

WAIKOLOA VILLAGE LUXURY ESTATE DEVELOPMENT OPPORTUNITY

WAIKOLOA, HAWAII 96738

FEE SIMPLE
DEVELOPMENT OPPORTUNITY

FOR SALE : \$7,000,000

THE OFFERING

CBRE is pleased to present the rare opportunity to acquire nearly 180 acres of Fee Simple land slated for a residential subdivision in Waikoloa Village on the Island of Hawaii. The gently sloping property offers panoramic views of the Pacific Ocean overlooking the famed Kohala Coast. The property is zoned RS-10 allowing one single family residential unit per 10,000 square feet of land area. Seller has had preliminary conceptual plans created that allows for a higher end, lower density subdivision which could accommodate 28 single family pads all of which would have sweeping views of the coast and surrounding mountains.

The property is situated within Waikoloa Village and is just west of Waikoloa Elementary School. Commercial amenities in the area include the 73,000 SF Waikoloa Highlands Shopping Center and the new Waikoloa Plaza, a 136,000 SF retail shopping destination anchored by a Foodland grocery store and also offering a new Holiday Inn Express which is currently under construction. At approximately 800 feet of elevation, the property offers ocean views from most points on site.



PROPERTY DESCRIPTION

LOCATION	Waikoloa Village, off of Ho'oko Street
TMK	3-6-8-2-40
ZONING	RS-10 (Single Family Residential - 10,000 Sq Ft Minimum Lot Size)
LAND AREA	179.9 Acres
STATE LAND USE	Urban
LAND TENURE	Fee Simple
VEHICULAR ACCESS	Off of Ho'oko Street
UTILITIES	Electricity provided by Hawaii Electric Light Company; Water & Sewer provided by West Hawaii Utility Company
MAX UNIT COUNT	363 Single Family Homes

INVESTMENT HIGHLIGHTS

- Rare opportunity to develop a low-density, upscale subdivision
- Hawaii Island has delivered little to no new supply in recent years
- Fantastic location in Waikoloa Village
- Highly constrained residential submarket
- Gently Sloping at approximately 800 feet of elevation

CONTACT US

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