

**FOR SALE
OR LEASE**

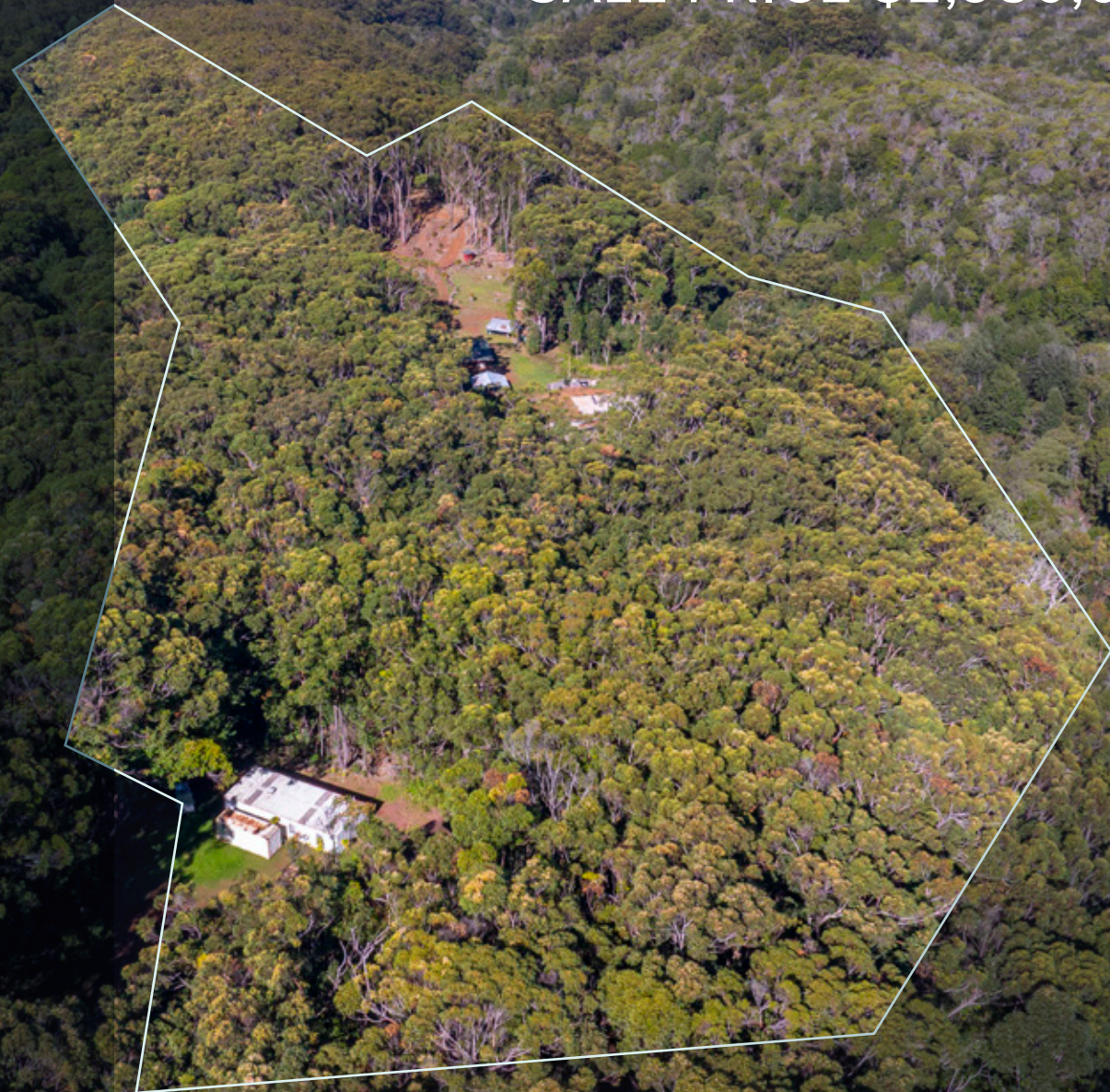
FEE SIMPLE OFFERING

SALE PRICE \$2,950,000

**KOKE'E
CAMP**

Waimea, Kauai 96796

CBRE



CBRE is pleased to present the exclusive opportunity to acquire or lease a **±29-acre fee simple outdoor recreation property** situated in the highlands of **West Kaua'i**, near the world-renowned **Waimea Canyon** and **Koke'e State Park**.

FEE SIMPLE PROPERTY DESCRIPTION

PRICE / ASKING RENT	Upon Request
TMK	(4) 1-4-001:015
TENURE	Fee Simple
LAND AREA	±29 Acres
COUNTY ZONING	O (OPEN)
STATE LAND USE	Conservation–Resource

OPEN / CONSERVATION–RESOURCE ALLOWABLE USES.

PROPERTY HIGHLIGHTS



Rare Fee-Simple Landholding in West Kaua'i
Approximately 29 acres of improved land along the Waimea Canyon corridor—one of Hawai'i's most scenic and visited regions.



Limited Private Land Supply
Few privately owned tracts exist within this submarket, which is largely composed of State park and conservation lands.



Existing Recreational Infrastructure
Features multiple cabins, dining and meeting facilities, comfort stations, and open activity fields suitable for immediate or adaptive reuse.



Strategic Proximity to Major Attractions
Near Waimea Canyon State Park, Koke'e State Park, and Polihale State Park, drawing steady year-round visitor traffic from both residents and tourists.



Zoning Versatility
County "Open (O)" zoning and State "Conservation–Resource" classification permit a mix of recreational, community, educational, and agricultural uses, subject to County approvals.

SALE OR LEASE CONTACTS

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