



Parker  Ranch<sup>®</sup>  
est. 1847

LAND OFFERING, PARCEL 4

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FOR SALE | FEE SIMPLE | \$14,500,000



CBRE



# PROPERTY DESCRIPTION

CBRE, Inc. is pleased to present to qualified investors the opportunity to develop ±170 single-family homes on 10,000 – 15,000 square foot lots in one of the most desirous locations in the State of Hawaii, Waimea. Parcel 4 (The “Site” or “Property”) is fully entitled, fee simple and is incredibly well located in Waimea within walking distance to schools, shopping, dining, and the North Hawaii Community Hospital in the charming Paniolo town that is Waimea.

The Offering represents the opportunity to acquire approximately 57 acres of land designated for a single-family development for roughly 170 homes which will be strategically located next to the future bypass road into Waimea. Situated on the “dry” side of Waimea, with views of Mauna Kea, Mauna Loa, Hualalai, and the Kohala mountains, amongst rolling green hills with horses and livestock in the delightful town of Waimea, this offering represents a unique opportunity that rarely comes available.



## PROPERTY DETAILS

<b>ADDRESS</b>	Southern border Ala Ohia, Waimea, HI	<b>UNIT COUNT</b>	171
<b>LOT SIZE</b>	Approximately 60 Acres	<b>TOPOGRAPHY</b>	Level
<b>ZONING</b>	RS - 10 Minimum Land area of 10,000 SF per lot	<b>FLOOD ZONE</b>	FEMA Zone X (outside of 500 year flood plan)
<b>ALLOWABLE USES</b>	Single Family	<b>ELECTRIC</b>	Hawaiian Electric Light Company
<b>STATE LAND USE</b>	Urban	<b>WATER</b>	Hawaii County - Department of Water Supply
<b>TMK</b>	(3) 6-7-2-64	<b>SEWER</b>	Waimea Wastewater Company, Inc.
<b>CONDITION</b>	Vacant		

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[www.ParkerRanch-Parcel4.com](http://www.ParkerRanch-Parcel4.com)

### YASUYUKI KOJIMA (S)

Senior Vice President  
RS-72619  
+1 808 541 5109  
[yasuyuki.kojima@cbre.com](mailto:yasuyuki.kojima@cbre.com)

### ANDREW D. REENDERS (B)

Vice President  
RB-21784  
+1 808 541 5146  
[andrew.reenders@cbre.com](mailto:andrew.reenders@cbre.com)

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