

# STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Wailuku, Kihei, Makawao, HI 96753



## PROPERTY DESCRIPTION

Presenting a rare and exceptional opportunity to acquire a multi-site land portfolio situated across three of Maui's most desirable and fast-growing regions: Wailuku, Kihei, and Makawao. This diverse collection of parcels offers a unique chance for investors, developers, and visionaries to shape the future of multiple communities on the island.

Positioned in key growth corridors, these properties provide prime potential for land development, strategic land banking, or other long-term investment objectives. With Maui's continued demand for housing, commercial services, and community amenities, this portfolio stands as a compelling opportunity to capitalize on the island's expanding economic landscape.

**Full due diligence package is available upon execution of CA Agreement. All information provided herein is deemed reliable but is not guaranteed. Buyer to verify all facts, figures, measurements, and other details at their sole satisfaction and due diligence.**

## OFFERING SUMMARY

|                      |               |
|----------------------|---------------|
| Sale Price:          | \$48,000,000  |
| Total Land Combined: | 272.055 Acres |
| Price per SF:        | \$4.05        |

## VIDEO & PHOTOS

- Video: <https://vimeo.com/1137685583?share=copy>
- Photos: <https://photos.app.goo.gl/q7n6DKWhusKyQ3u4A>

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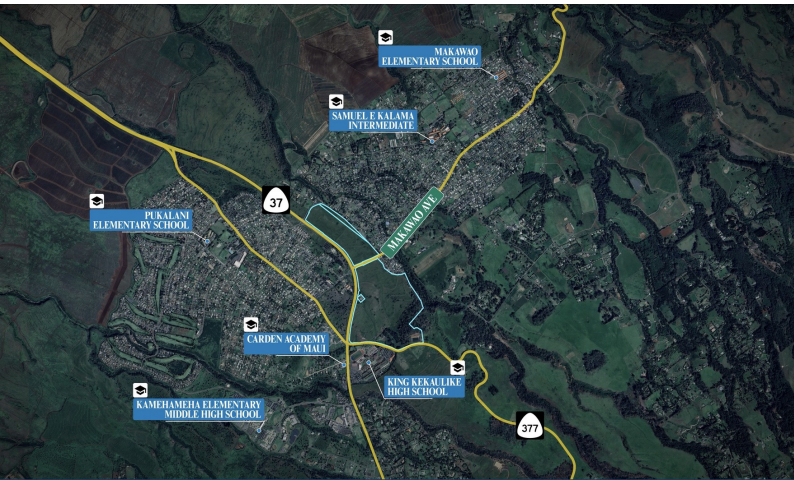
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COMMERCIAL PROPERTIES  
OF MAUI

# STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Makawao, Maui, HI 96768 - 207.485 Acres



## HALEAKALA HIGHWAY & MAKANI ROAD (207.485 ACRES) - AG ZONING

| ADDRESS                         | TMK NO.         | SIZE          |
|---------------------------------|-----------------|---------------|
| 11047 Haleakala Highway         | (2) 2-3-007-035 | 149.869 Acres |
| - Highly valued upcountry water |                 |               |
| Makani Road                     | (2) 2-3-009-013 | 5.245 Acres   |
| Makani Road                     | (2) 2-3-009-066 | 52.37 Acres   |



## (2) DEEP, HIGH-CAPACITY FRESHWATER WATER WELLS DRILLED TO APPROXIMATELY 1,900 FEET INTO MAKAWAO'S BASAL AQUIFER INCLUDED

- Dual high-capacity wells engineered by Tom Nance Water Resource Engineering deliver 480,000–680,000 gallons per day of clean, low-salinity water from Makawao's basal aquifer, with tested peaks near 950,000 GPD. Certified pump tests confirm exceptional yields and improving water quality — a rare, private water source ideal for residential or agricultural development.



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## STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Wailuku, Maui, HI 96793 - 5.242 Acres



949 MALAIHI ROAD

5.24 Acres



949 MALAIHI ROAD

5.24 Acres

## MALAIHI ROAD (5.42 ACRES) - AG ZONING

| ADDRESS               | TMK NO.         | SIZE        |
|-----------------------|-----------------|-------------|
| 949 Malaihi Road      | (2) 3-2-016-007 | 2.458 Acres |
| Water Meter Size 5/8" |                 |             |
| (1) Tenant currently  |                 |             |
| Malaihi Road          | (2) 3-2-016-008 | 0.343 Acres |
| 967 Malaihi Road      | (2) 3-2-016-011 | 0.783 Acres |
| Malaihi Road          | (2) 3-2-016-026 | 0.464 Acres |
| Malaihi Road          | (2) 3-2-016-027 | 0.718 Acres |
| Malaihi Road          | (2) 3-2-016-028 | 0.476 Acres |

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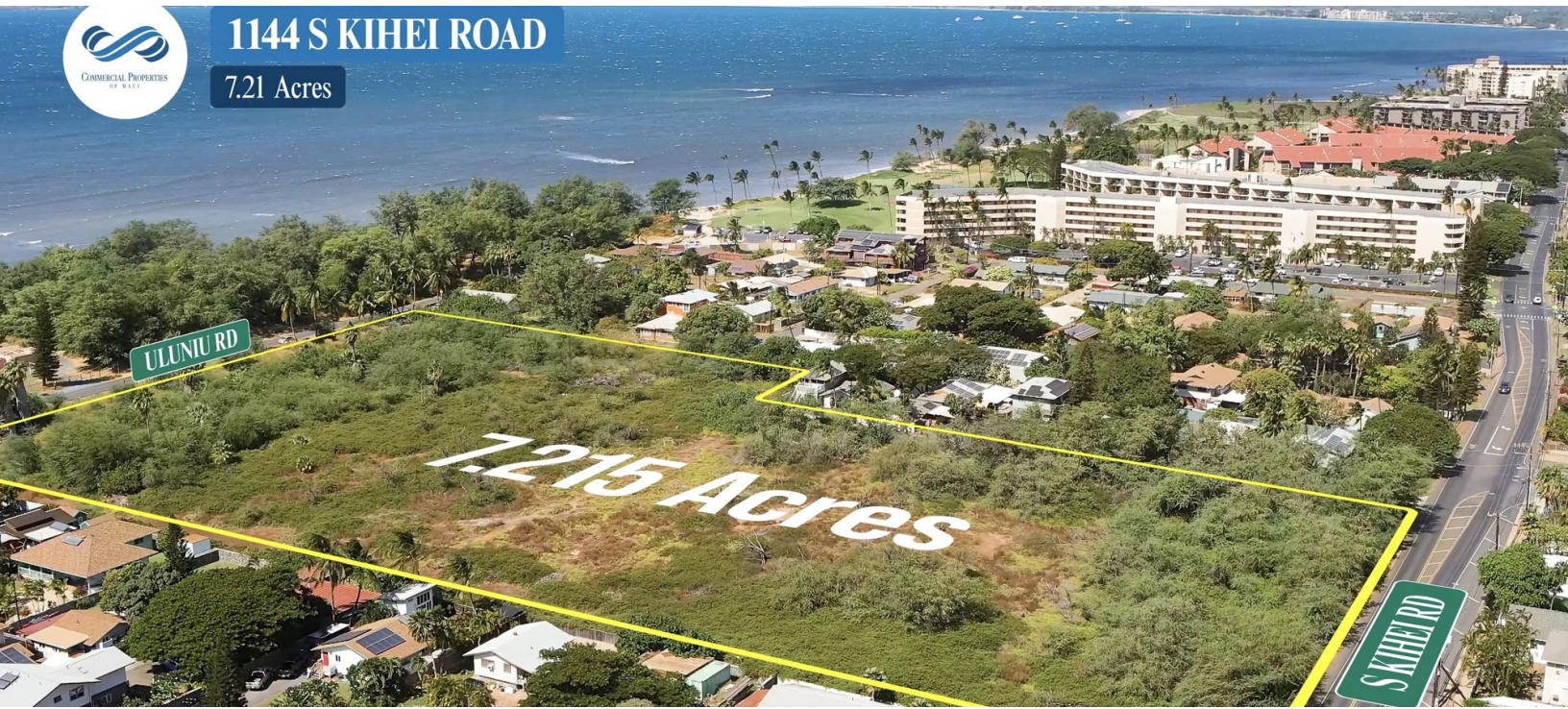
## STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Kihei, Maui, HI 96753 - 59.3283 Acres



1144 S KIHEI ROAD

7.21 Acres



## S KIHEI ROAD (7.215 ACRES) - R3 ZONING

| ADDRESS                            | TMK NO.         | SIZE        |
|------------------------------------|-----------------|-------------|
| 1144 S Kihei Road                  | (2) 3-9-007-007 | 7.215 Acres |
| Plan for Kihei Townhomes           |                 |             |
| 27-lot subdivision nearly entitled |                 |             |

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# STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Kihei, Maui, HI 96753 - 59.3283 Acres



## WELAKAHAO ROAD (41.33 ACRES) - R3 ZONING

| ADDRESS                            | TMK NO.         | SIZE         |
|------------------------------------|-----------------|--------------|
| 79 E Welakahao Road                | (2) 3-9-002-014 | 20.001 Acres |
| Water Meters: (1) 3/4" & (2) 5/8"  |                 |              |
| (2) Tenants currently              |                 |              |
| Plans for Welakahao Village        |                 |              |
| 80-lot subdivision nearly entitled |                 |              |
| 119 E Welakahao Road               | (2) 3-9-002-116 | 16.822 Acres |
| Water Meters: (1) 3/4" & (2) 5/8"  |                 |              |
| (1) Tenant currently               |                 |              |
| 171 E Welakaho Road                | (2) 3-9-002-150 | 1.514 Acres  |
| 175 E Welakhao Road                | (2) 3-9-002-151 | 3.0 Acres    |



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# STRATEGIC MULTI-SITE MAUI LAND PORTFOLIO

Kihei, Maui, HI 96753 - 59.3283 Acres



## S KIHAI ROAD (0.234 ACRES) - A2 ZONING

| ADDRESS                   | TMK NO.         | SIZE         |
|---------------------------|-----------------|--------------|
| 2145 S Kihei Road         | (2) 3-9-016-021 | 0.2343 Acres |
| Plans for Hale Pama Condo |                 |              |
| nearly entitled           |                 |              |



## S KIHAI ROAD (10.542 ACRES) - R2 ZONING

| ADDRESS               | TMK NO.         | SIZE         |
|-----------------------|-----------------|--------------|
| 1745 S Kihei Road     | (2) 3-9-027-001 | 10.542 Acres |
| Water Meters: (2) 2"  |                 |              |
| (4) Tenants currently |                 |              |

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# Multi-Site Maui Land Portfolio



| Land Size (ACRES)          | Parcel ID    | Property Address                                                                                        | Map                 | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------|--------------|---------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Makawao - Upcountry</b> |              |                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 149.869                    | 230070350000 | 11047 HALEAKALA HWY                                                                                     | <a href="#">Map</a> | Zoning: AG<br>Prime Real Estate with highly valued upcountry water                                                                                                                                                                                                                                                                                                                                                                      |
| 5.245                      | 230090130000 | MAKANI RD                                                                                               | <a href="#">Map</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 52.371                     | 230090660000 | MAKANI RD                                                                                               | <a href="#">Map</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            |              |                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Makawao Total              | SF           |                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 207.485                    | 9,037,170.60 |                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                            |              |                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 Wells                    |              | 2 deep, high-capacity freshwater wells drilled to approximately 1,900 feet into Makawao's basal aquifer |                     | Dual high-capacity wells engineered by Tom Nance Water Resource Engineering deliver 480,000–680,000 gallons per day of clean, low-salinity water from Makawao's basal aquifer, with tested peaks near 950,000 GPD. Certified pump tests confirm exceptional yields and improving water quality — a rare, private water source ideal for residential or agricultural development. Seller invested approximately \$5,000,000 into 2 wells |

|                |              |                |                     |                                                                   |
|----------------|--------------|----------------|---------------------|-------------------------------------------------------------------|
| <b>Wailuku</b> |              |                |                     |                                                                   |
| 2.458          | 320160070000 | 949 MALAIHI RD | <a href="#">Map</a> | Zoning: AG<br>Water meter size: 5/8". 1 tenant currently occupies |
| 0.343          | 320160080000 | MALAIHI RD     | <a href="#">Map</a> |                                                                   |
| 0.783          | 320160110000 | 967 MALAIHI RD | <a href="#">Map</a> |                                                                   |
| 0.464          | 320160260000 | MALAIHI RD     | <a href="#">Map</a> |                                                                   |
| 0.718          | 320160270000 | MALAIHI RD     | <a href="#">Map</a> |                                                                   |
| 0.476          | 320160280000 | MALAIHI RD     | <a href="#">Map</a> |                                                                   |
|                |              |                |                     |                                                                   |
| Wailuku Total  | Total SF     |                |                     |                                                                   |
| 5.242          | 228,341.52   |                |                     |                                                                   |

|              |              |                    |                     |                                                                                                                                                                                                    |
|--------------|--------------|--------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kihei</b> |              |                    |                     |                                                                                                                                                                                                    |
| 7.215        | 390070070000 | 1144 S KIHAI RD    | <a href="#">Map</a> | Zoning: R3 - Plan for Kihei Townhomes 27-lot subdivision nearly entitled.                                                                                                                          |
|              |              |                    |                     |                                                                                                                                                                                                    |
| 20.001       | 390020140000 | 79 E WELAKAHAO RD  | <a href="#">Map</a> | Zoning: R3 - 3 Water Meters: 3/4", 5/8", 5/8". 2 tenants currently occupy. Plan for Welakahao Village 80-lot subdivision nearly entitled. Several past subdivision plans and studies/entitlements. |
| 16.822       | 390021160000 | 119 E WELAKAHAO RD | <a href="#">Map</a> | Zoning: R3 - 3 Water Meters: 3/4", 5/8", 5/8". 1 tenant currently occupies                                                                                                                         |
| 1.514        | 390021500000 | 171 E WELAKAHAO RD | <a href="#">Map</a> | Zoning: R3                                                                                                                                                                                         |
| 3            | 390021510000 | 175 E WELAKAHAO RD | <a href="#">Map</a> | Zoning: R3                                                                                                                                                                                         |
|              |              |                    |                     |                                                                                                                                                                                                    |
| 10.542       | 390270010000 | 1745 S KIHAI RD    | <a href="#">Map</a> | Zoning: R2. 2 Water Meters: Both 2". Past Subdivision Plans and entitlements. 4 tenants currently occupy.                                                                                          |
|              |              |                    |                     |                                                                                                                                                                                                    |
| 0.2343       | 390160210000 | 2145 S KIHAI RD    | <a href="#">Map</a> | Zoning: A-2 APARTMENT - Plan for Hale Pama Condominiums nearly entitled                                                                                                                            |
|              |              |                    |                     |                                                                                                                                                                                                    |
| Kihei Total  | Total SF     |                    |                     |                                                                                                                                                                                                    |
| 59.3283      | 2,584,340.75 |                    |                     |                                                                                                                                                                                                    |

|                                      |               |                              |        |                                                                                                                                                   |
|--------------------------------------|---------------|------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total Portfolio Land Combined</b> |               |                              |        |                                                                                                                                                   |
| Acres                                | SF            | Total Portfolio Asking Price | \$/sf  |                                                                                                                                                   |
| 272.0553                             | 11,849,852.87 | \$48,000,000                 | \$4.05 | A rare and exceptional opportunity to acquire a multi-site land portfolio situated across three of Maui's most desirable and fast-growing regions |

Disclaimer: All information provided herein is deemed reliable but is not guaranteed. Buyer to verify all facts, figures, measurements, and other details at their sole satisfaction and due diligence.



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