



CUSHMAN &  
WAKEFIELD

ChaneyBrooks

RARE HAWAIIAN ASSET FOR SALE

# ALEKOKO “MENEHUNE” FISHPOND

2310 HULEMALU ROAD  
LIHUE, HAWAII

**\$3,000,000**

[WWW.MENEHUNEFISHPOND.COM](http://WWW.MENEHUNEFISHPOND.COM)



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## EXECUTIVE SUMMARY

A thousand years ago, according to Hawaiian legends, Menehune handcrafted a fishpond with lava rock sourced from twenty-five miles away, within the span of one night. This fishpond would become commonly known as the Menehune Fishpond and was used to catch fish for the ali'i (Hawaiian Royalty).

Today, Cushman & Wakefield ChaneyBrooks is pleased to present this incredible opportunity to acquire the Alekoko "Menehune" Fishpond located in Lihue, on the beautiful island of Kauai. The Property consists of over 100 acres of diverse landscape nestled in Huleia Valley, which includes the Menehune Fishpond as well as a portion of the Huleia Stream. Not only is the Menehune Fishpond one of the finest examples of ancient Hawaiian aquaculture, it is the best example of an inland fishpond in the entire state, and is one of the rarest and most significant cultural sites on Kauai. The property abuts the Huleia National Wildlife Refuge, which is one of just two sanctuaries on the planet home to wild populations of five species of endangered Hawaiian waterbirds – the ae'o (Hawaiian stilt), 'alae ke'oke'o (Hawaiian coot), 'alae'ula (Hawaiian moorhen), koloa maoli (Hawaiian duck), and the State Bird of Hawaii, the nene (Hawaiian goose).



This is truly a once-in-a-lifetime opportunity to own a piece of Hawaiian History. The offering, paired with the right vision, can lend itself to a variety of possibilities from continued preservation of the fishpond in conjunction with Huleia Stream, to revitalization of the fishpond to promote education and the sharing of Hawaiian culture, or the potential to development a single-family home to care for and appreciate the land for generations to come, subject to governmental approvals.

# INVESTMENT HIGHLIGHTS

## COUNTRY LIVING WITH MODERN-DAY CONVENIENCES

Modern-day conveniences available – Highspeed internet, cable TV, cell phone coverage, county water, and electricity through Kauai Island Utility Cooperative.

## EXTREMELY RARE HAWAIIAN ASSET

This offering is rich in Hawaiian history and includes the Menehune Fishpond and a portion of the Huleia Stream, leading into Nawiliwili Harbor.

## AMENITIES

The Property comes complete with a designated camp area with covered picnic tables and benches.

## CONVENIENT ACCESS

The site is located near resort, residential, commercial and governmental areas, and is only a 9 minute drive to Nawiliwili Harbor and Lihue Airport, now with direct flights to the US Mainland.



## POTENTIAL USES

Subject to governmental approvals, a buyer could develop a single-family home or preserve the fishpond in conjunction with Huleia Stream, by developing educational activities for students, local residents and visitors to the island.

## TRANQUIL SETTING

Nestled along Huleia Stream, the Menehune Fishpond is home to a variety of wildlife species including frequent visits from Native Hawaiian Waterbirds such as the ae’o (Hawaiian stilt), ‘alae’ula (Hawaiian moorhen) and the koloa maoli (Hawaiian duck).

## HAWAIIAN AQUACULTURE

The Menehune Fishpond has been deemed the most significant fishpond on Kauai and one of the finest examples of ancient Hawaiian aquaculture.

## RECREATIONAL USES

There are a variety of ways to enjoy the breathtaking scenery of Huleia Stream and the surrounding Haupu Mountains including kayaking, stand-up paddling boarding and canoe paddling which lead all the way to Nawiliwili Harbor.



## MENEHUNE FISHPOND

There are various versions of the story behind the Menehune Fishpond; however, all credit the masterful engineering of the pond to the Menehune, a mythical people who inhabited Hawaii before the Hawaiians arrived. This dates the creation of the fishpond to the earliest period of Hawaiian settlement. One popular legend says a Hawaiian Chief commissioned the Menehune to build the fishpond which they completed in one night by creating a human chain, passing the stones one by one from a source 25 miles away.

Ancient Hawaiian Fishponds, built to catch fish, were symbols of chiefly status and power. Today, Hawaiian fishponds represent one of the ancient world's most significant and successful aquacultural achievements. The Menehune Fishpond was hand constructed by creating a dam across a portion of the Huleia Stream, used to trap fish to feed the ali'i (Hawaiian Royalty). The wall separating the pond from the Huleia Stream is 900 feet long, five feet high and meticulously assembled with lava rock. Not only is this one of the finest examples of ancient Hawaiian aquaculture, it is the best example of an inland fishpond in the entire state, and is one of the rarest and most significant cultural sites on Kauai. The pond is an important historical reminder of the past and a contemporary source of pride for the people of Kauai.

# PROPERTY SUMMARY

**ASKING PRICE:** \$3,000,000

**ADDRESS:** 2310 Hulemalu Road  
Lihue, Hawaii

**TAX MAP KEY:** (4) 3-2-1:1 & (4) 3-1-1:12

**TENURE:** Fee Simple

**LAND AREA:** 102.049 Acres



## ZONING

Parcel 1: O – Open District, ST-R – Special Treatment District  
Parcel 12: O – Open District

## SPECIAL MANAGEMENT AREA (SMA)

Yes

## FLOOD ZONE

A - No Base Flood Elevation determined  
AEF - Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the Base Flood Elevation.

## LICENSE

Malama Hule'ia, a non-profit corporation, has a License Agreement to use Parcel 1 (55 acres) through June 25, 2027, with one (1) 10-year option to extend the lease term. Malama Hule'ia is dedicated to eradicating invasive mangrove and caring for the Menehune Fishpond. The license may be terminated by either party with six (6) months written notice.

## ACCESS

Vehicular access to the Property is currently allowed from Hulemalu Road. Ingress and egress to the property is via an access easement consisting of an unpaved driveway, through a metal gate located on the eastern side of the Property.

## UTILITIES

**WATER** – Water is provided by the County of Kauai's Department of Water through mains along Hulemalu Road.

**ELECTRICITY** – Electricity is available through Kauai Island Utility Cooperative (KIUC). Currently, the property does not have electrical service.

**HIGH SPEED INTERNET** – Available through various service providers.

## NATIONAL REGISTER OF HISTORIC PLACES

Listed on the U.S. National Register of Historic Places since 1973.



## POTENTIAL USES

### **Sec. 8-8.2 Generally Permitted Uses and Structures.**

- » Accessory uses and structures
- » Day-use areas
- » Diversified agriculture
- » Livestock and grazing, except as provided in Sec. 8-8.3m
- » Outdoor recreation
- » Parks and monuments
- » Private recreation areas
- » Resource management
- » Single family detached dwellings
- » Undeveloped campgrounds

### **Sec. 8-8.3 Uses and Structures for Which A Use Permit Is Required.**

- » Communications facilities
- » Day care centers
- » Developed campgrounds
- » Home businesses
- » Intensive agriculture
- » Livestock and grazing within the Urban District as established by the State Land Use Commission
- » Organized recreation camps
- » Outdoor recreation concessions
- » Police and fire facilities
- » Quarries
- » Recreation vehicle parks
- » Religious facilities
- » Utility installations
- » Any other use or structure which the Planning Director finds to be similar in nature to those listed in this Section and appropriate to the District.



## ISLAND OF KAUAI OVERVIEW

Kauai is the fourth largest island in the Hawaiian chain and is nicknamed the “Garden Isle” since much of its surface is covered by tropical rainforests. Formed from volcanic activity approximately five million years ago, Kauai is the oldest and northernmost of the main islands. Kauai County is the least populated of the four counties in the State with an estimated population of over 72,000 people in 2019. Kauai’s fertile soil was prime for sugarcane plantations and was the major agricultural production, but operations have ceased largely due to lower labor costs overseas. Tourism is Kauai’s largest industry. Tourists are attracted to the island’s beauty, mild tropical climate, and outdoor activities. The dramatic cliffs and pinnacles of its Na Pali Coast have served as a backdrop for major Hollywood films, while 10-mile-long Waimea Canyon and the Nounou Trails traversing the Sleeping Giant mountain ridge are hiking destinations.



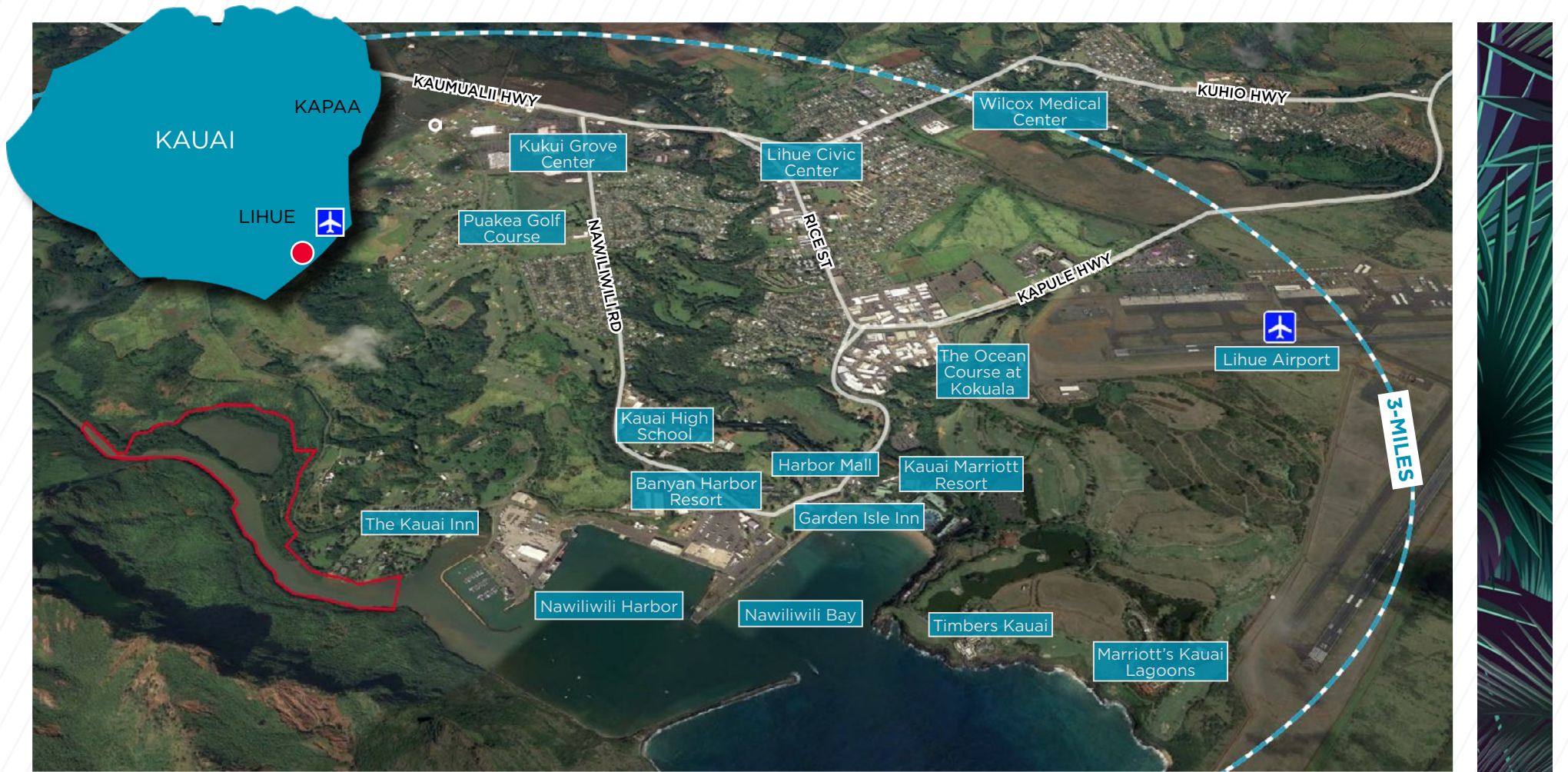
## STATE OF HAWAII OVERVIEW

Hawaii is made up of eight major islands - Oahu, Maui, Hawaii, Kauai, Molokai, Lanai, Niihau and Kahoolawe. Each island has its own distinct personality, adventures, activities and sights. Hawaii is best known for its gorgeous scenery, mild year-round temperatures,



world-famous beaches, surfing, hiking, and other outdoor activities. In 2019, the GDP of Hawaii was over \$97.28 Billion. With an estimated population of over 1.4 million residents, the Hawaiian economy is largely dependent on tourism. The military presence in Hawaii has a huge impact on the State's economy with around 50,000 personnel and an additional 100,000 civilian jobs. The cuisine of Hawaii is a fusion of many foods brought by immigrants to the Hawaiian Islands.





## DEMOGRAPHICS (3 MILES)



**12,527**

Population



**\$86,642**

Median Household Income



**4,131**

Households





CUSHMAN &  
WAKEFIELD

ChaneyBrooks

**RYAN K. SAKAGUCHI (B)**

+1 808 779 6509

rsakaguchi@chaneybrooks.com

**STEVE K. SOMBRERO, CRE (B)**

+1 808 544 1798

ssombrero@chaneybrooks.com

chaneybrooks.com  
cushmanwakefield.com

1440 Kapiolani Boulevard, Suite 1010 | Honolulu, Hawaii 96814 | Main +1 808 544 1600 | Fax +1 808 544 9574

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