



CUSHMAN &
WAKEFIELD

ChaneyBrooks

FOR SALE

9 ACRES OF LAND ON EASTERN KAUAI

KUAMOO ROAD, WAILUA
KAUAI, HAWAII



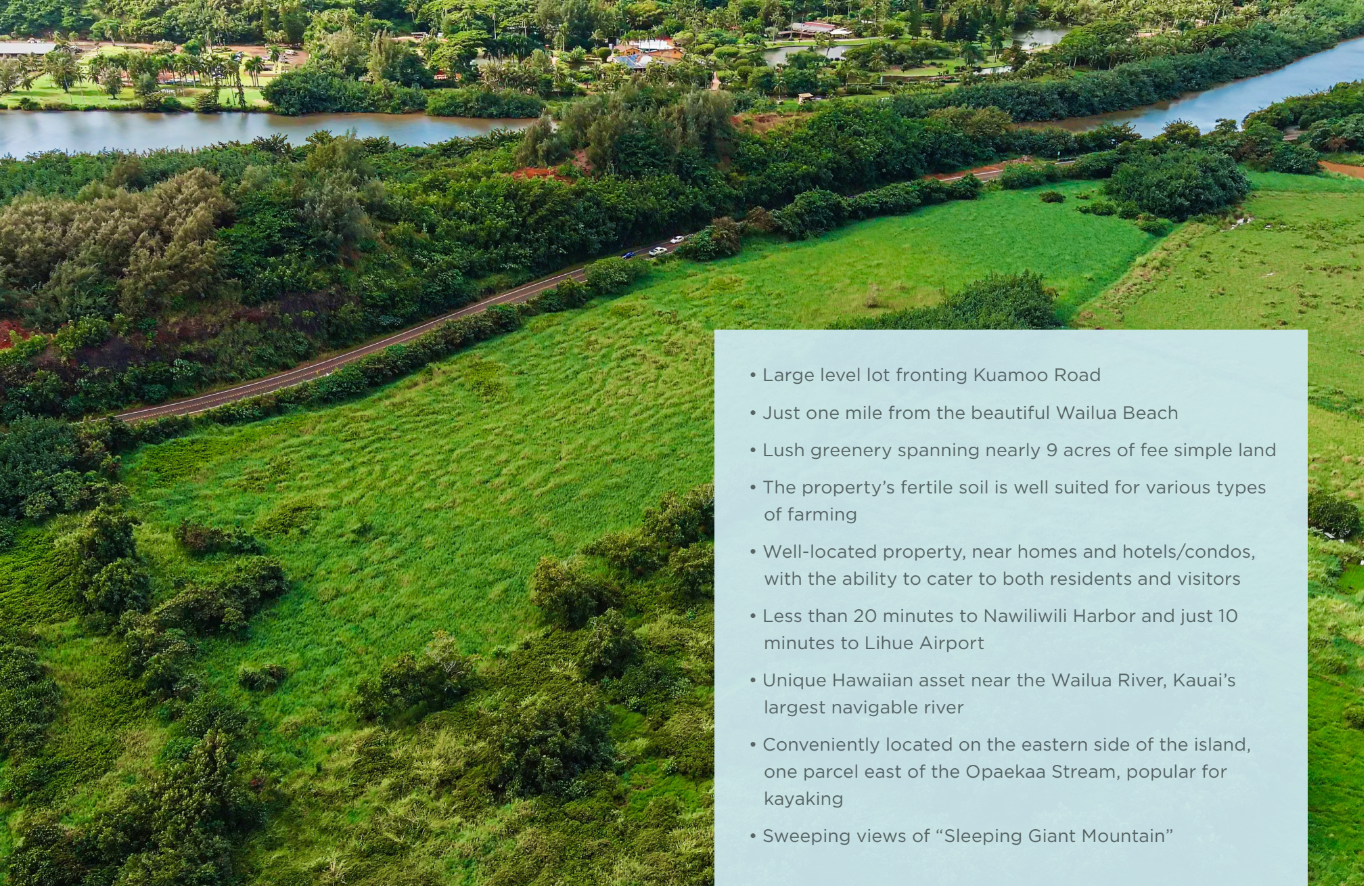
\$200,000



EXECUTIVE SUMMARY

Cushman & Wakefield ChaneyBrooks is pleased to offer for sale 8.96 acres of fee simple land located on the northern side of Kuamoo Road in Wailua, on the eastern side of the island of Kauai. The property is currently used as pasture land for grazing horses and cattle. In the past it was used to cultivate rice and taro. Properties similar to the subject site have been used to cultivate watercress. The site is generally rectangular with a mostly flat to gently sloping topography. Vehicular access is allowed from Kuamoo Road; however there are no designated ingress/egress directly to the site.

INVESTMENT HIGHLIGHTS



- Large level lot fronting Kuamoo Road
- Just one mile from the beautiful Wailua Beach
- Lush greenery spanning nearly 9 acres of fee simple land
- The property's fertile soil is well suited for various types of farming
- Well-located property, near homes and hotels/condos, with the ability to cater to both residents and visitors
- Less than 20 minutes to Nawiliwili Harbor and just 10 minutes to Lihue Airport
- Unique Hawaiian asset near the Wailua River, Kauai's largest navigable river
- Conveniently located on the eastern side of the island, one parcel east of the Opaekaa Stream, popular for kayaking
- Sweeping views of "Sleeping Giant Mountain"

PROPERTY SUMMARY

Asking Price	\$200,000
Address	Kuamoo Road, Wailua, Kauai, Hawaii
Tax Map Key	(4) 4-1-2: 4
Tenure	Fee Simple
Land Area	8.96 Acres
Zoning	Open District
Pitt Code	Conservation
Subzone	Protective
Special Management Area	Yes
Flood Zone	AE, 1% Annual Chance of Flood



UTILITIES

There are currently no utilities to the site however public utilities, such as electricity, water and telephone service are available to the residential subdivision less than a mile east.

WETLAND DETERMINATION

According to a Wetland Determination Memo, the site is predominately “wetland”. Wetland areas are regulated by the federal government and areas that are frequently inundated or saturated by surface or groundwater and support vegetation typically adapted for life in saturated soil conditions; typically include swamps, marshes, bogs, and similar uses, but classification may differ in various jurisdictions.

PERMITTED USES

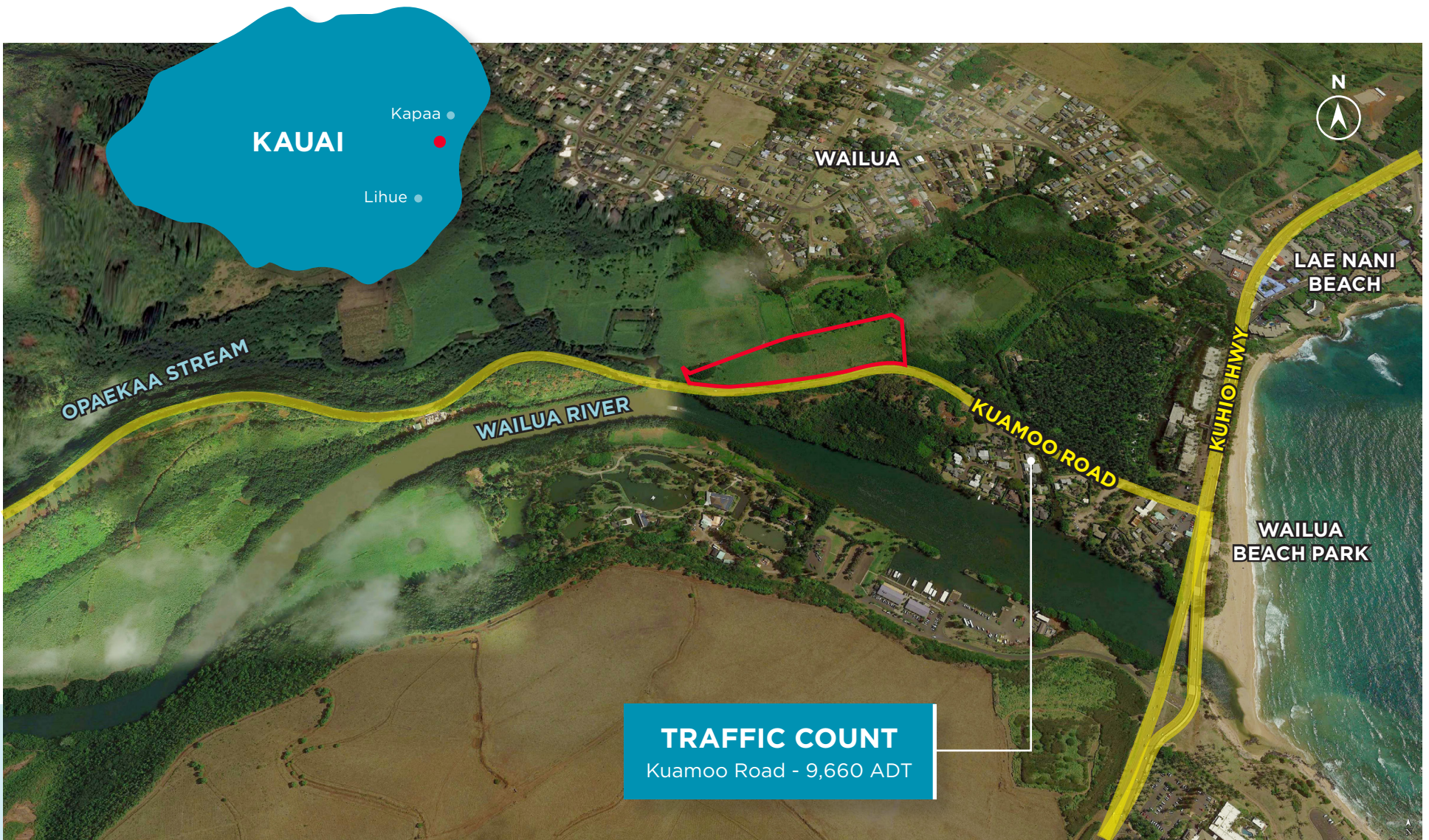
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Identified land uses in the protective subzone include:

- Data collection
- Sanctuaries
- Fishponds
- Signs
- Kuleana land uses
- Existing and accessory structures, subdivision or consolidation of property
- Landscaping, removal of noxious plants
- Tree removal
- Mooring and aids to navigation
- Public purpose uses

It should be noted that some of the aforementioned uses may require site plan approval, departmental permit, and board permit and/or management plan. Details of the Conservation District Protective subzone can be found:

- <https://dlnr.hawaii.gov/occl/files/2013/08/13-5-2013.pdf>
- <https://www.kauai.gov/Portals/0/Planning/CZO/Ord%20%20No%20%20935%20Updated%20CZO%20.pdf>



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,998	8,741	24,195
Households	711	3,228	8,178
Median HH Income	\$87,632	\$85,076	\$84,406





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WAKEFIELD**

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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 Blvd., Suite 1010, Honolulu, HI 96814 | Main +1 808 544 1600 | Fax +1 808 544 9574

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