



Colliers

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'
TMK No	(1) 9-1-018: 012

LOT #	Net Usable Acres	Net Usable Square Feet	Asking Price Per Usable Square Feet	Asking Price
Lot 1	11.059	481,730	\$65.00	\$31,312,450
Lot 2	1.9	82,764	\$65.00	\$5,379,660
Lot 3	1.262	54,793	\$70.00	\$3,835,510
Lot 4	1.100	47,916	\$70.00	\$,3,354,120
Lot 5	NOT A PART OF SALE			
Lot 6	1.114	48,526	\$80.00	\$3,882,080
Lot 7	NOT A PART OF SALE			
Lot 8	NOT A PART OF SALE			
Lot 9	0.689	30,013	\$75.00	\$2,250,975
Lot 10*	0.480	20,909	\$75.00	\$1,568,175
Lot 11*	0.531	23,130	\$75.00	\$1,734,750
Lot 10 & 11	1.011	44,039	\$75.00	\$3,302,925
Lot 12	0.728	31,712	\$75.00	\$2,378,400
Lot 13	0.707	30,797	\$80.00	\$2,463,760

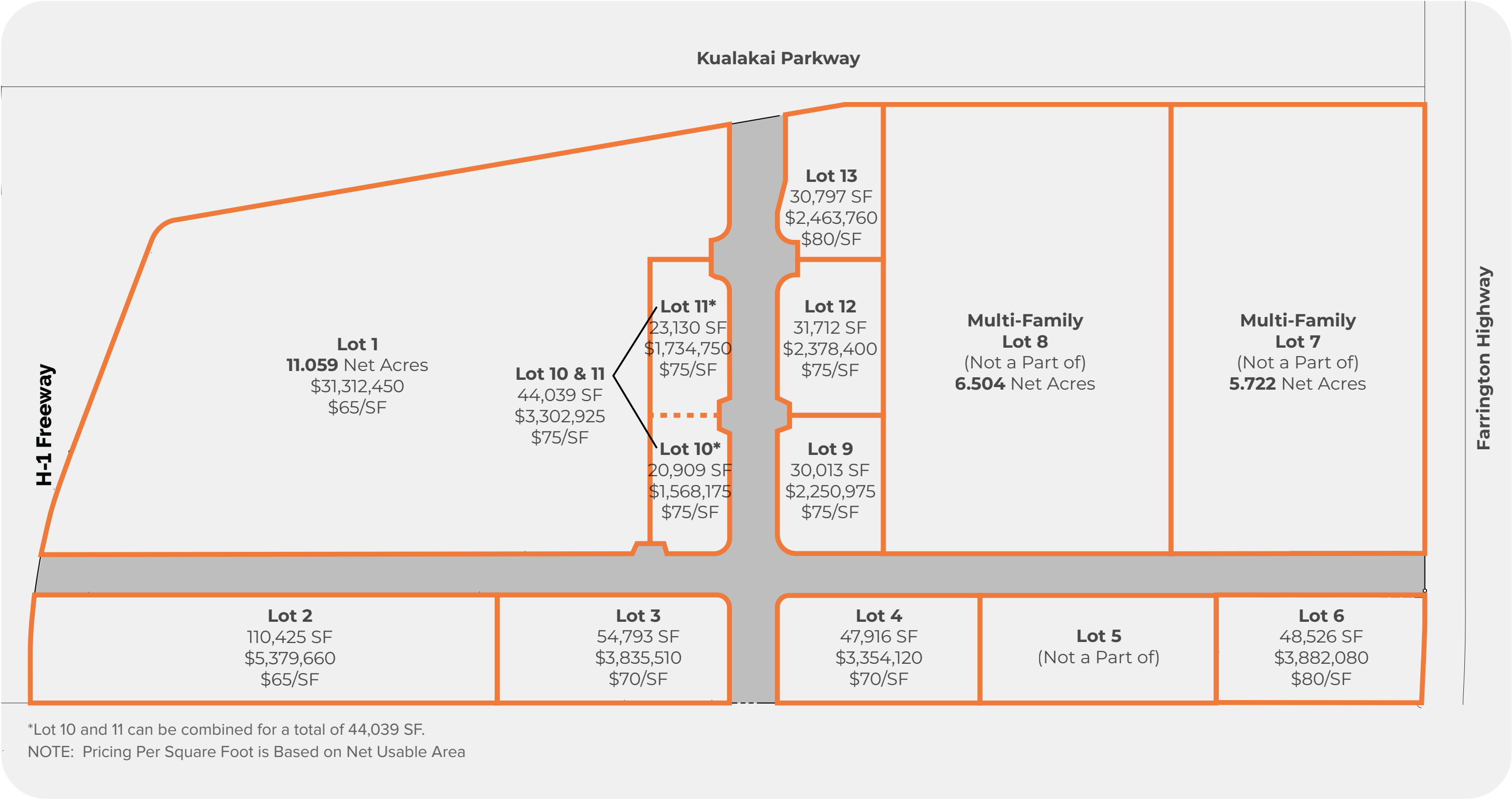
*Lot 10 and 11 can be combined for a total of 44,039 SF.

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



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)

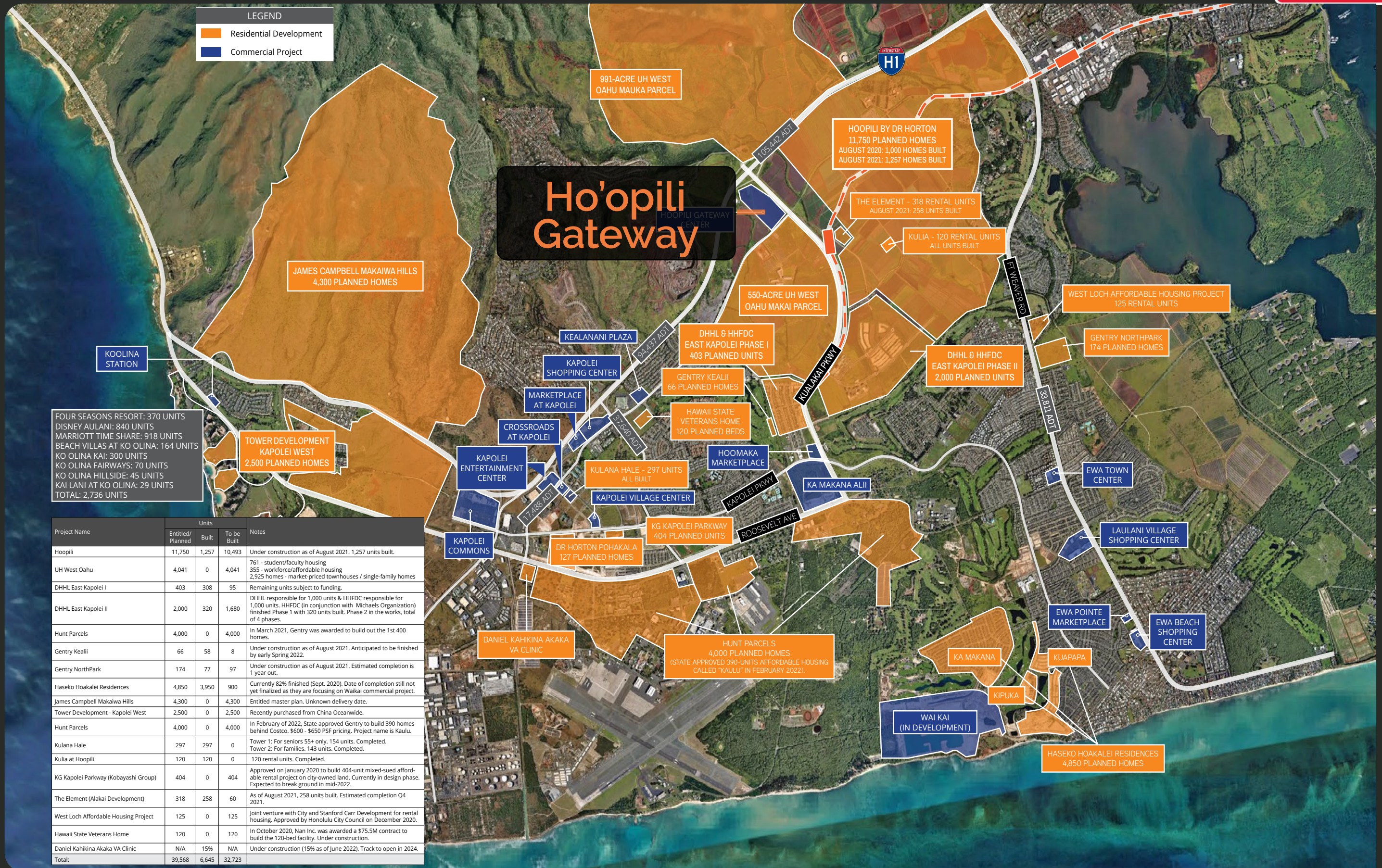
- Marina Accessories
- Outdoor Recreational Facilities
- Offsite Parking and Loading Facilities
- Type B Utility Installations
- Wind Machines (Up to 100kW)
- Use of Historic Structures
- Joint Development

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.

Colliers



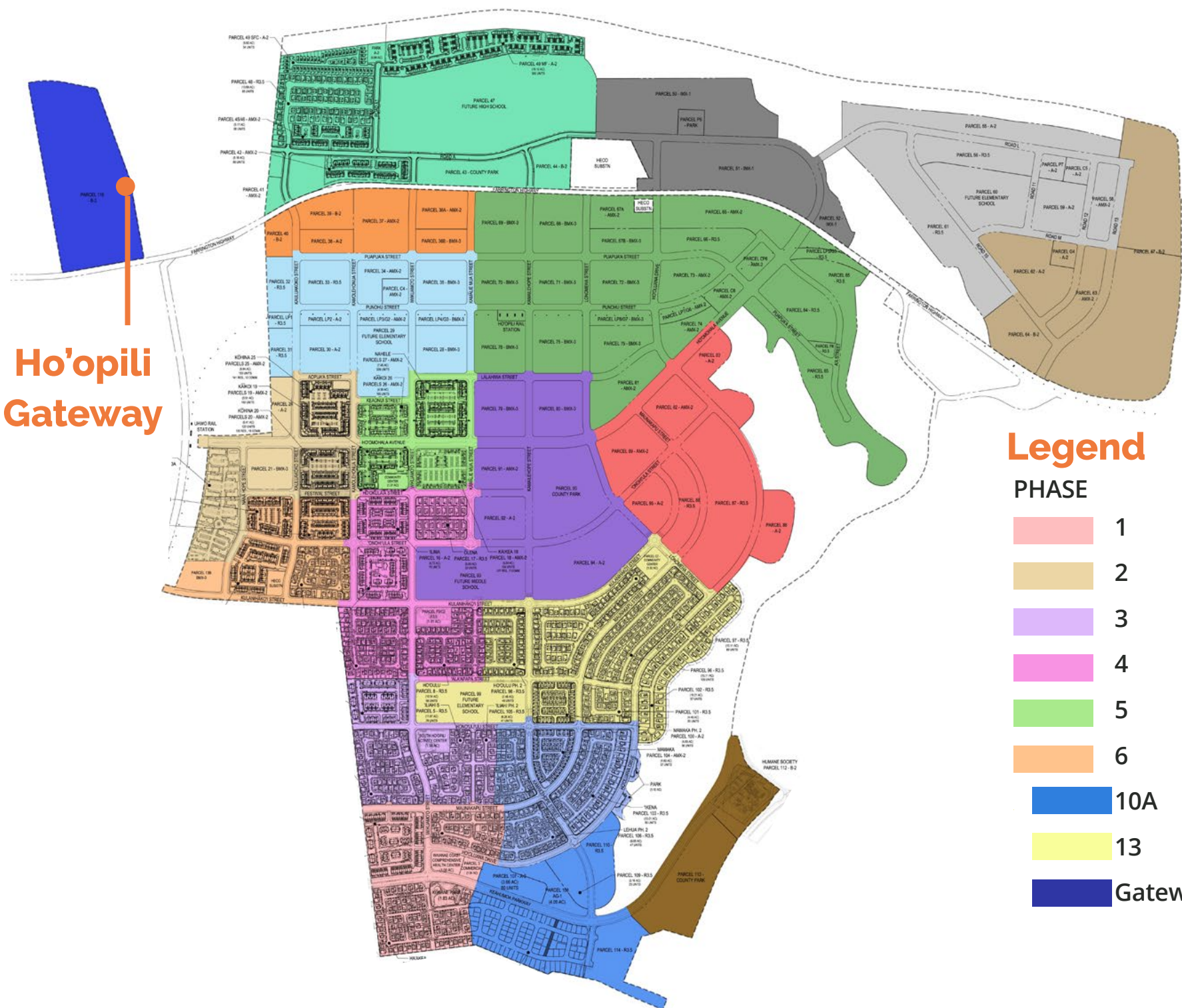
Ho'opili Master-Planned Community Under Construction

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

Ho'opili Gateway



Legend

PHASE



1
2
3
4
5
6

Built & In For Permitting

UNITS

291
588
282
380
648
434

10A

214

13

376

Gateway

300

3,513 Total Units

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

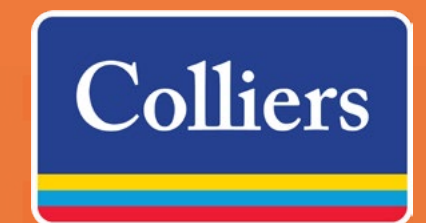
Household Income



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