



BID DEADLINE APRIL 13

Exceptional 25± AC Residential & Hotel Development Opportunity

Once-in-a-Generation Site with Ocean & Mountain Views

Parcel X-1 (Unit 2), Kukui'ula Subdivision, Koloa, HI



The Shops at Kukui'ula

HIGHLIGHTS

- One of the last remaining development opportunities in the South Kaua'i district
- Zoned R-10 Residential & RR-10 Resort within the VDA
- Site parcel located in densely populated tourist area on south side of Kaua'i

DETAILS

**U.S. Bankruptcy Court
District of Hawaii
Petition No. 25-00652
In re: Kuponono Resort LLC**

Situated along the sun-drenched southern coast of Kaua'i, this rare development parcel presents an exceptional opportunity to create a legacy within one of Hawaii's most preserved and authentic environments. Encompassing 25± gross acres, the property is located within a prestigious master-planned community in the Kōloa district, which offers an unparalleled collection of luxury amenities and curated island experiences.

Identified as Parcel X-1, the generally level site enjoys commanding ocean and mountain views and is situated within the Visitor Destination Area (VDA). This site embodies privacy, natural grandeur and an opportunity to create a lasting legacy.



Kiahuna Golf Course



Poipu Beach

	Land Size	24.93± AC
	Tax Map Key #	TMK 2-6-015 011:0002
	Taxes (2025)	\$385,779.86
	Zoning	R-10 Residential; RR-10 Resort

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East Facing



West Facing



North Facing





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LOCAL INFORMATION

Known as the Garden Isle, Kaua'i is celebrated for its lush rainforests, rolling green valleys, and sweeping ocean horizons framed by dramatic mountain backdrops. From pristine, uncrowded beaches and world-class snorkeling to iconic natural landmarks such as the Nā Pali Coast and Waimea Canyon, the island delivers a rare balance of tranquility and adventure.

Kaua'i is the third largest but least populous of Hawaii's four counties, with a resident population of 73,747 as of the 2025 census, representing approximately 5% of the total state population. Kaua'i's slower pace of life, deep-rooted Hawai'ian culture, and strong commitment to conservation ensure enduring value and make it ideal for bespoke residences or a boutique hospitality retreat.



Property Overlooking Ocean



Subject to approval by U.S. Bankruptcy Court, District of Hawaii, Petition No. 25-00652. In re: Kupono Resort LLC. Hilco Global in cooperation with Tom Summers, HI Broker Lic. #: RS-36563; Summers Realty Inc., Entity Lic. # RB-17483. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

BIDDING & SALE PROCEDURES

This sale is being conducted subject to the Bidding & Sale Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

QUALIFIED BID DEADLINE

April 13 by 7:00 p.m. (CDT)/2:00 p.m. (HST)

AUCTION/BEST & FINAL

April 17 at 6:00 p.m. (CDT)/1:00 p.m. (HST)

BID SUBMISSIONS

Bid should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Bid Packages must be submitted to: Trustee, [Dane S. Field](#); Trustee's Counsel, [Susan Tius](#) & [Monica K. S. Choi](#) of Rush Moore LLP; and Trustee's professionals, [Jefferey Azuse](#) of Hilco Real Estate, LLC & [Tom Summers](#) of Summers Realty, Inc. Additional Qualified Bid Requirements can be found in the Bidding and Sale Procedures, Paragraph 3 available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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