



**Potential building rendering*

For Sale: Prime CN-7.5 Zoned Fee Simple Lots Located in an Opportunity Zone

Corner of 2269 Kanoelehua Avenue & 80 East Kahaopea Street
Hilo, HI 96720

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Accelerating success.

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Property Overview

Located in the core of Hilo town, this property is ready to be developed into the next senior living community or affordable housing. Bring your development skills and team to get this project started for a much needed facility in Hilo.

Investment Highlights

- Property is in a opportunity zone
- Mass grading plan developed
- Preliminary plat map created
- Potential building and parking layout created
- Renderings and preliminary plans created

Property Specifications

Address:	Corner of 2269 Kanoelehua Avenue and 80 East Kahaopea Street, Hilo, HI 96720
TMK:	(3) 2-2-44: 31, 32, 35 & 37
Zoning:	CN-7.5
Land Size:	7.29 Acres (approximately)
Asking Price:	\$4,500,000
Tenure:	Fee Simple



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Zoning Permitted Uses

- Adult day care homes
- Bed and Breakfast establishments
- Boarding facilities, rooming or lodging houses
- Churches, temples and synagogues
- Dwellings, multiple-family
- Financial institution
- Medical Clinic
- Schools
- Automobile service stations
- Cemeteries and mausoleums
- Community buildings
- Convenience stores
- Crematoriums, funeral homes, funeral services, and mortuaries
- Crop production
- Day care centers
- Dwellings, single-family
- Family child care homes
- Farmers markets
- Group living facilities
- Home occupations
- Meeting facilities
- Museums
- Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses
- Offices
- Personal services
- Photography studios
- Public uses and structures
- Repair establishments
- Restaurants
- Retail establishments
- Telecommunication antennas
- Theaters
- Utility substations

Purpose of CN (neighborhood commercial)

The CN (neighborhood commercial) district applies to strategically located centers suitable for commercial activities which shall be of such size and shape as will accommodate a compact shopping center which supplies goods and services to a residential or working population on a frequent need or convenience basis. This district is distinguished from a central commercial district which provides general business and broad services to a city or region.

Hawaii County Code

Height Limit	40 Feet
Minimum Building Site Area	7,500 Square Feet
Minimum Building Site Average Width	60 Feet
Minimum Yards	Front and Rear: 15 Feet Side Yards: None.
Landscaping of Yards	All Front Yards landscaped, except necessary access drives and walkways

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**Bratton Realty Advisers, Ltd. Exclusively contracted to Colliers International HI, LLC*



	1-MILE	3-MILE	5-MILE
Population	6,177	29,410	43,063
Households	2,122	10,917	15,932
Average HH Income	\$100,551	\$103,161	\$110,565
Median HH Income	\$72,649	\$80,200	\$83,475
Median Age	41.7	41.6	42.6
Average HH Size	2.8	2.6	2.6
Bachelor's Degree+	26.9%	33.8%	34.7%
Total Housing Units	2,430	12,556	18,348
Total Businesses	406	2,308	2,713
Daytime Demographics	6,903	34,261	44,375

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