



LAND OFFERING, PARCEL 6

FOR SALE | FEE SIMPLE

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CBRE

PROPERTY DESCRIPTION

Located in one of the most highly sought out residential and visitor locations in Hawaii, and in the the heart of the suburban area of Waimea, a short drive or walk to supermarkets, shopping, educational institutions and directly across the street from North Hawaii Community Hospital, Parcel 6 is a vacant rectangular parcel on a fully improved county roadway and is serviced by all major utilities. The 4.1 acre parcel is zoned CV 7.5 Village Commercial District (minimum land area of 7,500 square feet, required for each building site), allowing for multifamily residential and commercial use including clinic, nursing home and day care. The Seller has had preliminary concept plans created for a mixed use multifamily property that indicate it would accommodate up to nine, 6-plex buildings totaling 54 units ranging in size from 790 – 1,000 square feet.



PROPERTY DETAILS

ADDRESS	Corner of Pukalani Road and Ala Ohia, Waimea, HI 96743	STREET FRONTAGE	900 Feet on Pukalani, + 250 Feet on Ala Ohia
LOT SIZE	4.1 Acres	TOPOGRAPHY	Level
ZONING	7.5 Village Commercial	FLOOD ZONE	FEMA Zone X (outside of 500 year flood plan)
ALLOWABLE USES	Allowable Uses: Multifamily, Commercial	ELECTRIC	Hawaiian Electric Light Company
STATE LAND USE	Urban	WATER	Hawaii County - Department of Water Supply
TMK	(3) 6-7-2-56 (portion of, subdivision in progress)	SEWER	Waimea Wastewater Company, Inc.
CONDITION	Vacant		

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