

OCEANFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY

# KAPAA-UPOLO

• HAWI, HAWAII 96719 | 268.66 ACRES •

LAND ADVISORY GROUP



ChaneyBrooks





# PROPERTY OVERVIEW

Kapaa-Upolu offers 269± acres of ocean views and a one-of-a-kind opportunity to be subdivided into as many as 13 individual lots. The gentle slopes of the land make it possible for each site to have an ocean view, with some of the parcels even sitting along the shoreline. The opportunity also provides a purchaser the option to preserve the land for agricultural uses such as farming and raising livestock while enjoying a quiet ranch life.

Ideal for a gated, upscale residential community / family compound, or continued traditional ranch use, the property presents a unique chance for ownership in the historic legacy of Parker Ranch near the historic towns of Hāwī & Kapa'au as well as the rolling pastures where Hawaii's legacy cattle operation has called home for generations.

## HIGHLIGHTS



Conveniently located nearby historic towns Hāwī & Kapa'au



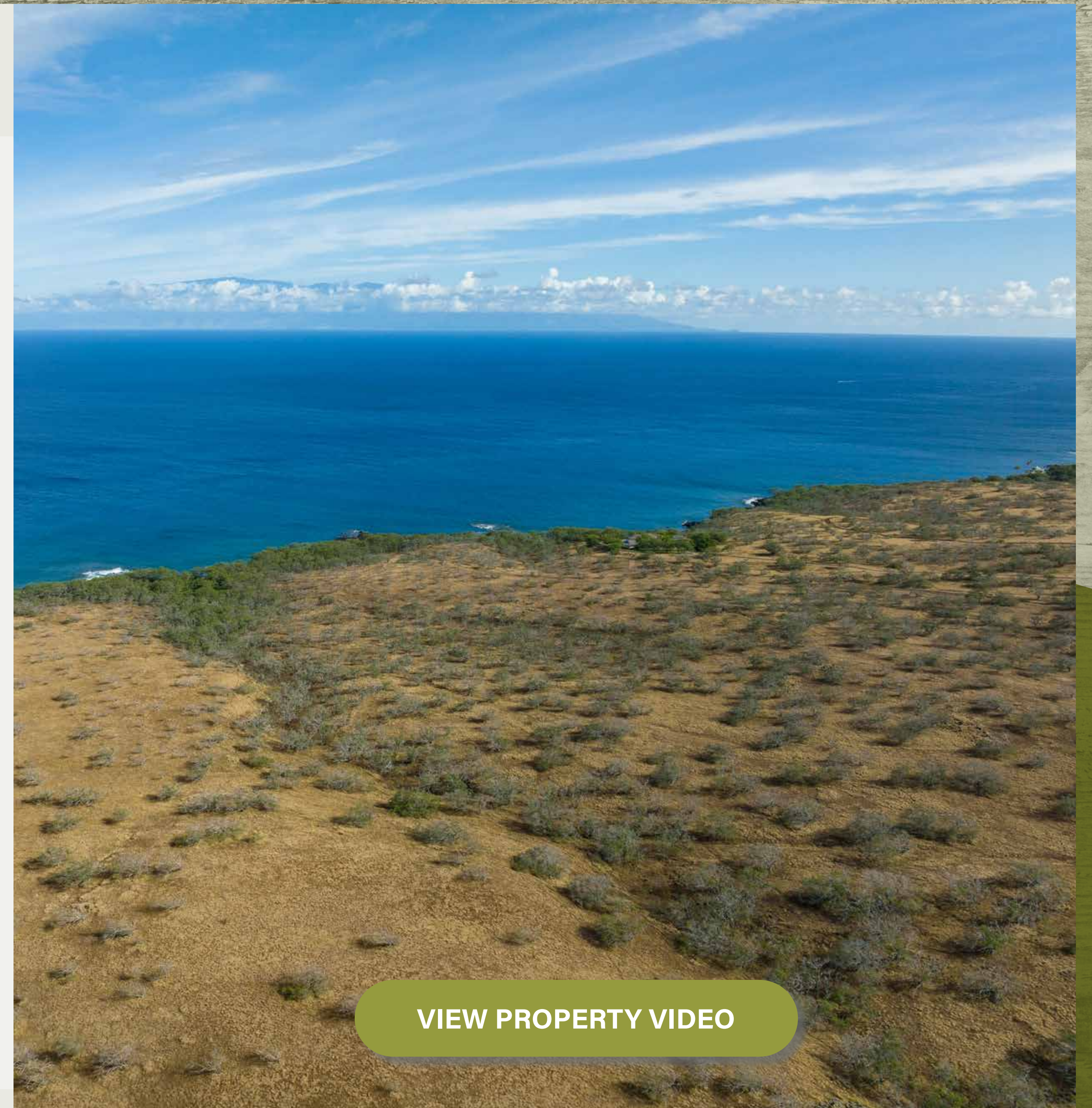
Unobstructed ocean views



Current zoning allows the subject property to be divided into as many as 13 lots



Secluded location perfect for a private community or private ranch

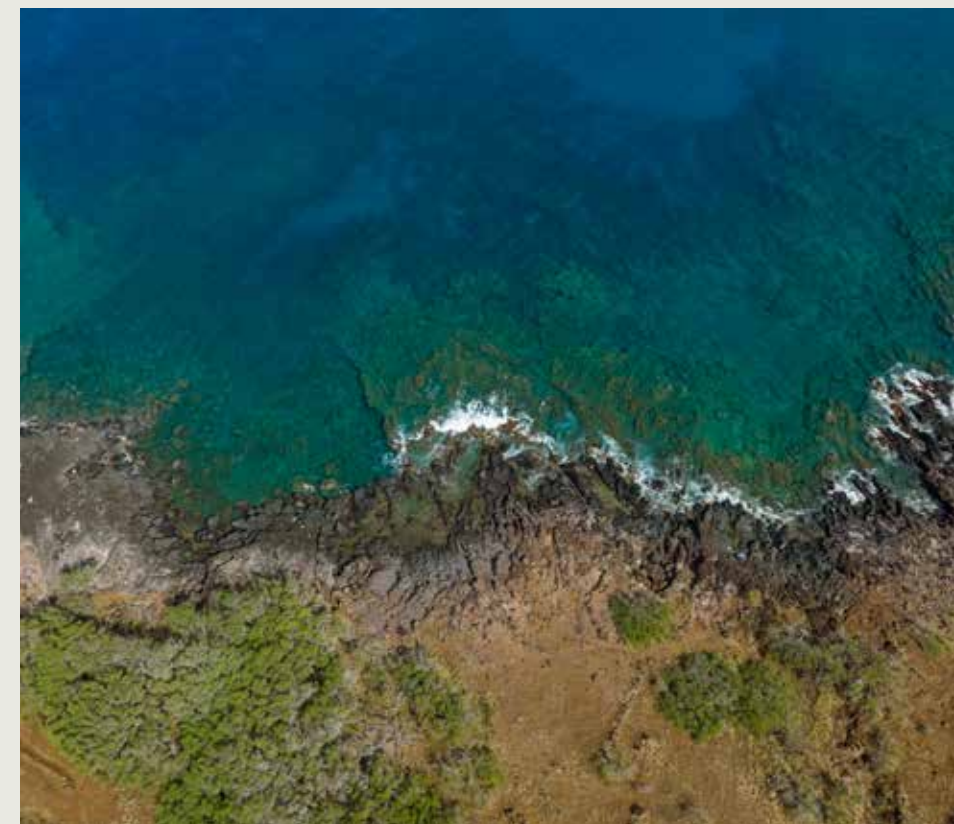
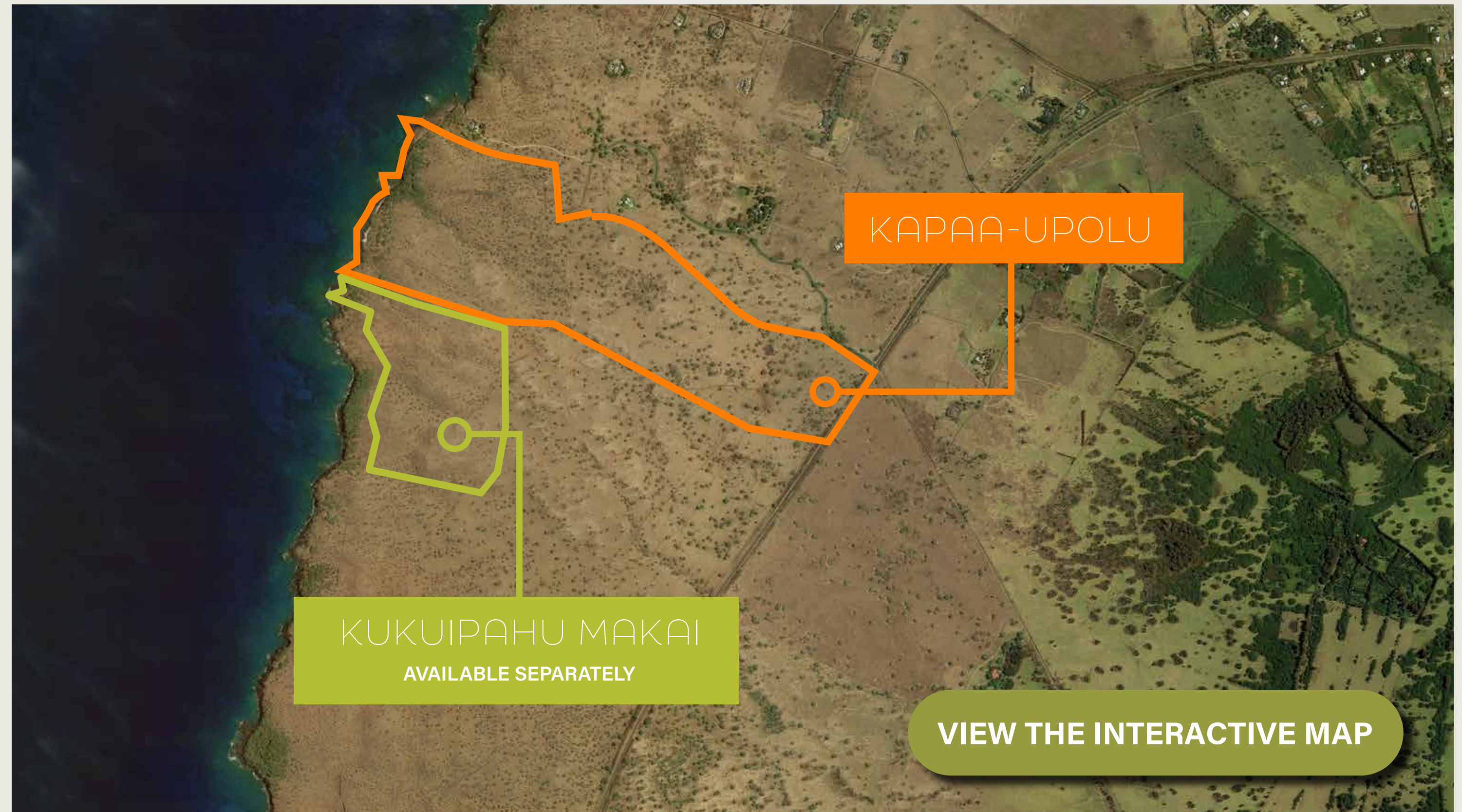


[VIEW PROPERTY VIDEO](#)



# PROPERTY DETAILS

<b>LOCATION</b>	AKONI PULE HWY, HAWI, HI 96719
<b>TMK</b>	(3) 5-6-001:018, 105, 106, 107 & 112
<b>SIZE</b>	268.66 ACRES
<b>ZONING</b>	A-20A - AGRICULTURAL DISTRICT (MINIMUM BUILDING SITE OF 20 ACRES) ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, OPEN AREA RECREATIONAL FACILITIES (CAMPGROUNDS, PARKS, ETC), AGRICULTURAL & LIVESTOCK PRODUCTION, RIDING ACADEMIES & BOARDING STABLES, AND GROUP LIVING FACILITIES
<b>ALLOWED USES</b>	
<b>EXISTING SITE CONDITIONS</b>	UNDEVELOPED LAND
<b>UTILITIES</b>	THE DWS SYSTEM ENDS AT PUAKEA BAY ROAD

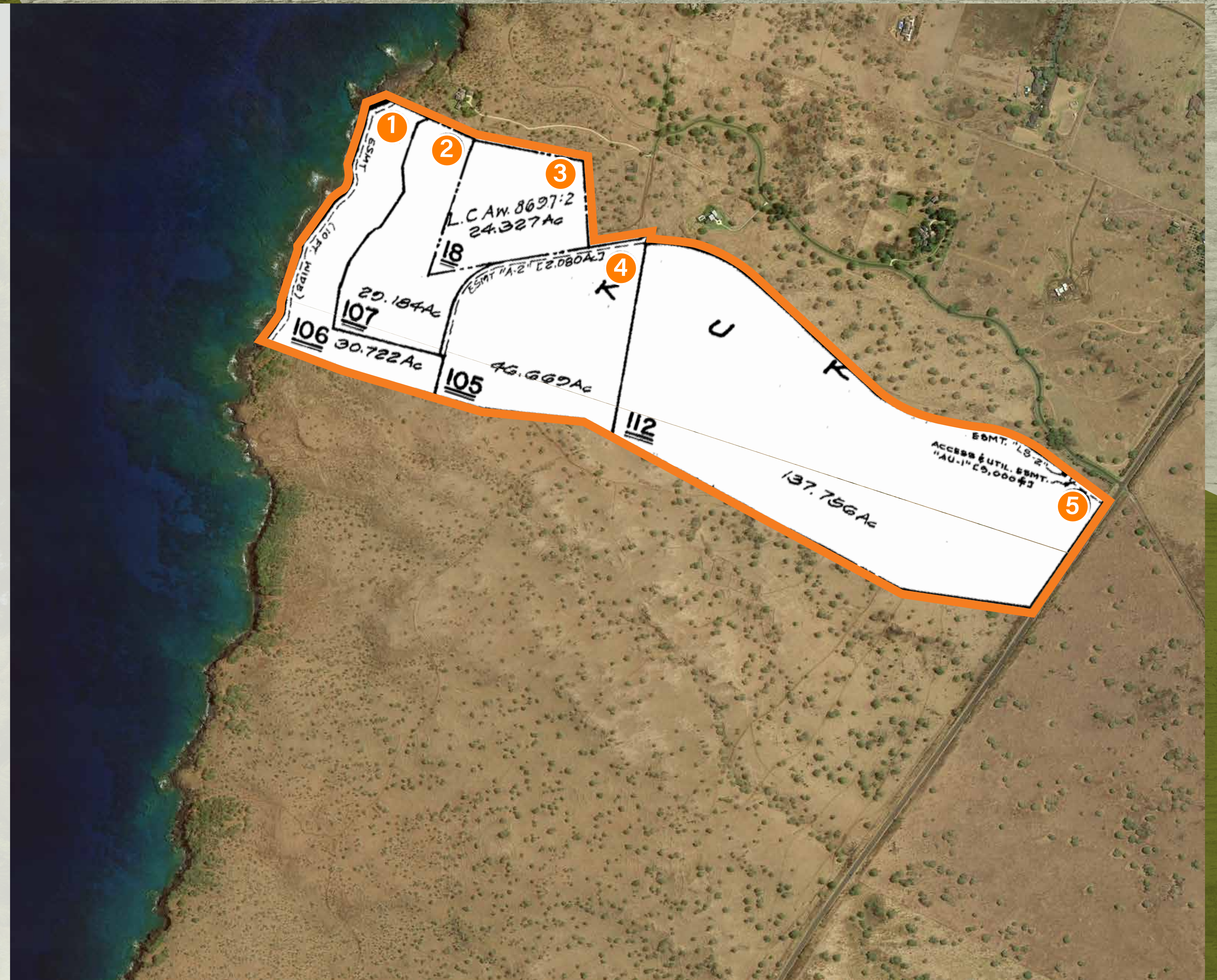




# TMK MAP

PARCEL	TMK	SIZE (ACRES)
1	(3) 5-6-001:106	30.72
2	(3) 5-6-001:107	29.18
3	(3) 5-6-001:018	24.33
4	(3) 5-6-001:105	46.67
5	(3) 5-6-001:112	137.76
<b>Total</b>		<b>268.66</b>

Buyer may consider consolidating and re-subdividing the existing TMKs to maximize the potential of the property. Alternatively, a buyer could utilize the existing TMKs to develop a private estate or family compound on all or a portion of the site and sell the remaining undeveloped parcels separately.







# LOCATION

## KONA-KOHALA

The Kona-Kohala coast is known for its transcendent beauty of unparalleled oceanfront views and majestic coastline ranging from jagged rocks to tropical beaches and is home to many world-class accommodations such as internationally known resorts, fine-dining, as well as private home developments. Also known as the Paniolo Country, on the northern tip of the Island, this area offers a rich history of sugar plantations, royalty and Parker Ranch's legacy cattle operations.





# LOCATION

## HAWI & KAPAAU

Within Paniolo Country near Parker Ranch's legacy operation, Hawi and Kapaau each hold their own charming history perfect for local comfort and tourist excitement. Hawi provides a unique shopping experience and an artistic scene with colorful and lively boutiques, local art galleries, and restaurants. Adjacent is the Kapaau village where one can enjoy an easy lifestyle with beautiful pastures, valley overlooks and beaches.





## TERMS

**Price:** \$12,100,000

**Tours:** All tours must be coordinated through Cushman & Wakefield

## CONTACTS

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