

KONA DEVELOPMENT SITES



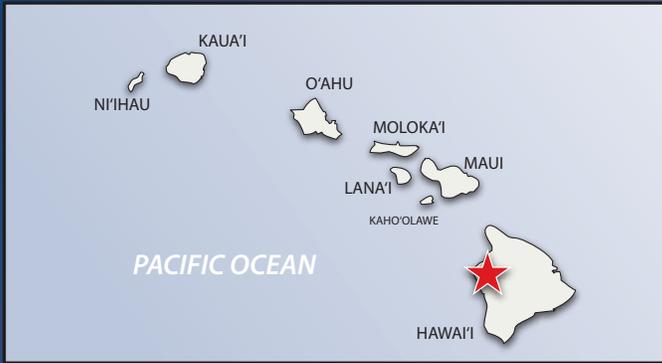
Honokōhau Village Parcels For Sale

Lots 14-A and 14-B

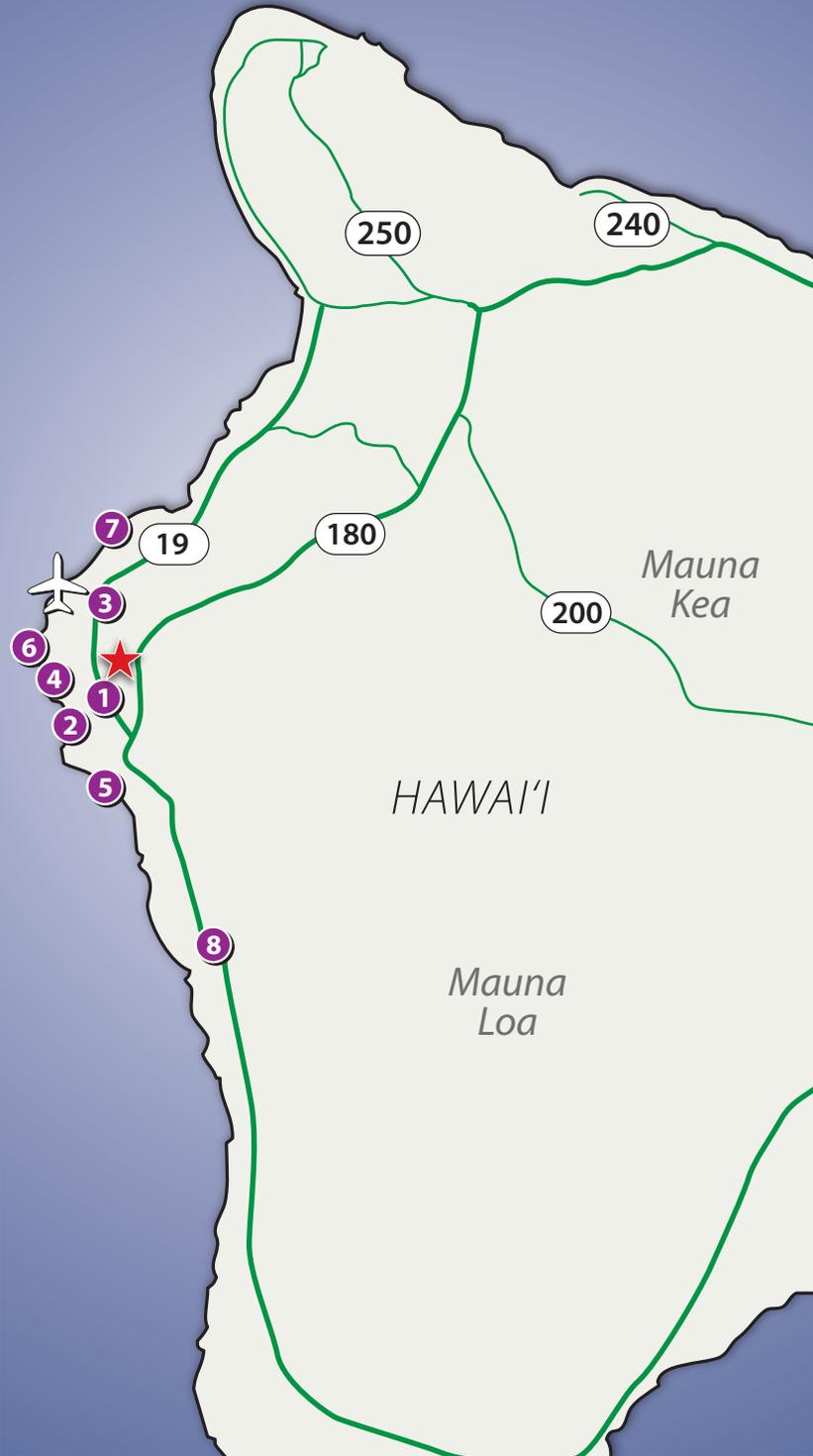


Honokōhau - Kona, Hawai'i

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-  Kona International Airport (5.8 miles)
- 1** West Hawaii Civic Center (0.2 mile)
- 2** Honokōhau Marina & Small Boat Harbor (1.6 miles)
- 3** Costco Wholesale (2.3 miles)
- 4** Kaloko-Honokohau National Historical Park (2.9 miles)
- 5** Old Kona Airport State Recreation Area (3.4 miles)
- 6** Kohanaiki Beach Park (8.0 miles)
- 7** Kekaha Kai State Park (8.8 miles)
- 8** Kona Community Hospital (12.6 miles)



Looking Southwest from Lots 14-A & 14-B

Honokōhau, Kona Coast, Hawaii

Those who know the Island of Hawai'i know the leeward side has it all: ideal climate, scenic beauty, calm clear coastal waters, beaches, community, and desirable lifestyle. Kona has been a residence of choice dating back to early Hawaiian chiefs and 19th century royalty.

Today, Kona remains an ideal place to live resulting in tremendous growth. County planners report the population has more than doubled in the past 25 years. Kona continues to be a favorite home base for local residents, those seeking retirement, or a second home. Today's connected technologies are enabling even more full-time residents to call Kona home regardless of where they work.

Honokōhau Village Parcels

Joel K. LaPinta, CCIM Realtor® has been retained to assist in the sale of two parcels within this growing west Hawai'i community. The seller will consider selling the parcels either separately or together. The parcels provide several unique opportunities to develop highly desirable residential and mixed-use properties. The parcels are located within the Honokōhau Village Regional Center, one of only four regional centers designated by the Kona Community Development Plan (KCDP). Regional centers have been selected by the community as growth centers to promote Transit Oriented Development (TOD) on the Kona Coast of the Island of Hawai'i.

Supporting road and infrastructure are already in place to enable the development of these parcels as well as neighboring public and private lands to create a truly livable community. The recently completed Ane Keohokalole Highway, a major north-south arterial roadway, and the West Hawaii Civic Center both adjoin the two parcels. The location provides quick access to neighborhood schools including Kealakehe High School and recreational opportunities at nearby Honokōhau Marina and Small Boat Harbor. Major retail centers in the immediate vicinity include Costco, Home Depot, Safeway, Foodland, Sack and Save, KTA Super Stores, Target, Macy's, Walmart and Kmart. Kona International Airport is six miles from the site.

¹ Transit-Oriented Development (TOD): TOD is defined as "The development of compact, mixed-use villages which would integrate housing, employment, shopping, and recreation opportunities. Villages would be designed around transit stations/stops which would reduce the need for daily trips and financially support the expanded transit system." Kona Community Development Plan, September 2008



Lot 14-B Available

Planned Unit Development approved for 70 Homes and a Recreational Center

Tax Map Key Parcel No.: 3rd/ 7-4-024: 017

Land Area: 12.283 Acres, 49,707.5 Square Meters

Location: 74-5040 Ane Keohokalole Highway, Kailua-Kona, HI 96740

The parcel is on the Mauka (upslope) side of the Ane Keohokalole Highway ≈500 feet north of the intersection with Kealakehe Parkway and the West Hawaii Civic Center. Kealakehe Parkway is the main Mauka-to-Makai State arterial secondary road providing access from Queen Ka'ahumanu Hwy (State Hwy. 19).

State of Hawaii Land Use Designation: Urban per Ord. No. 96-85, effective 7/26/96

County of Hawaii General Plan: Urban Expansion

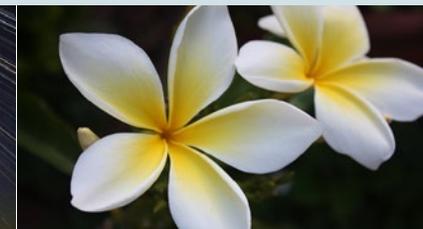
Kona Community Development Plan (KCDP): The property is located within the Honokōhau Village Regional Center.

Zoning: Single-Family Residential minimum building site area 7,500 sq. ft. (RS-7.5) per Ordinance 99-61 approved May 13, 1999 and took effect subject to specific conditions on August 1, 2016.

Plan Unit Development (PUD): PUD Permit No. 61 dated September 15, 1999. Subject to certain and specific conditions the permit took effect on August 1, 2016. The PUD permit allows minimum building site areas of 4,000 square feet among other variances from the County's Subdivision Code; the permit also envisions a club house facility with recreational and social spaces.

Water (71 Equivalent Units): The Department of Water Supply (DWS) of the County of Hawaii granted a commitment to supply 28,400 gallons per day or seventy (71) units of water at an average of 400 gallons per day (400gpd with 600gpd maximum as an equivalent unit). A water commitment deposit of \$10,650 is required annually to maintain the commitment. The cumulative annual payments, currently \$95,000, will be credited towards the final facilities charge for the development.

Wastewater (Sanitary Sewer): The property is within the service area of the County of Hawaii's Kailua-Kona wastewater treatment system and Kealakehe wastewater treatment plant.



Honokōhau Lots 14-A and 14-B

Lot 14-A **SOLD**

Tax Map Key Parcel No.: 3rd/ 7-4-024: 012

Land Area: 29.074 Acres, 117,658.3 Square Meters

Location: 74-5040 Ane Keohokalole Highway, Kailua-Kona, HI 96740

The parcel is on the Makai (seaward) side of the Ane Keohokalole Highway directly below Lot 14-B and adjacent to the West Hawaii Civic Center.

State of Hawaii Land Use Designation: Urban per Docket No. A89-643

County of Hawaii General Plan: Industrial & Urban Expansion

Kona Community Development Plan (KCDP): The property is located within the Honokohau Village Regional Center.

“Regional centers are intended for mixed use and higher density residential, retail, commercial, employment, and/or regional one-of-a kind facilities, such as major civic, medical, education, and entertainment facilities. Regional centers shall be designed around a Commercial Center, which is the focus for the Village and designed to encourage pedestrian activity.” Kona Community Development Plan, September 2008

Zoning: Open & Agriculture minimum Lot Area 5 Acres (A-5a)

Notes on Zoning: The State Land Use designation of Urban, the General Plan of the County of Hawaii, and the KCDP support zoning of the site for mixed use. There are various alternatives in the County Zoning Code including project district zoning and planned unit development to allow a mixed use development to carry out the community’s vision of a Transit Oriented Development village.

Water (120 Equivalent Units): The property has one hundred and twenty-one (120) equivalent units of water currently allocated to it from the DWS County water system. The water is vested in the property and no additional future facilities charges are required to be paid for 120 of these equivalent units. Water main access is along Ane Keohokalole Highway.

Wastewater (Sanitary Sewer): The County sewer main is located along the Kealakehe Parkway. The property is within the service area of the County of Hawaii’s Kailua-Kona wastewater treatment system and Kealakehe wastewater treatment plant.

REGULATORY CLEARANCES FOR BOTH SITES

Flood: The property is within Zone X indicative of areas of low concern for flooding.

Archaeological Clearances: Archaeological Inventory Survey was approved by the State Historic Preservation Division ("SHPD") in 1993. No preservation sites were located but recovery had been warranted. An "Archaeological Mitigation Program, Honokohau Industrial Park (Parcel VII), Phase II: Data Recovery" was approved. Recovery was completed and approved by SHPD.

Environmental Impact Statement (EIS): The State Land Use Commission approved the EIS in September 1990 in support of reclassification of the properties to Urban.

PURCHASE OPPORTUNITY

Lot 14-B Price: USD \$2,500,000

Lot 14-A Price: USD \$4,800,000

A commission equal to 2.5% of sales price is offered by broker to a co-operating broker representing a buyer. Offer is subject to terms of registration agreement.

Offering Terms: The owner is providing informational materials to qualified prospective buyers. The information includes documents about land use, entitlements, water rights and other matters pertinent to the potential development of the property. Prospective purchasers may use this information and any third party reports to evaluate the property. Offers should be submitted together with accompanying information about the buyer, its background, history of purchases and development experience, and a description of the capital sources for the purchase.

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Note: Property lines are estimates and must be verified independently by the buyer.

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