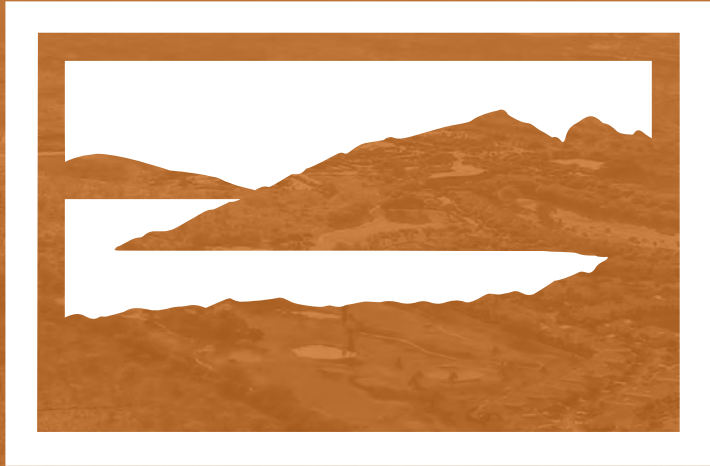


CONFIDENTIAL OFFERING MEMORANDUM



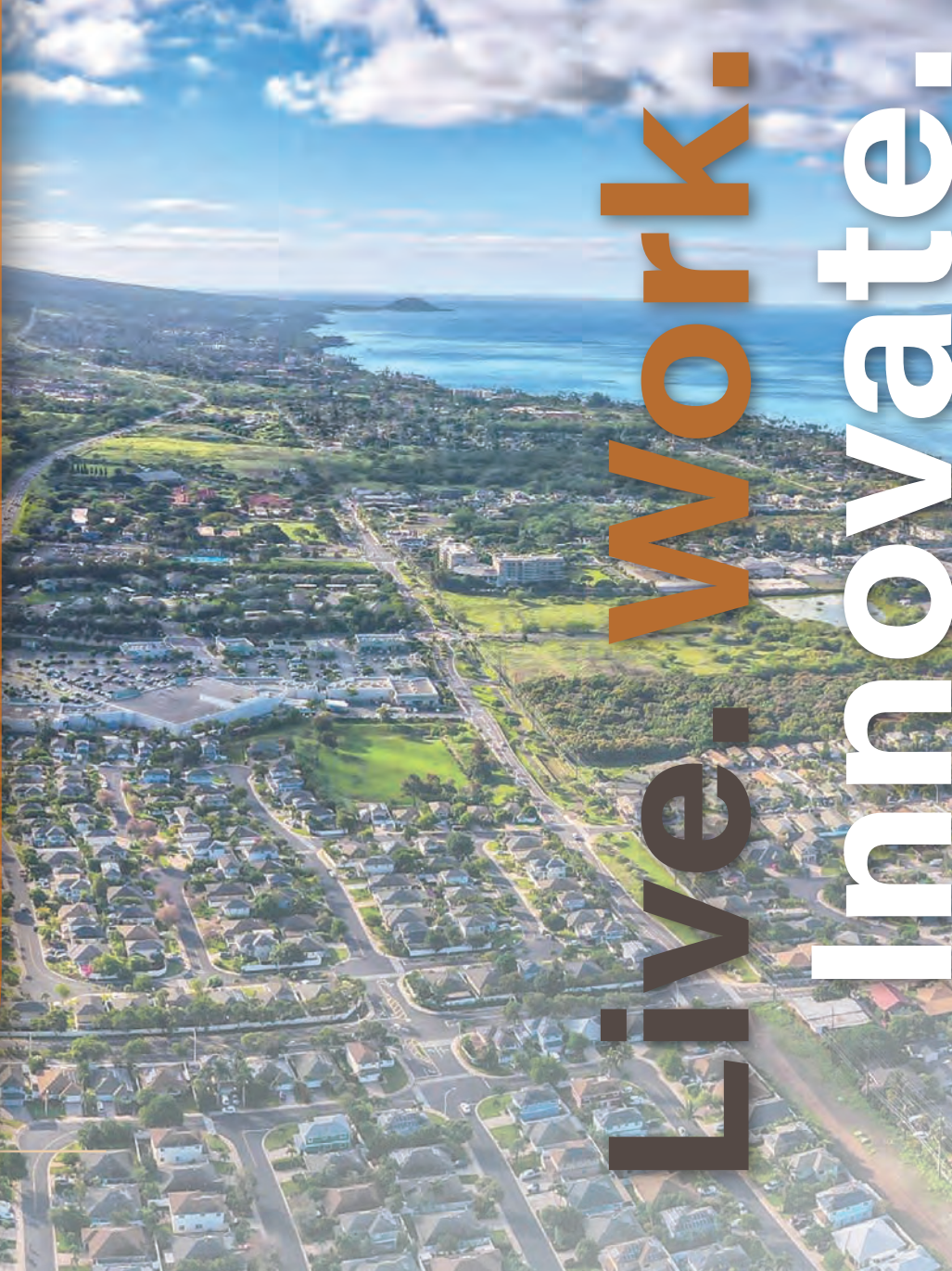
LĪPOA

KIHEI, HI

MAUI'S INNOVATION COMMUNITY

MEDIUM DENSITY RESIDENTIAL - UP TO 202 UNITS

CALL FOR PRICING



Live. work. Innovate.

LAND ADVISORY GROUP



ChaneyBrooks

COMMUNITY OVERVIEW

LĪPOA, formerly the Maui Research & Technology Park, is a master-planned community that embraces innovation as it responds to the pursuit of a diversified economic future for Maui. In LĪPOA's 30-year journey, pivotal commitments from the private, public, and nonprofit sectors enabled the vision to become a reality.

Today, the uniquely designed, 400-acre LĪPOA is unmatched as a location. It is now the venue for research and development and more. Nearly 800 residents work as contractors, specialists, entrepreneurs, academics, and service providers. Hundreds more converge regularly for meetings to collaborate on innovative world-class solutions.

More compelling features are emerging as LĪPOA implements its Master Plan. Residential, commercial, and recreational opportunities will further enhance LĪPOA as a desirable and complete community to **Live. Work. Innovate.**



HILTON HOME2 / TEMPO



- 220 Units
- Currently under construction
- Anticipated Completion: Q2 2027



THE UNITED STATES SPACE FORCE



The United States Space Force has awarded a \$95M contract to construct a supercomputing and secure integration support lab facility

- Construction Start: Underway
- Anticipated Completion: Q1 2027
- 55,634 SF facility
- Designed to support team of 180 staff
- Companies supporting The United States Space Force already located in Lipoa include Aerospace leaders L3 Harris, Boeing, and KBR

LĪPOA COMMUNITY

- 1 Mauka Residential Lots*
- 2 Makai Residential Lots*
- 3 Multi-Family Residences*
- 4 Neighborhood Shops*
- 5 Park Plaza
- 6 Level 3 Communications*
- 7 LĪPOA Self-Storage*
- 8 Luana Living
- 9 Aloha Pickleball*
- 10 Maui Economic Development Board
- 11 Maui Brewing Co.
- 12 United States Postal Service*
- 13 Premier Place
- 14 Maui Research & Technology Center
- 15 Maui High Performance Computing Center
- 16 Secure Integration Support Lab (15th Space Surveillance Squadron of the United States Space Force)*
- 17 Hilton Home2 & Tempo*

NEARBY RESIDENTIAL

- 18 Hokuani Golf Villas
- 19 Kaiāulu O Halele'a

COMMUNITY FACILITIES

- 20 Kihei Charter School
- 21 Maui Nui Golf Club
- 22 South Maui Regional Park
- 23 Kūlanihāko'i High School
- 24 Kihei Community Center
- 25 Kihei Elementary
- 26 Lokelani Intermediate
- 27 Lipoa Solar Farm*
- 28 Hawaii Technology Academy

- Future Employment/Campus
- Green Space
- Trails
- * Planned

LĪPOA'S INNOVATORS

U.S. Space Force | Vanguard Center | Air Force Research Lab | Global/Pacific Disaster Center | Boeing | Lumen Privateer | Applied Research Laboratories | L3 Harris | KBR | Alaka'ina Foundation | Galapagos | Cloudstone | EO Solutions | Vissidus Technologies, Inc. | Maui Innovation Group | Goodfellow Bros. LLC | Newberry Technologies



OFFERING DETAILS

Cushman & Wakefield proudly presents two finished Medium Density Residential lots for sale. The lots feature stunning ocean views and golf course frontage, creating the ideal setting for premium residential development. Strategically located on the south side of the island of Maui and only 7 miles from Wailea, these lots provide a prime opportunity for a visionary development promoting community cohesion and comfortable living. These finished lots, which can be purchased together or separate, provide the potential for diverse projects in a well-thought-out landscape. This is a unique chance to be part of strategic investment in Maui’s growth.

TYPE	LOT NAME	LOT SIZE (ACRES)	ESTIMATED TOTAL UNITS	STATUS
Medium Density Residential	Lot F	9.9	152	Available
	Lot H	3.7	50	Available
Total		13.6	202	



DEVELOPMENT DETAILS



LOCATION
Lipoa Pkwy, Kihei, HI 96753

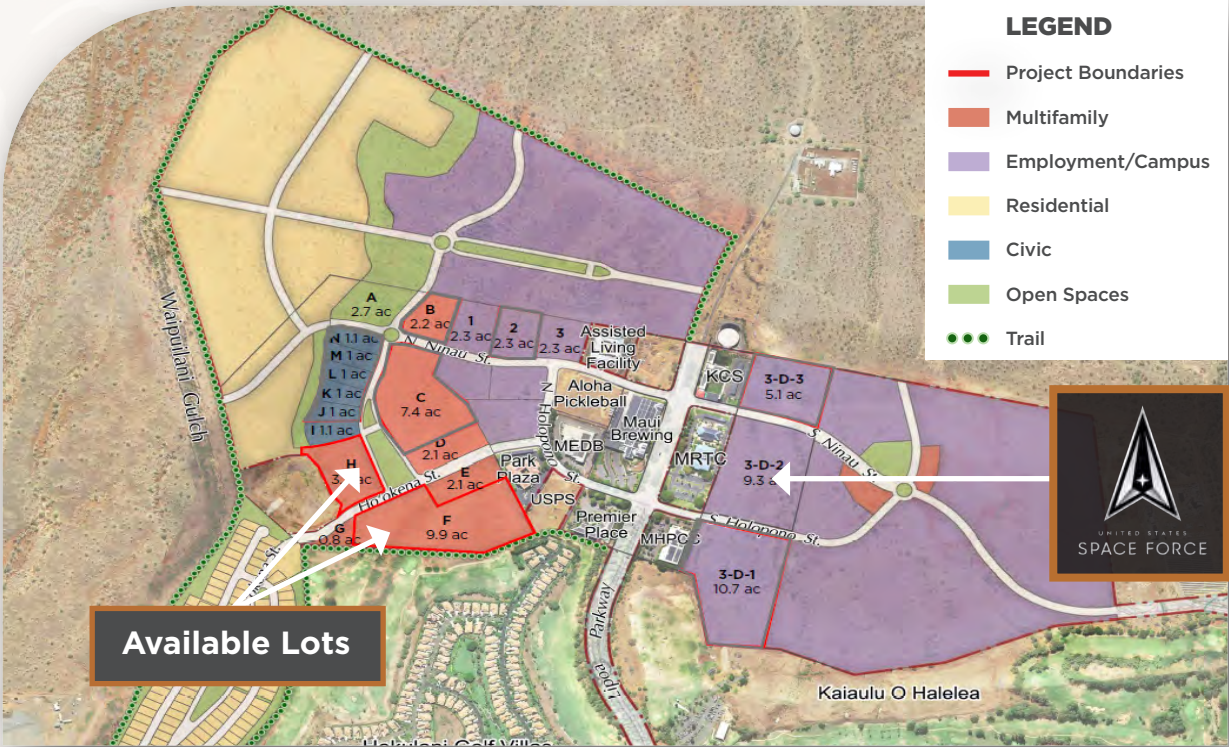


UTILITIES
Stubbed to property, including county water

Wastewater connection fees are paid by Buyer to County of Maui at time of building permit and based on the demand generated by the specific building



- DEVELOPMENT STATUS**
- \$80 million in infrastructure improvements in progress
 - Multifamily and Civic lots Bonded Subdivision Approval is estimated by end of 2025
 - Lots to be delivered in finished condition
 - Civil construction to be complete in 2026



RESIDENTIAL LOTS

Located in the north portion of LĪPOA, the medium density residential lots will contain the highest density of housing in the community. The housing will be adjacent to several thriving commercial and business enterprises. Residential areas have been designed for walkable and bikeable access throughout the community. A strong sense of place and a distinctive and attractive ambiance are the hallmarks of LĪPOA.

There are 2 multifamily lots being offered for sale. Lots F & H are market-rate parcels available for rent or purchase, featuring a density of 14 units per acre. They are envisioned as 2-3-bedroom townhomes and condos to meet diverse housing needs while fostering community cohesion and comfortable living. The unit count in the table to the right includes the number of units that County water source has been secured and paid for.

HIGHLIGHTS



TWO FULLY ENTITLED LOTS OUTSIDE OF THE SMA DISTRICT



LOTS TO BE DELIVERED IN FINISHED, GRADED CONDITION



FOR SALE OR RENT ATTACHED RESIDENTIAL PRODUCT



202 ESTIMATED TOTAL DWELLING UNITS



OCEAN VIEWS

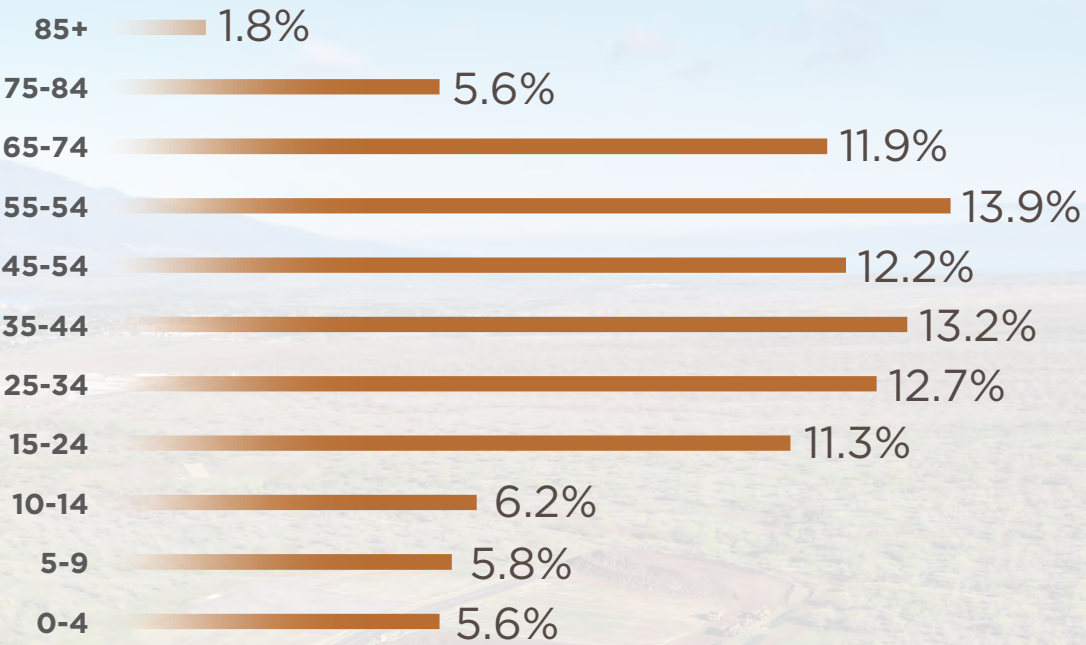


UNITS/ACRE	LOT NAME	LOT SIZE (ACRES)	ESTIMATED TOTAL UNITS	PRICE
14	Lot F	9.9	152	Unpriced
	Lot H	3.7	50	
TOTAL		13.6	202	

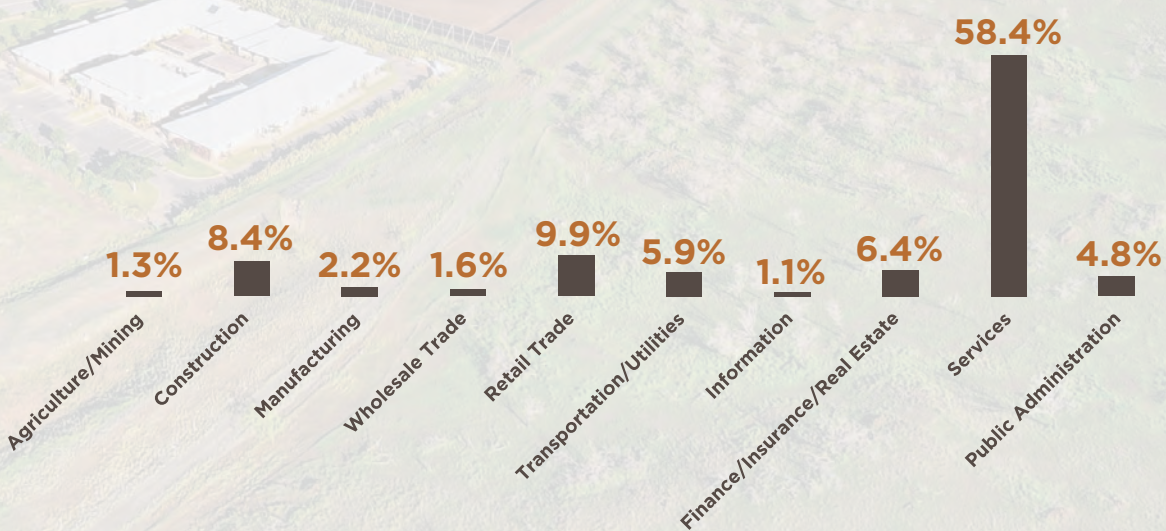
MAUI DEMOGRAPHIC OVERVIEW



POPULATION BY AGE



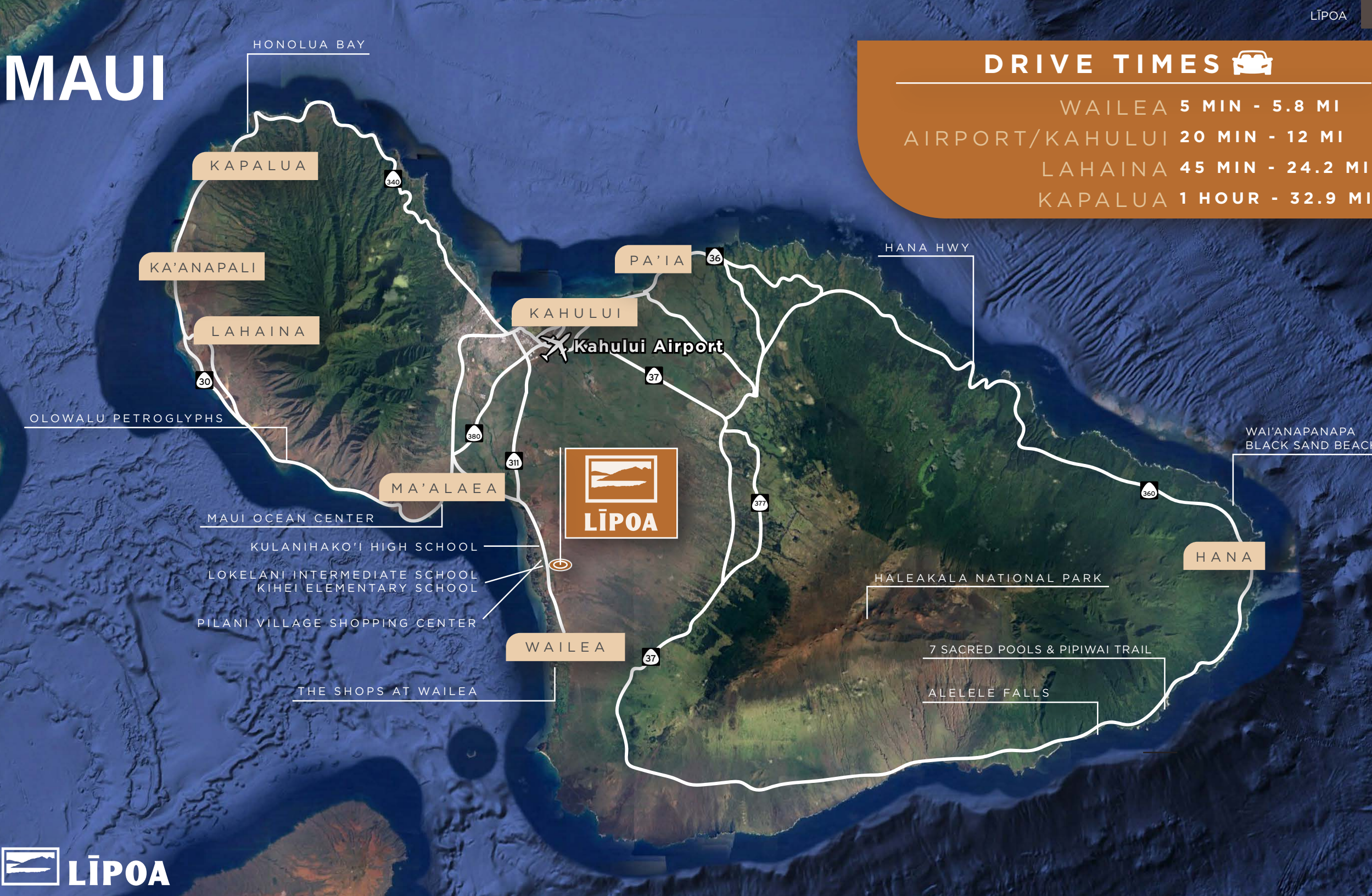
EMPLOYED POPULATION BY INDUSTRY



MAUI

DRIVE TIMES

WAILEA	5 MIN - 5.8 MI
AIRPORT/KAHULUI	20 MIN - 12 MI
LAHAINA	45 MIN - 24.2 MI
KAPALUA	1 HOUR - 32.9 MI





**A new
kind of
community.**



LĪPOA

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