



PRICE REDUCTION

WAILANI SUBDIVISION

For Sale

FEE SIMPLE DEVELOPMENT OPPORTUNITY

KIHEI, HI



the OPPORTUNITY



Introducing **Wailani Village**, an exceptional fee simple development opportunity in the vibrant coastal community of Kihei, Maui. Spanning approximately **12.95 acres**, Wailani Village is a master planned subdivision consisting of 27 lots each designed for the construction of **2 condominiumized units: a single-family home and a free-standing Accessory Dwelling Unit (ADU)**.

This rare offering provides a developer with the unique opportunity to acquire the entire subdivision and bring the vision of Wailani Village to life. With entitlements in place and a highly desirable location in one of Maui's fastest-growing regions, Wailani Village is poised to meet the strong demand for new housing on the island.

LOCATION	Kihei
ADDRESS	Hoonani Street, Kihei, HI 96753
TMK	(2) 3-9-1-007
ZONING	R-2 (Residential)
LAND AREA	12.95 acres
NUMBER OF LOTS	27
RESIDENTIAL UNITS	54

investment HIGHLIGHTS

Wailani Subdivision offers developers the chance to secure a significant footprint in Kihei, one of Maui's most active and desirable housing markets. With land scarcity and high barriers to entry across the island, acquiring a fully entitled project of this scale is exceedingly rare. Whether for traditional single-family development, paired homes, or other creative residential product types, Wailani Village is a strategic platform for delivering much-needed new housing inventory to the market.



ASKING PRICE

~~\$5,500,000~~
\$2,900,000

TENURE

Fee Simple

REAL PROPERTY TAX

\$20,691.24 (2025)



NEARLY ENTITLED DEVELOPMENT

Save significant time and costs with approved entitlements for 54 condominium units across 27 lots



PRIME KIHEI LOCATION

Situated in the heart of South Maui, moments from world-class beaches, resorts, shopping, and dining



STRONG MARKET DEMAND

Address the high demand for new residential product in Maui's tight housing market



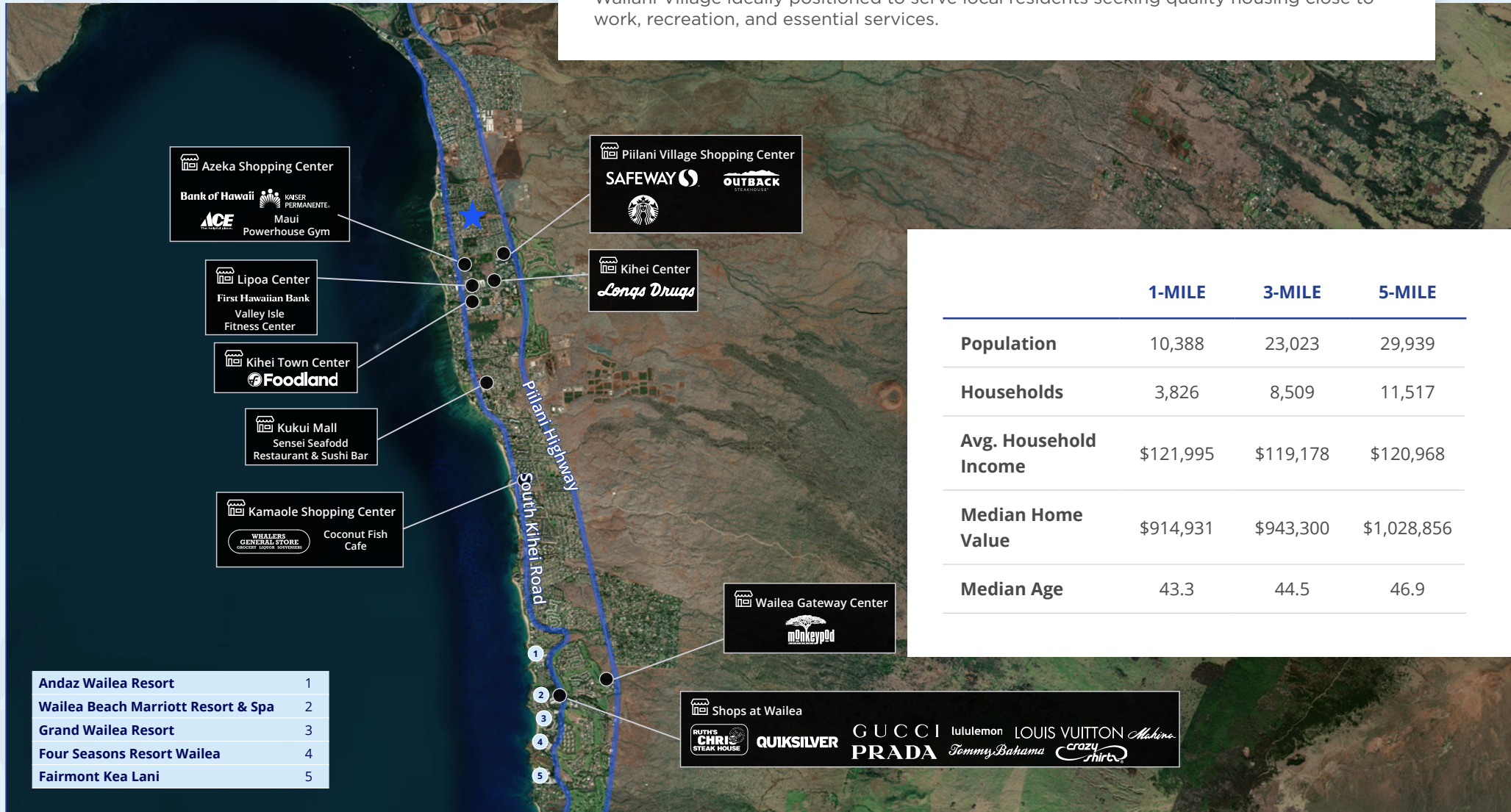
MASTER PLANNED VISION

Thoughtful subdivision layout designed to create a cohesive village community with excellent livability

the LOCATION

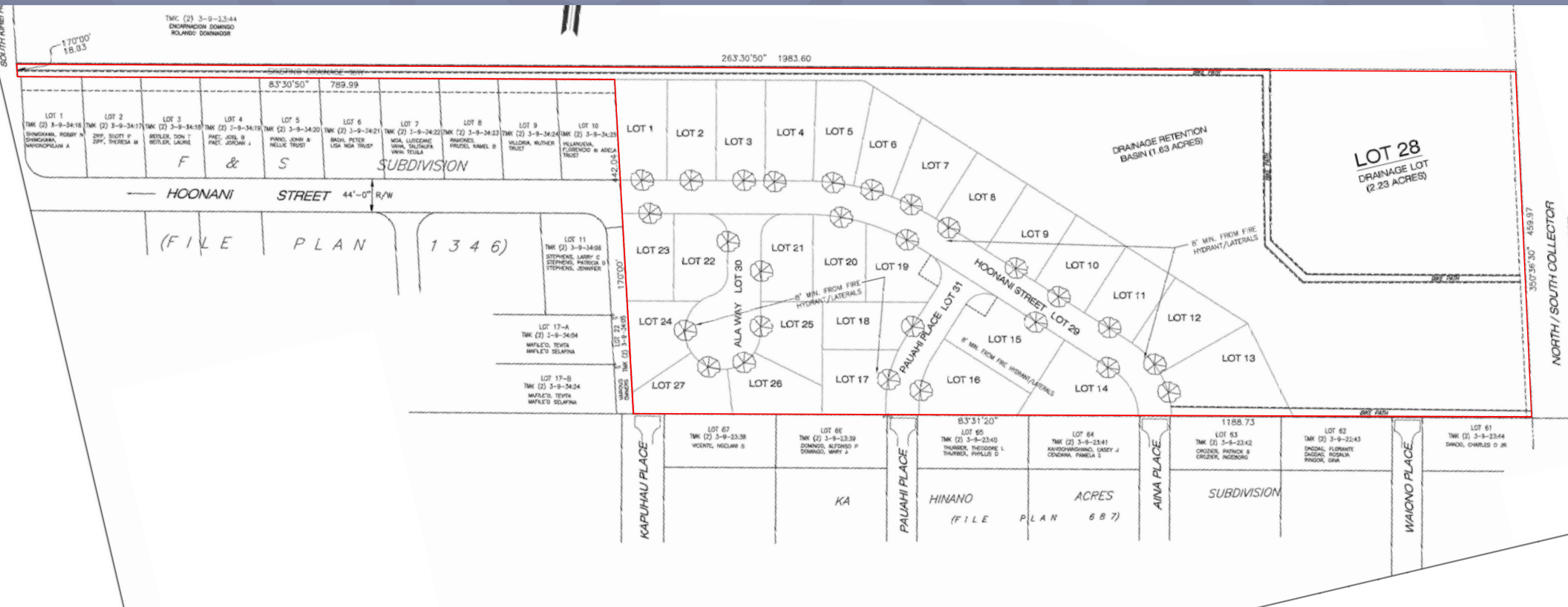
Situated in the desirable Kihei community on Maui's sunny south shore, Wailani Village enjoys excellent proximity to the best the island has to offer. The property is just minutes from the spectacular Kamaole Beach Parks and the stunning coastline that draws residents and visitors alike for swimming, snorkeling, and sunsets. It offers immediate access to Piilani Highway, facilitating seamless travel across the island, including to Kahului Airport, which is approximately 25 minutes away.

Within a short radius are Kihei's retail centers, grocery stores, schools, healthcare services, and diverse dining options ranging from casual eateries to fine dining. World-renowned Wailea is a short drive south, providing access to luxury resorts, championship golf courses, upscale shopping at The Shops at Wailea, and premier spas and restaurants. The location also benefits from strong employment centers in both Kihei and Central Maui, making Wailani Village ideally positioned to serve local residents seeking quality housing close to work, recreation, and essential services.



	1-MILE	3-MILE	5-MILE
Population	10,388	23,023	29,939
Households	3,826	8,509	11,517
Avg. Household Income	\$121,995	\$119,178	\$120,968
Median Home Value	\$914,931	\$943,300	\$1,028,856
Median Age	43.3	44.5	46.9

Property SITEPLAN



Disclaimer: Space measurements and plans provided are for illustrative purposes only and may not align with public records; buyers are encouraged to verify details independently.

FEE SIMPLE INVESTMENT OPPORTUNITY

WAILANI VILLAGE

KIHEI, HI

Contact us

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