



LOT LA-1  
BMX-3

*Laulima* **MIXED-USE**

**DEVELOPMENT LAND** | LOT LA-1

BMX-3 | For Sale - Fee Simple | Kapolei, Oahu, Hawaii





# LAULIMA BMX-3 ZONED DEVELOPMENT LAND

11.30 ACRES

Laulima's Mixed-Use Development Land is an 11.30 acre BMX-3 zoned parcel within the Kapolei Urban Core. This land will be the gateway to a future master planned community with 2,000+ housing units including bike paths, walking trails, parks, and more.

The extension of Kapolei Parkway will run through the middle of the Mixed-Use Development Land, providing direct access to Ko Olina. With this new Kapolei Parkway Extension Road, these properties will become the core for Kapolei and Ko'olina's resort living.



# Mixed-use DEVELOPMENT LAND

Lot	Zoning	Acres	Asking Price	\$/PSF	\$/Acre
LA-1	BMX-3	11.30	\$34,455,960	\$70	\$3,049,200



## BMX-3 Zoning

- High Density Mixed Use
- Allows wide range of commercial, residential, and limited service hotel uses
- Height Limit: Up to 90 Feet
- 2.5 Floor to Area Ratio

## Ideal Opportunity for Mixed Use Development

- Apartment Rentals
- Condo's
- Retail on Ground Floor
- Limited Service Hotel
- Office
- Medical Office

## Delivered Land Guarantees

- Fully Subdivided
- Level
- Rough graded
- Compacted
- Utilities Stubbed





# Kapolei Demographics

## KAPOLEI DEMOGRAPHICS

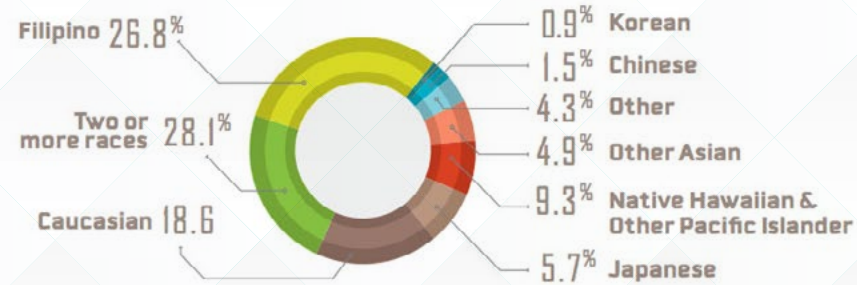
**AVERAGE HOUSEHOLD SIZE: 3.43**  
**MEDIAN AGE: 31.9**

**EDUCATION:**  
 High school – 30.1%  
 Some college – 26.1%  
 Associate's degree – 11.6%  
 Bachelor's degree – 17.5%  
 Graduate degree – 6.6%

SOURCE: 2010 U.S. Census

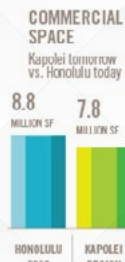
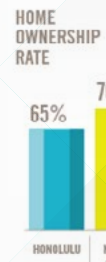
## KAPOLEI REGION POPULATION BY ETHNICITY

SOURCE: 2010 U.S. Census



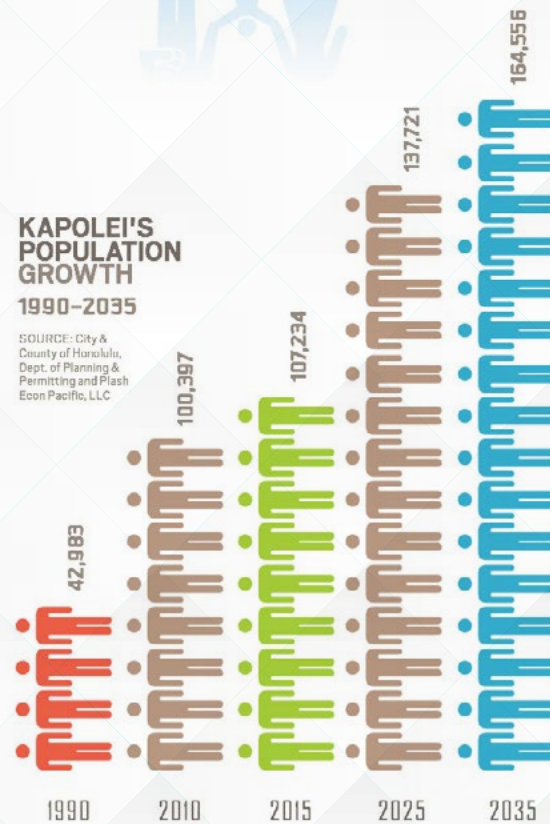
## KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Platch Econ Pacific LLC



## KAPOLEI'S POPULATION GROWTH 1990-2035

SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Platch Econ Pacific, LLC



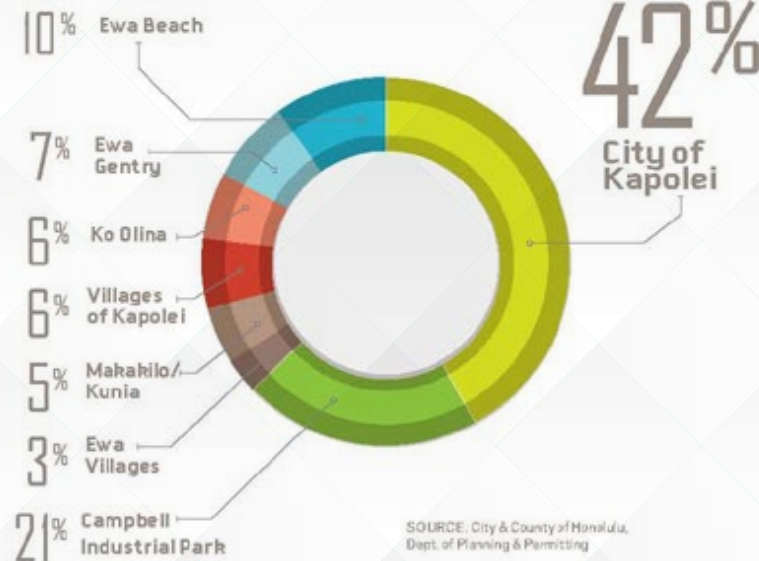
## Fastest Growing City

### KAPOLEI

Kapolei is and will continue to be the fastest growing region in the State. Using 2020 as a baseline, by 2050 the population will grow by 40 percent, housing will increase by 52 percent, and jobs will expand by 77 percent. Kapolei is also ethnically diverse, relatively young and well educated.

## CURRENT JOB CENTERS IN THE KAPOLEI REGION

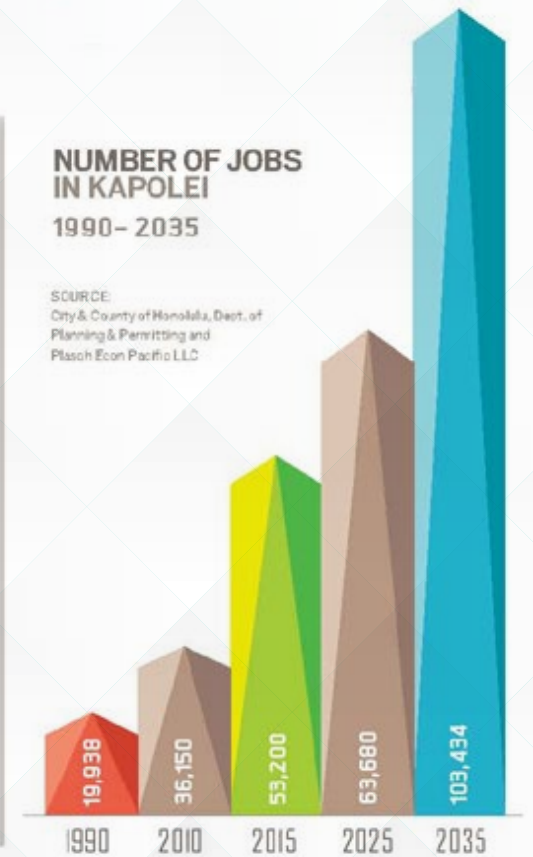
(Not including construction jobs)



SOURCE: City & County of Honolulu, Dept. of Planning & Permitting

## NUMBER OF JOBS IN KAPOLEI 1990-2035

SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Platch Econ Pacific LLC





# Ko Olina Resort



West Oahu is not only the fastest growing residential area in the State of Hawaii, but it is also home to the most concentrated growth in high-end visitor accommodations with the continued expansion of Ko Olina Resort. Ko Olina Resort encompasses 2,200 of 9,200 approved units built and occupied (5,200 residential and 4,000 resort or hotel units). At full build-out, the area will be comparable in number of units to West Maui (Lahaina to Kapalua).

# Skyline Rail Map



Honolulu's first mass transit rail system is currently under construction and will extend about 18.9-miles from Kapolei to Civic Center. Completion of the entire line is projected by 2025 with Phase 1 (Kapolei to Aloha Stadium) open now.

The Honolulu rail system will feature 19 stations along a 18.9-mile long corridor on the south shore of O'ahu. The final two stations (Kaka'ako and Ala Moana) will be completed in a separate project phase.

The first three rail stations are located in East Kapolei, a ten minute drive from the property.



# West Oahu Retail Developments



Ko Olina Station



Kapolei Commons



1020 Wakea



Ho'omaka Marketplace

Existing Retail Centers	Size (SF)
Ko Olina Center & Station	33,000
Kapolei Commons	557,316
Kapolei Village Center	59,487
Kapolei Entertainment Center	80,000
Crossroads at Kapolei	25,000
The Marketplace at Kapolei	64,000
Kapolei Shopping Center	135,411
Ka Makana Alii	1,400,000
Kealanani Plaza	20,000



Kapolei Village Center

In-Development Retail Centers	Size (SF)	Notes
1020 Wakea St	10,000	Projected Delivery 2021 (senior housing w/ ground floor retail)
Mokulani	3,500	Projected Delivery 2021
Ho'omaka Marketplace	47,250	Projected Delivery 2022
Ho'opili Gateway	90,000	Projected Delivery 2023
Kapolei Commons - Phase 3A	50,000	Projected Delivery 2023
Kapolei Commons - Phase 3B	50,000	Projected Delivery 2025



Ka Makana Alii



Kealanani Plaza



Kapolei Shopping Center



# Residential Developments

## Notable Developments

West Oahu neighborhoods include Ho'opili, Ewa Beach and Kapolei. West Oahu is the fastest growing residential area in the State of Hawaii - with more than 30,000 new homes being built over the next decade.

**Hoopili (D.R. Horton)**  
11,750 units approved

**University of Hawai'i, West O'ahu**  
4,041 housing units approved (1,800 student housing units, 3,280 single and multifamily units)

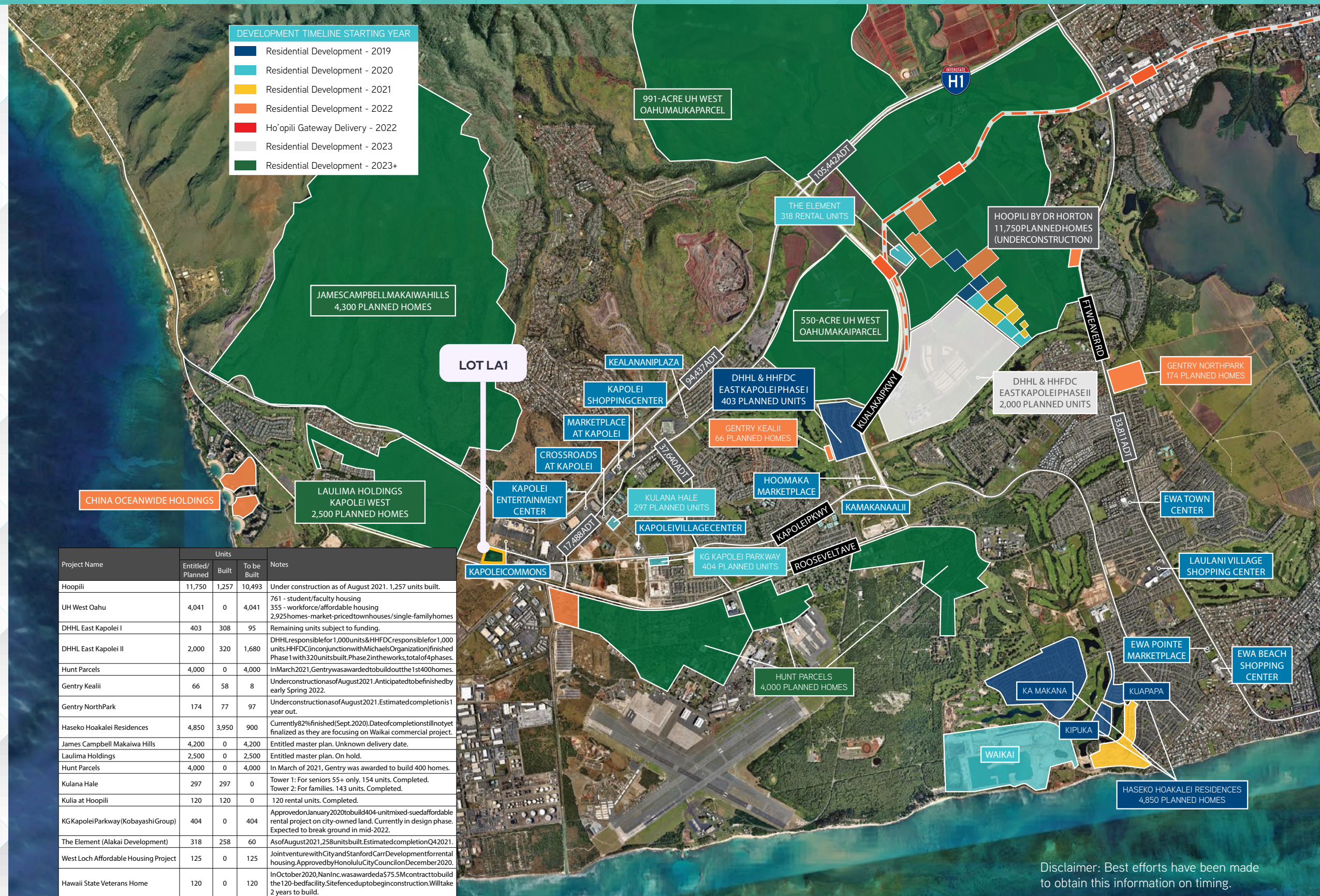
**DHHL East Kapolei 1 & 2**  
2,403 units, 500 built and sold

**KROC Center**  
15 acre, 120,000 SF community center; 4,500 families are already members

**Ocean Pointe**  
3,500 of 4,850 approved units built and occupied

**Wai Kai**  
950 units of hotel/timeshare approved

**Haseko - Hoakalei Residences**  
4,000 of 4,850 planned homes built



Disclaimer: Best efforts have been made to obtain this information on timing.



# Surrounding Land Zones



Sample Renderings of Residential Mixed Use Projects

Example Uses	BMX-3
Residential	X
Amusement facilities, indoor	X
Art Galleries/ Museums	X
Business	X
Colleges, business	X
Eating Establishments	X
Financials Institutions	X
Hotels	X*
Medical, Laboratories	X
Grocery	X
Schools	X
Meeting Facilities	X



Community Garden



Bike and Pedestrian Paths

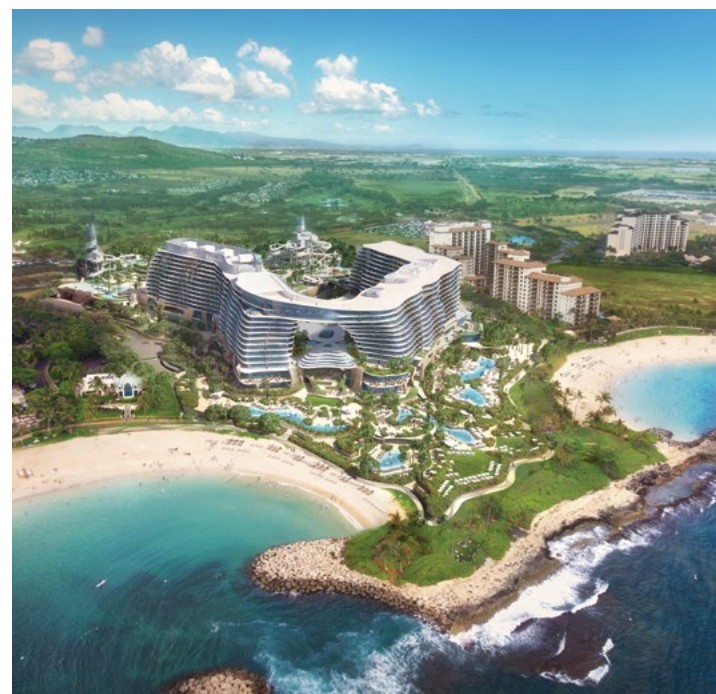
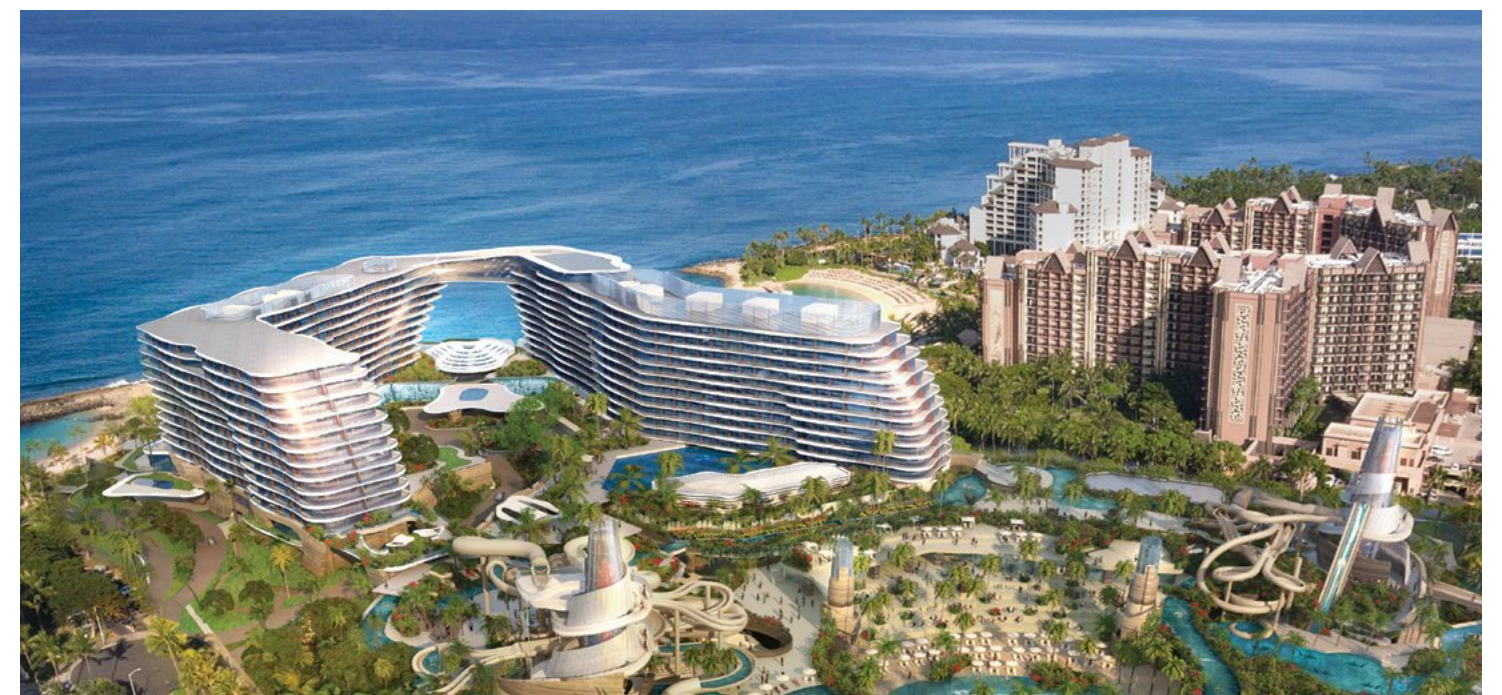
KAPOLEI COMMONS

Star Advertiser

Kalaeloa Blvd



A Destination in Progress







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