

HOOPI LI COMMERCIAL LOT

Iwikuamoo St

Keahumoā Pkwy

Ho'oluana Dr

78,669 SF
(1.81 ACRES)

PRICE \$2,800,000

OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present this prime neighborhood commercial lot for sale or for long-term ground lease. Located in the master-planned community of Ho'opili, this large, level lot is graded and ready to build. Situated directly across Konane Park and along Keahumoa Parkway, this commercial lot is designed to support the planned 11,750 households in the Ho'opili community. The future road extension of Keahumoa Parkway will connect Hoopili to Old Fort Weaver Road and the established Ewa Beach communities to expand the population reach.



INVESTMENT DETAILS

Price	\$2,800,000 (FS) (Ground lease also available)
Address	TBD, along Keahumoa Parkway
Submarket	Ho'opili Master Planned Community, Ewa Beach
TMK	(1) 9-1-17: 152
Zoning	B-1, Neighborhood Business
Common Uses	Eating establishments, financial institutions, medical clinics, business & personal service, retail establishments, daycare facilities, commercial parking lots
Land Area	78,669 SF (1.81 Acres)
Maximum Buildable Area	17,000 SF
Flood Zone	Zone D - Undetermined Risk Area
Utilities	HECO, Board of Water (available to property)



OPPORTUNITY HIGHLIGHTS

Convenient Access

As master developer, DR Horton designed this commercial parcel to be easily accessible from anywhere within its Hoopili project.

Strategic Location

This neighborhood commercial lot was strategically located along Keahumoa Parkway to provide maximum exposure to this neighborhood retail complex.

Build Ready

With utilities already stubbed to the property line, this level, graded parcel is prepped and ready for construction.

Growing Reach

The future connection of Keahumoa Parkway to Old Fort Weaver Road further enhances the retail reach and accessibility of the property.

High Visibility

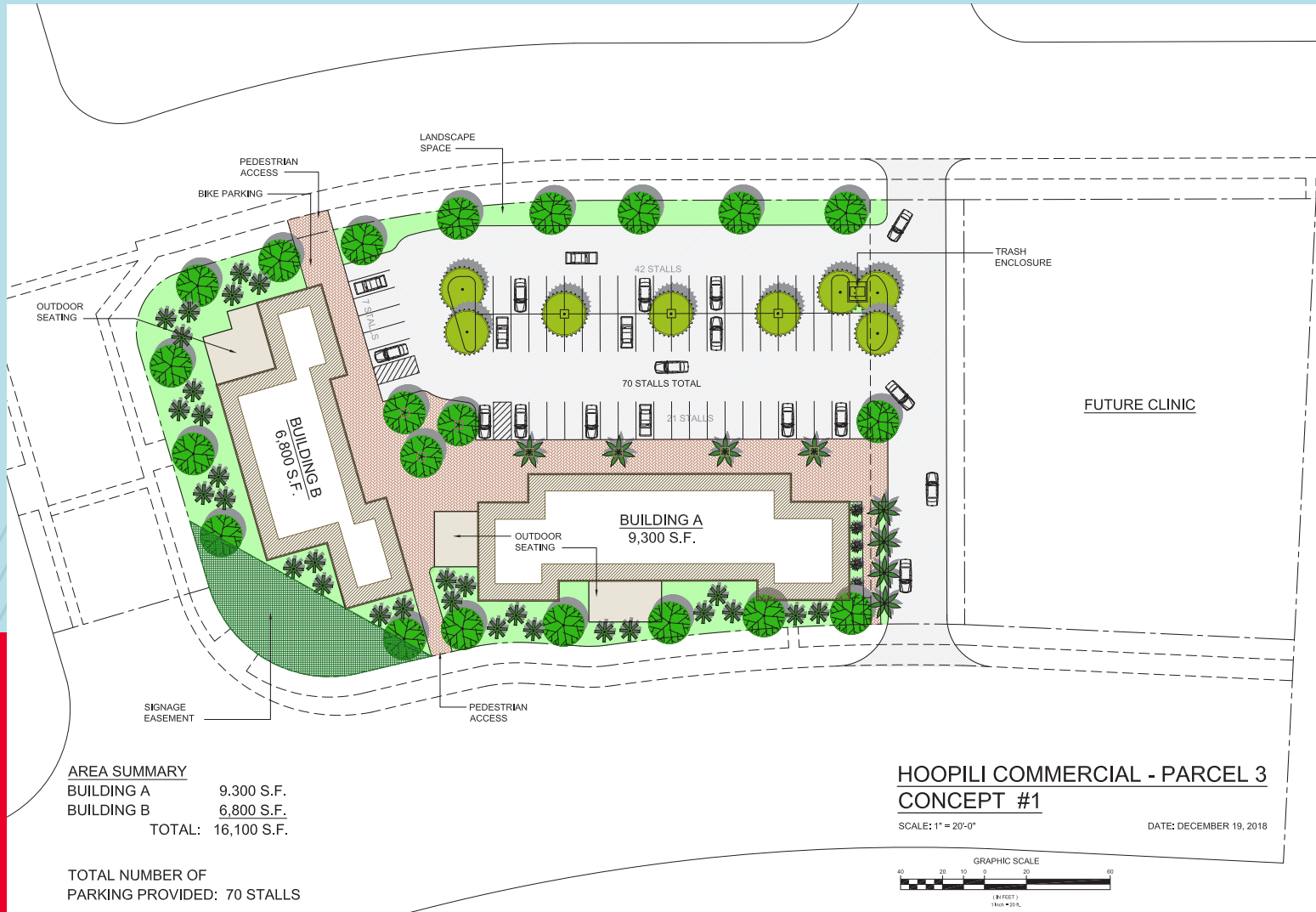
With three streets serving as its borders, the property benefits from this maximum visibility for its users and tenants.

Vibrant Neighborhood

Hoopili's urban transformation is comprised of a newly designed, master planned community including 11,750 homes, 3.0 million square feet of commercial, five new schools, parks, transit station and over 200 acres in agriculture.



CONCEPTUAL DEVELOPMENT PROJECT



Gross Leaseable Area

16,100 SF

Parking

70 STALLS

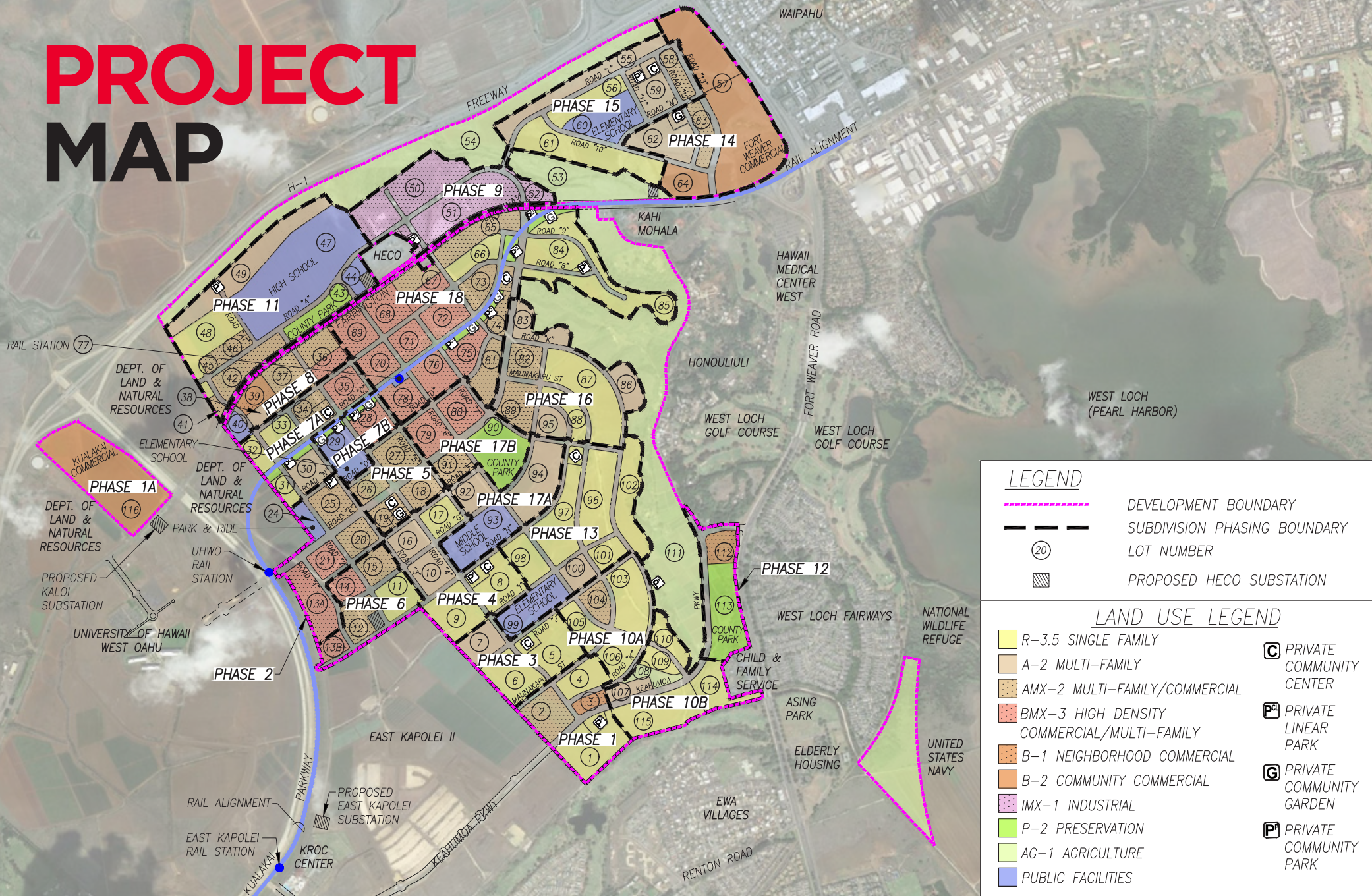
MARKET OVERVIEW

Ho'opili

The master planned community of Ho'opili was born in 2018. Over the next twenty years, the 'Ewa plain will evolve into a vibrant community mixed with residential, commercial, educational and lifestyle advancements. Ho'opili serves an integral role of this pivotal future growth with 11,750 homes, 3.0 million square feet of commercial, five new schools, parks, transit station and over 200 acres in agriculture. Poised as a “connected, lifestyle-enhanced, transit-ready, sustainable community for its residents”, Ho'opili has completed much of the project's southwest sections and is working on connecting the project to Farrington Highway expanding its single-family and multi-family units over the next couple of years. Future road connections include the extension of Keahumoa Parkway to Old Fort Weaver Road which will create a major thoroughfare between Ewa and Kapolei.



PROJECT MAP



LEGEND	
	DEVELOPMENT BOUNDARY
	SUBDIVISION PHASING BOUNDARY
	LOT NUMBER
	PROPOSED HECO SUBSTATION

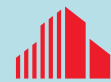
LAND USE LEGEND			
	R-3.5 SINGLE FAMILY		PRIVATE COMMUNITY CENTER
	A-2 MULTI-FAMILY		PRIVATE LINEAR PARK
	AMX-2 MULTI-FAMILY/COMMERCIAL		PRIVATE COMMUNITY GARDEN
	BMX-3 HIGH DENSITY COMMERCIAL/MULTI-FAMILY		PRIVATE COMMUNITY PARK
	B-1 NEIGHBORHOOD COMMERCIAL		
	B-2 COMMUNITY COMMERCIAL		
	IMX-1 INDUSTRIAL		
	P-2 PRESERVATION		
	AG-1 AGRICULTURE		
	PUBLIC FACILITIES		



For more information, please contact:

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