

FOR SALE



Build Your Dream By the Beach

85-978 Farrington Hwy | Waianae, HI 96762

INVESTMENT SUMMARY

Asking Price:	\$330,000 (below assessed value)
Tenure:	Fee Simple
Zoning:	R-5 Residential Build a home now + ADU later (confirm w/ DPP)
Lot Size:	± 5,848 SF (0.134 AC)
Topography:	Flat, build-ready - last vacant lot on the block
Flood Zone:	Zone X - No Mandatory flood insurance
Utilities at Street:	City water/sewer laterals, HECO Power, fiber internet available



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STRONG INVESTMENT ANGLE

- Value Spread - Nearby R-5 homes on similar lots trading \$595K-\$900K
- Tiny home Friendly - Flat Pad, mild climate, and ADU-ready zoning
- No HOA, FULL Ownership - Complete Control, long-term appreciation
- Marketable Lifestyle - Sunset/ Ocean vie potential + walkable location



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LOCATION

Steps from some of Waianae's lifestyle amenities

Pokai Bay Beach Park

- <500ft: calm lagoon, swimmable beach, sunsets

Waianae Boat Harbor

- 0.4mi: deep sea fishing & dolphin tours

Waianae Mall

- 0.6mi: Tamura Super Market, Longs/CVS, restaurants, banks

Public Transit

- Bus Line on Farrington Hwy; 25 to 30 min to Kapolei rail

Community

- Farmers' Markets, Schools, Healthcare, and more nearby



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