

FOR SALE – FEE SIMPLE OFFERING



WAIKOLOA BEACH RESORT

COMMERCIAL LAND DEVELOPMENT



69-1001 KU'UALII PLACE
WAIKOLOA, HAWAII

CBRE

the **OFFERING**

CBRE, Inc. has been retained as the exclusive marketing advisor for the Seller of its Fee Simple interest in a premier development facing Waikoloa Beach Drive (the "Property"), comprised of approximately 4.5 acres with highly flexible CV-10 (Commercial Village) zoning.

The parcel is located on the Island of Hawaii, within the master planned Waikoloa Beach Resort (the "Resort"), and is strategically situated between the only two shopping centers within the Resort, Kings' Shops and Queens' Marketplace. The Property is located along the Kohala Coast, known for luxury hospitality including the Four Seasons Hualalai, Mauna Lani Resort, Fairmont Orchid, and Mauna Kea Resort among others. The Property is one of very few remaining undeveloped parcels in the Resort and is being sold with the CV-10 (Commercial Village) zoning designation including the availability of water, sewer and power stubbed to the property. Waikoloa Beach Resort is also the only resort area on the Kohala Coast that allows timeshare within the CC&R's. Currently there are just 5 completed timeshare properties within the Resort, however there are plans for an additional 900 units plus over 200 affordable housing units in the Resort.

FEE SIMPLE PROPERTY DESCRIPTION

Property Address	69-1001 Kuualii Place, Waikoloa, HI
Tenure	Fee Simple
Public Tax Record	3-6-9-7-1
Land Area	4.50 AC / 196,020 SF
Zoning	CV-10

PARKING LICENSE AGREEMENT

Execution Date	March 19, 1980
Term	50 years
Expiration Date	March 19, 2030
Maximum Parking Stalls	240 stalls
Payment	Annual license fee of \$10.00 plus a proportionate share of the real property taxes and assessments for the land and improvements used for parking.





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INVESTMENT CONTACTS

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