Highway

## Visibility & Frontage

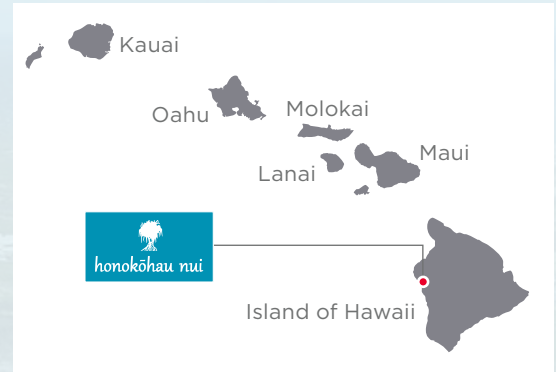
Along major thoroughfare Queen Ka'ahumanu Highway

## Location

Minutes from Kona International Airport and adjacent to major businesses, including Costco and Home Depot



# PROPERTY DESCRIPTION



Cushman & Wakefield ChaneyBrooks is pleased to present the opportunity to purchase the last remaining highway frontage lots at Honokōhau Nui, a mixed-use industrial / commercial development project, located in Kailua-Kona, Island of Hawaii. The fee simple lots range from 1.43 to 24.22 acres and are zoned Industrial-Commercial Mixed Use (MCX-20) and General Industrial (MG-1A), allowing for an extensive range of commercial and industrial uses. The main entrance to the project is a fully signalized intersection off Queen Ka'ahumanu Highway. Entitlements for the project have been secured including water and the affordable housing requirements have been satisfied.

## Property Summary

<b>TENURE</b>	Fee Simple
<b>LAND AREA</b>	1.43 to 24.22 Acres
<b>ZONING</b>	MCX-20 & MG-1A



Historically a retreat for Hawaiian royalty, Kailua-Kona is now a sunny destination spot for both Hawaiian residents and tourists, offering excellent local eateries, a variety of shopping, and a vibrant nightlife.

Located just south of the Kona International Airport, Kaloko-Honokohau National Park expands over 1160 acres. Hawaiian fishponds, beach and wildlife can all be explored within the breathtaking park.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 POPULATION	13,085	33,099	46,918
2023 HOUSEHOLDS	4,420	12,214	17,475
AVERAGE HH INCOME	\$98,202	\$104,878	\$106,913

Source: CoStar



24-ACRE  
RETAIL LOT

LISTED BY

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