

2-2741 KAUMUALII HWY

KALAHEO, KAUAI, HAWAII



10.26 Acres | Existing Production Facility | Development Opportunity



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PROPERTY SUMMARY

ASKING PRICE	\$2,750,000
ADDRESS	2-2741 Kaumualii Hwy Kalaheo, Kauai, Hawaii 96741
TAX MAP KEY	(4) 2-4-001-021
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$17,104.77
BUILDING SIZE	13,272 SF
LAND AREA	10.26 Acres
YEAR BUILT	1966, 1983 Effective
ZONING	R-2, Single Family Residential and O, Open

PROPERTY DESCRIPTION

Located along Kaumualii Highway, the primary transportation corridor on Kauai, 2-2741 Kaumualii Hwy presents a rare commercial and land development opportunity in the heart of Kalaheo, Kauai, Hawaii. The 10.26-acre property currently serves as a key operational hub for Kōloa Rum Company, housing the company's distilling, blending, and bottling facilities.

The property includes a 13,272-square-foot industrial building featuring warehouse space, a mezzanine, two roll-up doors, and an oversized sliding door for equipment and vehicle access. The site also offers expansive yard areas, additional sheds, and excess land suitable for storage, staging, or future development.

The property is fully serviced with electrical power, telephone lines, and public and potable water. The current tenant operates on a month-to-month basis, providing flexibility for an investor or owner-user seeking immediate occupancy or repositioning.

With high-visibility frontage along Kaumualii Highway, flexible R-2 and Open zoning, and significant acreage, the property offers a unique opportunity for an existing commercial use, owner-user occupancy, or future residential development in one of Kauai's most desirable markets.

The property is being sold on an "As-Is, Where-Is" basis.





PROPERTY HIGHLIGHTS

- 10.26 acres of land located along Kaumualii Highway, Kauai's primary transportation artery
- 13,272 SF industrial building with warehouse and mezzanine space
- Currently utilized by Kōloa Rum Company for distilling, blending, and bottling operations
- Month-to-month tenant, providing flexibility for investors or owner-users
- Oversized sliding warehouse door and two (2) roll up doors for equipment and vehicle access
- Expansive yard area suitable for storage, staging, outdoor operations or sublease
- Additional sheds and support structures on site
- Utilities in place including electrical power, telephone lines, potable water, public water, and cesspool
- Flexible R-2 and Open zoning allowing for multiple potential uses
- Highly visible and accessible location in Kalaheo, Kauai, Hawaii

VALUE ENHANCEMENT OPPORTUNITIES

RESIDENTIAL CPR DEVELOPMENT POTENTIAL

Opportunity to condominiumize the site into residential CPR units, leveraging the R-2 zoning designation and substantial 10.26-acre land area in a supply-constrained housing market.

REPOSITIONING OPPORTUNITY

Potential to reposition the property into residential development, an industrial campus, agricultural estate, or mixed-use project, creating multiple pathways for long-term value creation (subject to approval from the Department of Planning & Permitting).

OWNER-USER OR MAJOR TENANT OCCUPANCY

Current month-to-month tenancy provides flexibility for an owner-user to occupy the property or secure a long-term anchor tenant.

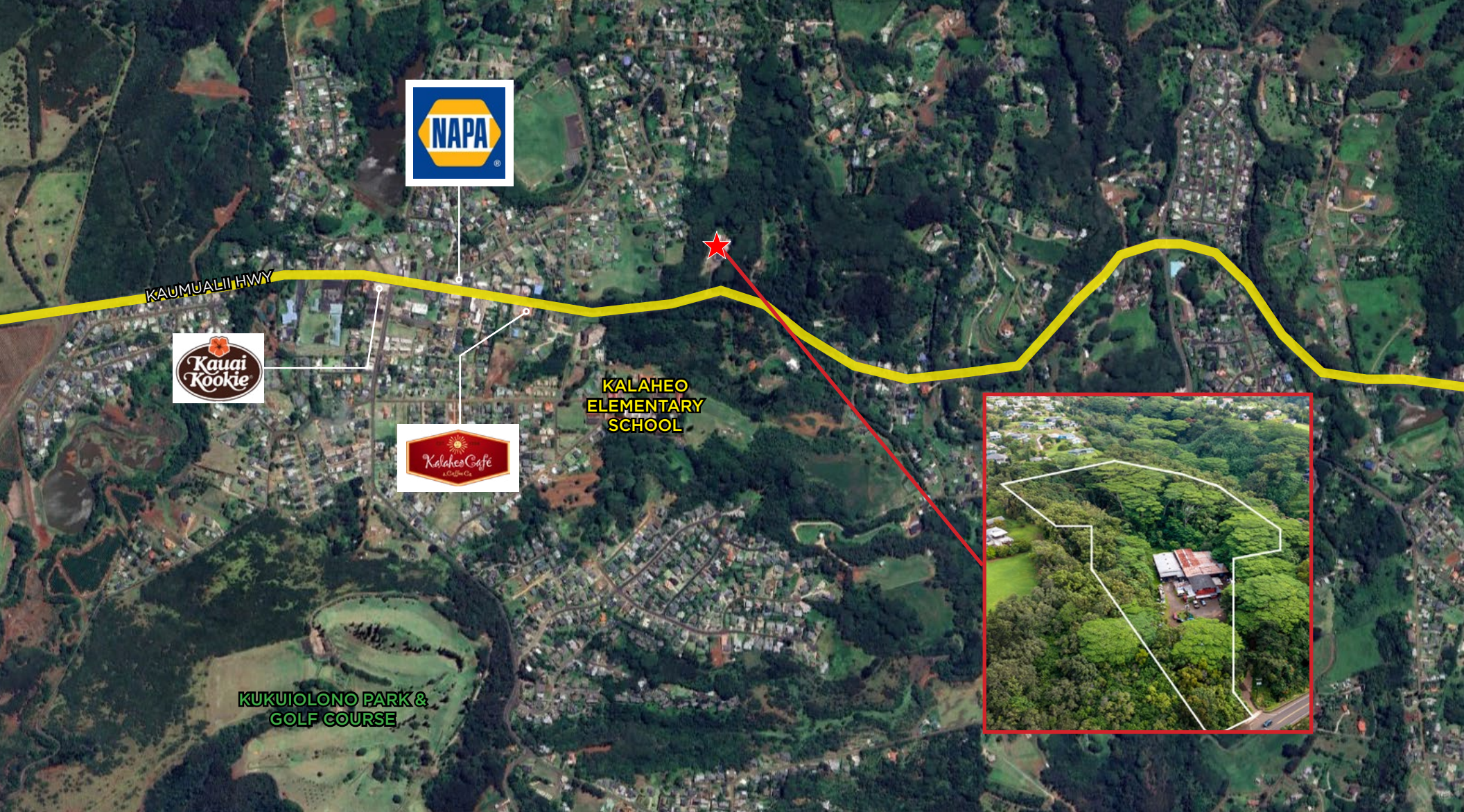
BELOW MARKET RENTS WITH UPSIDE

Opportunity to increase revenue through rent adjustments, improved operations, or new tenancy structures.

EXPANSION POTENTIAL

Significant excess land allows for future expansion, additional structures, or phased development.





LOCATION HIGHLIGHTS

Situated in Kalaheo, Kauai, Hawaii, the property benefits from direct frontage along Kaumualii Highway, the island's primary east-west corridor connecting major population centers and visitor destinations across Kauai. This central location provides convenient access to nearby communities including Kōloa, Kauai, Hawaii, Poipu, Kauai, Hawaii, and Lihue, Kauai, Hawaii.

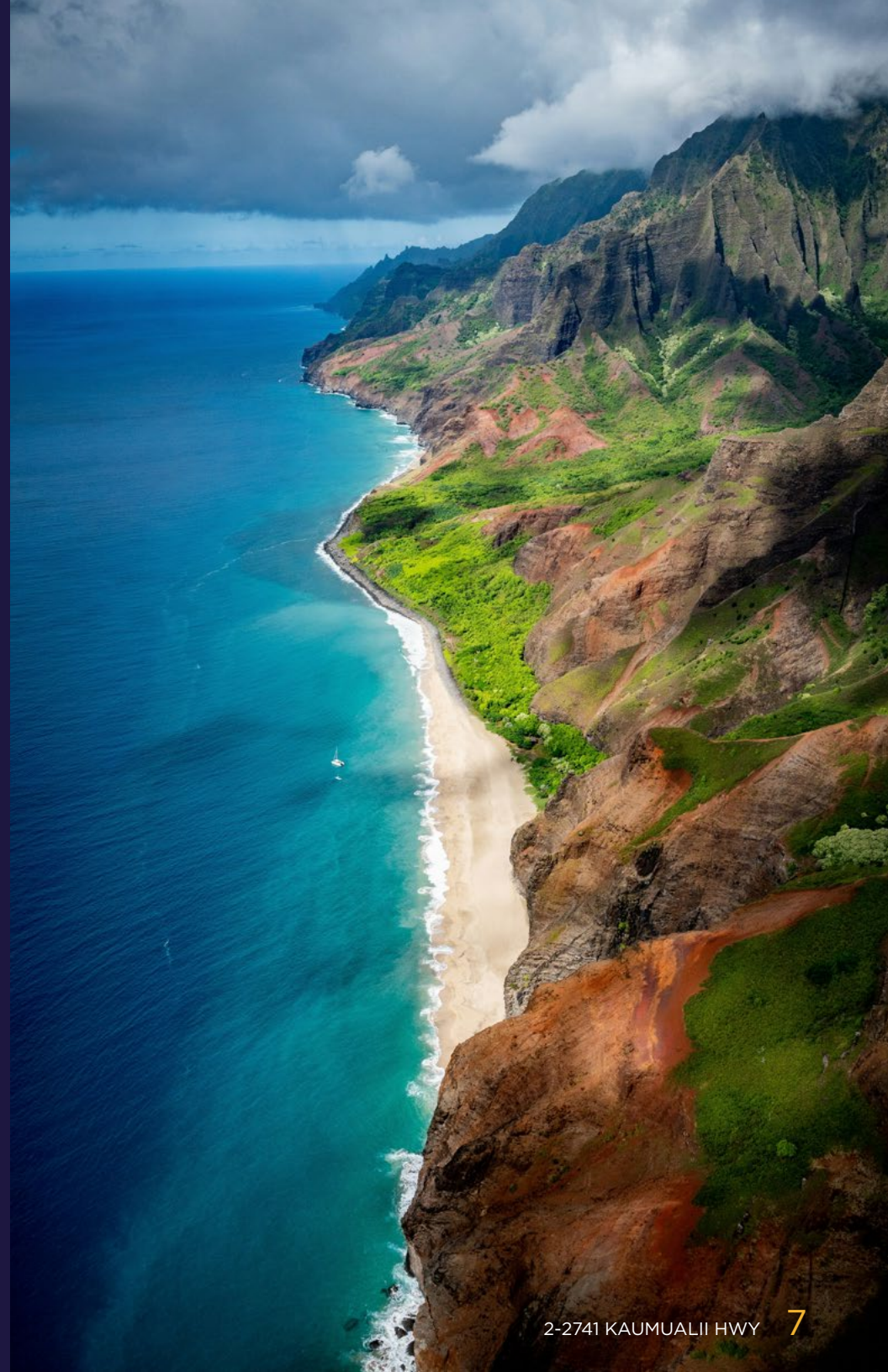
Kalaheo is known for its rural character, scenic landscapes, and proximity to Kauai's South Shore resort areas. The surrounding region features popular beaches, golf courses, and luxury resorts that drive both tourism and residential demand. The property's visibility and accessibility along the island's primary highway make it well positioned for a range of commercial or residential uses.

MARKET OVERVIEW

The Kauai real estate market continues to be characterized by limited land availability, strong tourism fundamentals, and sustained residential demand. Development opportunities on parcels exceeding 10 acres are increasingly rare, particularly those with existing improvements and direct frontage along Kaumualii Highway.

Demand for both residential housing and flexible commercial space on Kauai remains strong due to constrained supply, strict zoning regulations, and the island's continued appeal as both a visitor destination and long-term residence. Properties offering large acreage, infrastructure in place, and redevelopment potential are especially attractive to investors seeking long-term appreciation in a high-barrier-to-entry market.

With its combination of operational improvements, flexible zoning, owner-user potential, and residential CPR development upside, 2-2741 Kaumualii Hwy represents a rare opportunity to acquire a versatile asset in one of Hawaii's most desirable island markets.





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