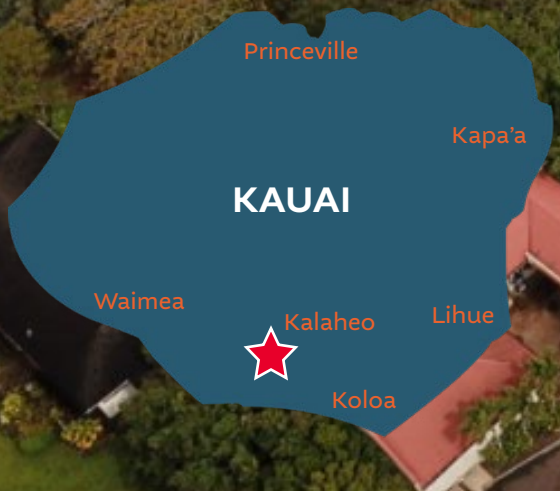




CUSHMAN & WAKEFIELD

ChaneyBrooks



RARE COMMERCIAL OR MIXED-USE DEVELOPMENT OPPORTUNITY

Signalized Corner Highway Location

FOR SALE

2-2431 KAUMUALII HIGHWAY

Kalaheo, HI 96741



2-2431 KAUMUALII HIGHWAY

KALAHEO, HI 96741



ChaneyBrooks



PROPERTY SUMMARY

ASKING PRICE	\$1,950,000
ADDRESS	2-2431 Kaumualii Hwy Kalaheo, HI 96741
TAX MAP KEY	(4) 2-4-11: 8, 9 & 40
TENURE	Fee Simple
LAND AREA	40,905 SF
ZONING	T4 Village Center (T4-VC) & T4 Neighborhood (T4-N)

INVESTMENT HIGHLIGHTS



EXCELLENT VISIBILITY ALONG MAJOR HIGHWAY

The site is situated on a signalized corner with frontage and high traffic counts along Kaumualii Highway. The property has ingress and egress access points from both Kaumualii Highway and Opu Road.



PRIME DEVELOPMENT OPPORTUNITY

The large parcel can accommodate a variety of mixed residential and commercial uses, ideal for a live, work, play project. Ideal concepts for the site are a UPS Store, clinics or neighborhood center.



SIGNIFICANT BARRIERS TO ENTRY

There have not been any new commercial developments in Kalaheo in recent years and no new commercial developments are on the horizon.



DESIRABLE NEIGHBORHOOD & STRENGTHENING MARKET

Kauai is showing stronger commercial and residential growth trends. Kalaheo is a highly desirable neighborhood with good schools. It serves as a major gateway connecting East and West Kauai. Kalaheo is a short commute to major employment centers including the Navy's Pacific Missile Range Facility at Barking Sands (PMRF), Poipu and Lihue.



WELL-LOCATED ASSET ON HIGHLY TRAVELED ROAD

The property is conveniently located within walking distance of restaurants and the bus stop. Over 18,587 cars pass by the property daily.

CONTACT

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DEVELOPMENT OVERVIEW

The property offers a rare opportunity to develop a commercial or mixed-use project.

TAX MAP KEY NOS.	(4) 2-4-11: 8 & 9	(4) 2-4-11: 40
LAND AREA	23,601 SF	17,304 SF
ZONING	T4 Neighborhood (T4-N)	T4 Village Center (T4-VC)
LOT COVERAGE	60% maximum	80% maximum
HEIGHT LIMIT	2 stories maximum	Main Bldg: 3 stories maximum Accessory Bldg: 2 stories maximum
MINIMUM LOT SIZE	25 feet wide by 80 feet deep	25 feet wide by 110 feet deep
PERMITTED USES	Single family dwelling units; multiple family dwelling units; accessory structures; adult family boarding and family care homes; home businesses; day-care center.	Multiple family dwelling units (more than 2); home businesses; dormitories; residential care homes; church; retail shops (with alcoholic beverage sales); restaurants and food; medical and nursing facilities; professional offices; automobile services.

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DEMOGRAPHICS (10-MILES)

2022 Population	16,763
2022 Households	5,910
Average Household Income	\$112,807
Median Home Value	\$736,729

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