



HAUĪKI

R A N C H

37.52 ACRES / KAUAI, HAWAII



CUSHMAN &
WAKEFIELD

ChaneyBrooks

PROPERTY OVERVIEW



CUSHMAN & WAKEFIELD | CHANEYBROOKS

is pleased to offer Hauiki Ranch, a 37.52 acre development opportunity located within the Kawaihau-Kappa area on Kauai. The property consists of 8 lots with the potential to build up to 8 homes, providing the perfect landscape for a single family estate development or family compound.

HIGHLIGHTS

- 8 planned Condominium Property Regime (CPR) lots
- Stunning pond and waterfall on site
- Cleared pads and roadways
- Water available & electricity in close proximity
- 3.32± acre average lot size



HAUIKI
RANCH

PROPERTY DETAILS



ADDRESS:

6200 Hauiki Road
Kapa'a, Kauai, HI

TMK:

4-4-6-07:10,
CPR units 1-8

SIZE:

37.52 Acres

UNIT	ACREAGE
Unit 1	5.3 Acres
Unit 1	3 Acres
Unit 3	.86 Acres
Unit 4	2.7 Acres
Unit 5	2.6 Acres
Unit 6	4.5 Acres
Unit 7	2.8 Acres
Unit 8	4.8 Acres
Common Element	8.2 Acres
Roads	2.76 Acres
Total	37.52 Acres

ALLOWED USES:

Individual CPR units may be developed to single family residential estates or the entire holding could be developed as a private agricultural estate or family compound

COUNTY ZONING:

Agricultural

STATE LAND USE CLASSIFICATION:

Agricultural

UTILITIES:

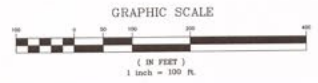
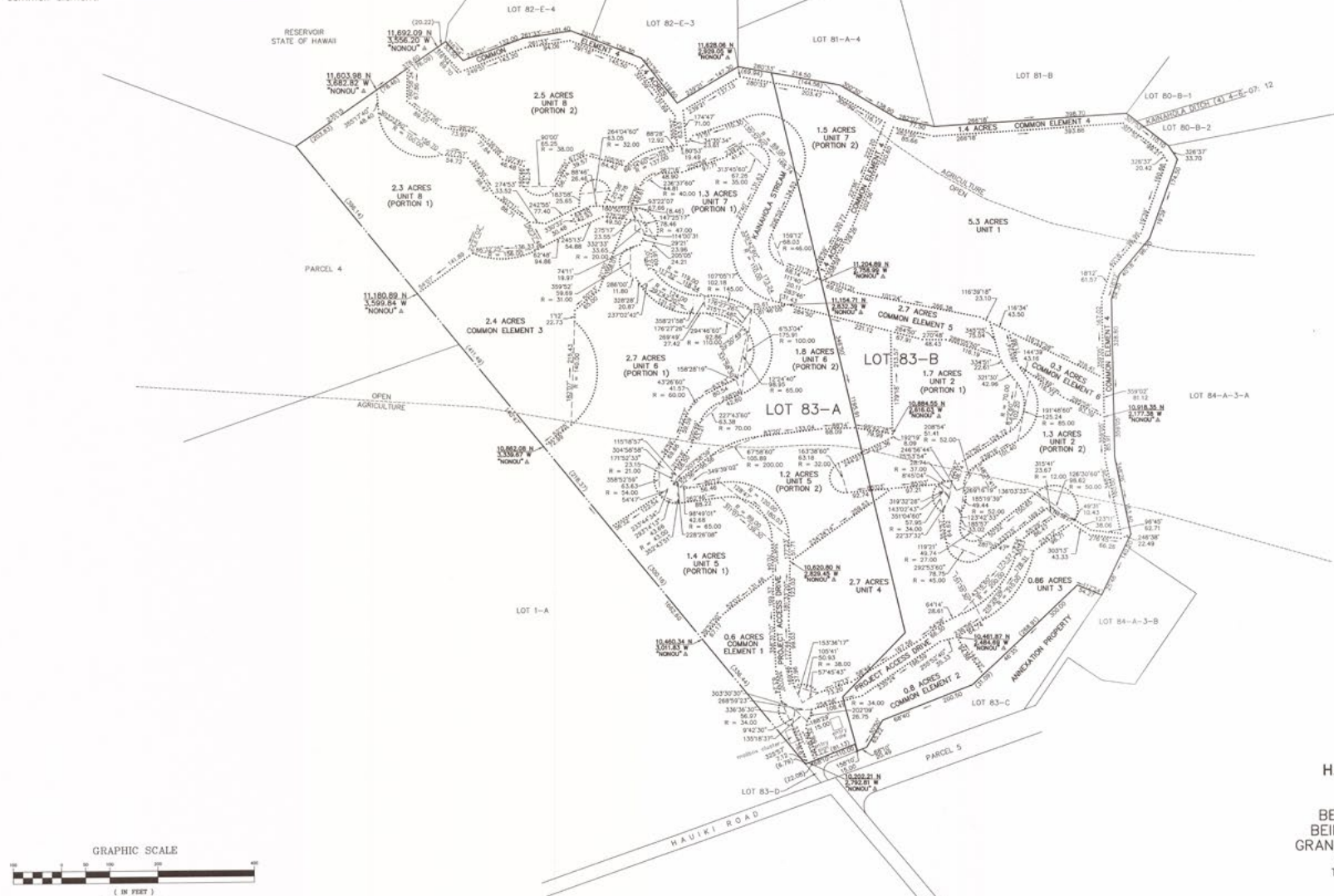
Public water available. Sanitary sewage disposal would be handled by septic tank systems





NOTE:

This project does not involve the sale of individual subdivided lots. The dotted lines on the Condominium Map are for illustration purposes only. They represent either a unit boundary, limited common element or common element.



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Joseph J. Wolke
Signature
ESAK SURVEYING & MAPPING, INC.
DRAFTED: APRIL 30, 2020

**HAUKI RANCH CONDOMINIUM
UNITS 1 THROUGH 8
AND COMMON ELEMENTS
BEING LOTS 83-A AND 83-B
BEING ALSO A PORTION OF L.P.
GRANT 6480 TO JOSEPH SCHARSCH
KAPA'A, KAWAIHAU, KAUAI', HAWAII
Tax Map Key: (4) 4-6-07: 10 & 40
Owner: Hauiki Hui LLC
Date of Map: May 23, 2019**



HAUUKI

RANCH

PRICE: \$4,200,000

Do not enter subject property. All tours must be coordinated with Cushman & Wakefield | ChaneyBrooks



ChaneyBrooks

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