

OFFERING MEMORANDUM

81-471 Piialii Way

Kealakekua, Hawaii 96750

SALE PRICE

\$1,001,765.80

LOT SIZE

1.4 Acres

ZONING

A-1a Agricultural

USE

Residential Development



Conditions and restrictions may apply. Buyer must do their own due diligence.

Agency Disclosure: Seller's brokers are working with the seller. Seller's brokers do not represent buyers in any agency, fiduciary, or brokerage capacity in this transaction. Seller's brokers will work with buyers as a customer, but not as a client. Buyers seeking representation must retain a broker other than seller's broker.

Co-Brokerage Notice: This is a cooperative brokerage transaction in compliance with applicable law.

Western Real Estate Services, Inc. | Davis Niehaus, Broker | CA Firm DRE# 02445910 | CA Broker DRE# 02098058 | (949) 606-3652 | davis@westernrealestateservices.co
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Buyer to confirm all information. This OM is for preliminary due diligence only and comes with no representations, guarantees, or warranties.

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EXECUTIVE SUMMARY

An Exceptional Opportunity on Hawaii's Big Island

81-471 Piialii Way represents a rare chance to own a pristine 1.4-acre parcel in the heart of Kealahou, one of the Big Island's most storied and sought-after communities. Nestled along the scenic Kona Coast, this property offers an unparalleled canvas for those who envision building their forever home or capitalizing on Hawaii's robust real estate market.

The property is zoned A-1a (Agricultural District), which in Hawaii permits the construction of single-family residential dwellings, providing a flexible and desirable development pathway. Whether your vision is a private retreat surrounded by lush greenery or a premium residence, this parcel delivers.

Buyer is encouraged to conduct thorough independent due diligence to confirm zoning classification, permitted uses, lot dimensions, access, utilities, and all other material property characteristics.

1.4 Acres

A-1a Zoning

96750 ZIP Code

Big Island Location

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PROPERTY DETAILS

Property Address	81-471 Piialii Way, Kealakekua, HI 96750
Island	Hawaii (Big Island)
District / Region	South Kona
Lot Size	1.4 Acres (±60,984 SF)
Zoning	A-1a – Agricultural District
Permitted Use	Single-Family Residential Development
Parcel Shape	Irregular (see aerial map)
Topography	To be confirmed by buyer
Utilities	Buyer to confirm availability
Road Access	Piialii Way (paved)
APN / TMK	Buyer to confirm with County of Hawaii
County	Hawaii County

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AERIAL SITE MAP



★ Subject Property – 81-471 Piialii Way

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YOUR VISION. YOUR LEGACY.

BUILD YOUR DREAM HOME

Imagine waking every morning to the gentle trade winds and the timeless beauty of Hawaii's Kona Coast. This 1.4-acre parcel is your blank canvas — spacious enough to design a custom estate that reflects your most refined tastes and personal vision.

Craft sprawling indoor-outdoor living spaces, a private infinity pool, lush tropical gardens, and an architectural masterpiece that blends seamlessly with the island's natural landscape. In Kealahou, you are not simply buying land — you are claiming a piece of paradise that can never be replicated.

DEVELOPER OPPORTUNITY

For the seasoned investor or developer, this parcel presents a compelling value-add play in one of the world's most desirable real estate markets. Hawaii's housing inventory remains chronically constrained, and quality residential development on the Big Island commands premium pricing.

Acquire, entitle, and construct a showcase residence positioned to capture the growing wave of luxury buyers and remote-work professionals relocating to Hawaii. A thoughtfully developed property on Piialii Way is positioned not just as a home — but as a trophy asset.

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KEALAKEKUA – A COVETED KONA COAST COMMUNITY

South Kona's Crown Jewel

Kealakekua, meaning “pathway of the gods” in Hawaiian, lives up to its name in every respect. Situated along the leeward Kona Coast of Hawaii's Big Island, the area is celebrated for its dramatic scenery, rich cultural history, and deeply rooted sense of community.

Residents enjoy a rare balance of serene rural living with convenient access to the services and amenities of Kailua-Kona, just a short drive north. World-class snorkeling at Kealakekua Bay State Historical Park, farm-fresh Kona coffee, and the legendary Hawaiian hospitality of the region make this one of the island's most sought-after addresses.

The area continues to attract discerning buyers seeking an authentic Hawaiian lifestyle — and the limited availability of quality parcels ensures sustained demand.

POINTS OF INTEREST

- Kealakekua Bay State Historical Park
- World-Famous Kona Coffee Farms
- Kailua-Kona Shopping & Dining (~15 mi)
- Kona Community Hospital (~10 mi)
- Kona International Airport (~14 mi)
- Captain Cook Monument & Snorkeling
- Green Sands & Black Sand Beaches
- Konawaena School District

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ZONING & DEVELOPMENT OVERVIEW

CURRENT ZONING: A-1a – Agricultural District Permits Residential Home Development

What is A-1a Zoning?

The A-1a designation is Hawaii's lowest-intensity agricultural district. In many Hawaii counties, this classification permits the construction of single-family dwellings in addition to traditional agricultural uses, making it an attractive and versatile category for residential development.

Why Buy Now?

Hawaii land inventory continues to shrink as development pressure, population growth, and out-of-state migration converge. Parcels of this size in established Kona Coast communities are increasingly rare — and commanding premium prices.

Permitted Development

Buyer should confirm with Hawaii County Planning Department, but generally A-1a parcels permit: single-family homes, accessory dwelling units (ADUs), and agricultural structures. Setbacks, lot coverage, height restrictions, and other restrictions may apply.

A-1a: Built-In Flexibility

Unlike more restrictive agricultural classifications, A-1a zoning in Hawaii County has historically supported residential development, giving buyers the unique benefit of a large, private lot with a clear pathway to building.

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HAWAII REAL ESTATE MARKET OVERVIEW

Persistent Inventory Shortage

Hawaii consistently ranks among the lowest-inventory markets in the nation. Limited developable land — especially on the Big Island's Kona Coast — creates sustained upward pressure on property values.

Strong Demand Drivers

Remote work migration, lifestyle buyers, foreign investment, and the enduring allure of tropical living fuel demand from a global pool of qualified purchasers.

Big Island Growth Story

Hawaii County is one of the fastest-growing counties in the state, with infrastructure investment and community development accelerating in the South Kona region.

Resale Value Outlook

Residential properties developed in A-1a agricultural zones in established communities like Kealahou have demonstrated strong appreciation trajectories over the past decade.

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