

# WAIKOLOA VILLAGE

LUXURY ESTATE DEVELOPMENT OPPORTUNITY



WAIKOLOA, HAWAII 96738

**FOR SALE**  
**\$5,800,000**

**FEE SIMPLE  
DEVELOPMENT OPPORTUNITY**

**CBRE**

# THE OFFERING

CBRE is pleased to present the rare opportunity to acquire nearly 180 acres of Fee Simple land slated for a residential subdivision in Waikoloa Village on the Island of Hawaii. The gently sloping property offers panoramic views of the Pacific Ocean overlooking the famed Kohala Coast. The property is zoned RS-10 allowing one single family residential unit per 10,000 square feet of land area. Seller has had preliminary conceptual plans created that allows for a higher end, lower density subdivision which could accommodate 28 single family pads all of which would have sweeping views of the coast and surrounding mountains. The property is situated within Waikoloa Village and is just west of Waikoloa Elementary School. Commercial amenities in the area include the 73,000 SF Waikoloa Highlands Shopping Center and the new Waikoloa Plaza, a 136,000 SF retail shopping destination anchored by a Foodland grocery store and also offering a new Holiday Inn Express which is currently under construction. At approximately 800 feet of elevation, the property offers ocean views from most points on site.

## INVESTMENT HIGHLIGHTS



**HAWAII ISLAND HAS  
DELIVERED LITTLE TO NO NEW  
SUPPLY IN RECENT YEARS**



**RARE OPPORTUNITY TO  
DEVELOP A LOW-DENSITY,  
UPSCALE SUBDIVISION**



**HIGHLY CONSTRAINED  
RESIDENTIAL SUBMARKET**



**FANTASTIC LOCATION IN  
WAIKOLOA VILLAGE**



**GENTLY SLOPING AT  
APPROXIMATELY 800 FEET  
OF ELEVATION**

## PROPERTY DESCRIPTION

|                  |                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------|
| LOCATION         | Waikoloa Village, off of Ho'oko Street                                                                       |
| TMK              | 3-6-8-2-40                                                                                                   |
| ZONING           | RS-10 (Single Family Residential - 10,000 Sq Ft Minimum Lot Size)                                            |
| LAND AREA        | 179.9 Acres                                                                                                  |
| STATE LAND USE   | Urban                                                                                                        |
| LAND TENURE      | Fee Simple                                                                                                   |
| VEHICULAR ACCESS | Off of Ho'oko Street                                                                                         |
| UTILITIES        | Electricity provided by Hawaii Electric Light Company; Water & Sewer provided by West Hawaii Utility Company |
| MAX UNIT COUNT   | 363 Single Family Homes                                                                                      |

## INVESTMENT CONTACTS

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