

1332 MILOIKI ST

Honolulu, Hawaii 96825

FOR SALE

**EXCEPTIONAL RESIDENTIAL DEVELOPMENT
OPPORTUNITY IN HAWAII KAI**

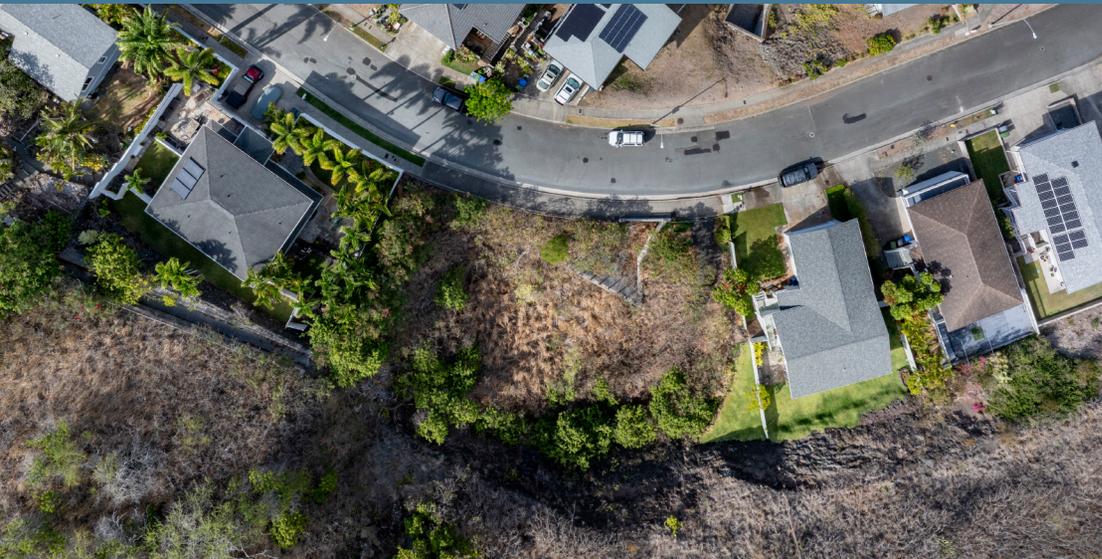


CBRE

executive summary

THE OFFERING

CBRE, Inc. has been retained by the Owner as the exclusive marketing advisor for the development opportunity of the property located at the Miloiki Cliffs in Hawaii Kai, Honolulu, Hawaii (the “Property”). This offering represents the opportunity to acquire a unique development site in the highly desirable Hawaii Kai community, offering panoramic views and the potential for a distinctive residential development. The Property encompasses approximately 5.94 acres of land, presenting a rare opportunity to create a high-end residential project within a setting that combines natural beauty and convenient access to urban amenities. The Property is being offered to the investor community in fee simple tenure, unencumbered by existing leases, and offers developers the opportunity to create a cluster housing community. The Property offers the potential to build a new residential product, appealing to a market seeking both privacy and proximity to the vibrant lifestyle of Hawaii Kai.



INVESTMENT HIGHLIGHTS

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Located in the highly sought-after Hawaii Kai community, the Miloiki Cliffs property offers the rare chance to develop a unique residential project in a market known for its strong demand and limited supply of developable land. The property's location at the end of Kamiloiki Valley provides a sense of seclusion while still being within easy reach of Hawaii Kai's amenities.

DESIRABLE LOCATION AND PROXIMITY TO KEY DESTINATIONS

Hawaii Kai is renowned for its beautiful beaches, recreational opportunities, and upscale lifestyle.

PRODUCT SHORTAGE

There is a notable scarcity of available development sites in the highly desirable Hawaii Kai area, limiting residential projects in the area. This shortage, coupled with increasing demand, positions the Miloiki Cliffs site as an exceptional opportunity for developers looking to enter a competitive market.

STRONG DEMOGRAPHIC TRENDS

Hawaii Kai attracts a diverse demographic, including families, professionals, and retirees, all seeking modern living spaces in a safe, well-connected, and amenity-rich environment. The opportunity to create a cluster housing community will cater to a market seeking both privacy and a sense of community.

property description

PROPERTY DETAILS



ADDRESS

1332 Miloiki Street, Honolulu, HI 96825



ZONING

R-5



LAND AREA

Acres 5.94 Acres (258,712 SF)



FOR SALE

\$1,045,000



FLOOD ZONE

FIRM Flood Zone = D



LAND TENURE

Fee Simple



SPECIAL MANAGEMENT AREA / DISTRICT DESIGNATION

Not in SMA



TOPOGRAPHY

The Site is Characterized by a Steep Hillside With Typical Cross-Slopes of Approximately 50%



TAX MAP KEY

- › 3-9-010:043 (5.33 Acres / 232,247 Sq Ft)- Primary Development Site
- › 3-9-099:098 (0.61 Acres / 26,465 Sq Ft)- Access Parcel

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