

126 MAA STREET

KAHULUI, HI

DEVELOPMENT OPPORTUNITY



ChaneyBrooks

OFFERING SUMMARY

PROPERTY SUMMARY

ASKING PRICE	\$750,000
ADDRESS	126 Maa Street Kahului, HI 96732
TAX MAP KEY	(2) 3-8-97: 74
TENURE	Fee Simple
LAND AREA	13,990 SF
ZONING	Project District: VMX - Village-Mixed Use Subdistrict: C-R - Commercial/Residential

INVESTMENT HIGHLIGHTS

EXCELLENT BUILD-TO-SUIT DEVELOPMENT OPPORTUNITY

This primarily square, vacant lot has been fully graded and leveled with blue rock fill. It is fully entitled and ready for construction, with utilities already stubbed in and county water meters available. The lot also includes an existing driveway, making it ideal for immediate development.

FLEXIBLE MIXED-USE COMMERCIAL/RESIDENTIAL ZONING

Located within the Village-Mixed Use district and Commercial/Residential subdistrict, this property permits a wide range of uses, including residential dwellings, restaurants, retail, office spaces, and light manufacturing.

ESTABLISHED MASTER-PLANNED COMMUNITY

This site is situated within the Maui Lani Village Center, part of the 1,000-acre Maui Lani master-planned golf course community nestled between Kahului and Wailuku. Maui Lani was thoughtfully designed to provide residents with top-quality housing, recreational amenities, and business development opportunities, all while honoring the 'aina and the natural beauty of the Valley Isle.

WELL-LOCATED ASSET

Situated just minutes from the Kahului Airport and Harbor, the asset offers a prime location for convenient access to key transportation hubs. The property is also strategically positioned near major roadways - Honoapiilani Highway and Kuihelani Highway.

AERIAL



DEMOGRAPHICS			
	1-MILE	5-MILES	10-MILES
POPULATION	11,404	58,665	85,029
HOUSEHOLDS	3,310	15,608	25,558
AVERAGE HH INCOME	\$121,661	\$106,940	\$110,793

MAUI LANI VILLAGE CENTER

PROJECT HIGHLIGHTS

- Fully-entitled, ready-to-build lots
- Drainage and utilities stubbed to site
- Developer assistance with building permit
- Flexible zoning
- Multiple lot configurations
- Flexible parking ratio, which allows greater lot coverage
- Ample on-street parking
- High quality design standards
- Part of large, master-planned community
- Well-known and financially-sound neighboring businesses

Located at the heart of Maui's primary population center, the Maui Lani Village Center offers an ideal setting for businesses aiming to establish a strong presence in Central Maui's rapidly growing community.

With easy access via new regional roadways, the Center is just minutes from Kahului's harbor, airport, and hospital, and serves a population of over 70,000 residents within a 10-mile radius. Surrounding the Center are expanding residential neighborhoods and the recently built Church of Jesus Christ of Latter-day Saints, with an estimated 6,000 local members.

The Center's versatile mixed-use zoning accommodates a variety of uses, including light industrial, retail, professional and medical offices, dining, recreation, financial services, educational institutions, grocery stores, and residential units.



PERMITTED USES

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	5,000 SF
MINIMUM LOT WIDTH	60 Feet
MINIMUM BUILDING SETBACKS	50 Feet
<i>Single-family, two-family, and multifamily residential use shall apply, except for row type dwellings where no setbacks shall be required</i>	
FRONT YARD	15 Feet
SIDE YARD	<ul style="list-style-type: none"> • 6 Feet for one-story buildings and • 10 Feet for two- and three-story buildings for single-family and multifamily dwellings • 5 Feet for two-family dwellings, • for any exterior walls with openings for light, air, and/or access; the sum of both side yards on any lot must total a minimum of ten feet; common walls must be constructed of masonry or of equal fire and sound retardant material
REAR	<ul style="list-style-type: none"> • 6 Feet for one-story buildings • 10 Feet for two- and three-story buildings
Commercial/residential use	
FRONT YARD	No setback
SIDE & REAR YARD	No setbacks, except when adjacent to residential and noncommercial uses, where the setbacks for the adjacent use shall apply
MAXIMUM BUILDING HEIGHT	<ul style="list-style-type: none"> • two stories, not to exceed 30 feet for single-family and two-family dwellings; • three stories, not to exceed 48 feet for commercial and multifamily
MAXIMUM LOT COVERAGE RATIO	0.6 for commercial, two-family and multifamily dwellings
MAXIMUM FLOOR AREA RATIO	<ul style="list-style-type: none"> • 0.5 FAR for single-family, not to include carport or garage • 1.0 FAR for commercial, two-family and multifamily dwellings, not to include carport or garage

Principal uses and structures:

- Single-family dwelling;
- Two-family or duplex dwelling;
- Multifamily dwelling;
- Living quarters;
- Lodginghouse;
- Animal boarding facility;
- Animal hospital;
- Day care facility;
- Eating and drinking establishments;
- Education, general;
- Education, specialized;
- Eleemosynary organizations;
- Food and beverage, retail;
- Garage, storage;
- General merchandising;
- General office;
- Group shelters;
- Light manufacturing and processing;
- Medical center, minor;
- Park;
- Parking area, public;
- Personal and business services;
- Public facility or public use;
- Quasi-public use or quasi-public facility;
- Recreation, active;
- Recreation, indoor;
- Recreation, open land;
- Recreation, passive;
- Self-storage, provided it is within an enclosed building; and
- Utility facilities, minor.

Accessory Uses and Structures: (incidental to and customarily found in connection with the principal uses)

- Energy systems, small-scale;
- Garage, private;
- Home occupation;
- Outdoor storage yards that are ancillary to a permitted principal use, provided the storage yards are appropriately screened from the public right-of-way;
- Parking areas, covered or uncovered;
- Park equipment, including, but not limited to, play equipment, backstops, dugouts, scoreboards, and bleachers;
- Recreation buildings and pools;
- Restrooms;
- Walls not to exceed five feet in height, and fences; and
- Warehouses which are ancillary to a permitted principal use.

Special Uses: (permitted subject to the approval of the appropriate planning commission)

- Medical center, major;
- Utility facilities, major; and
- Uses and structures that are similar to, and compatible with, the principal uses and structures of the subdistrict and which conform to the intent of this chapter may be approved by the appropriate planning commission.

For more information, visit:

https://library.municode.com/hi/county_of_mauai/codes/code_of_ordinances?nodeId=TIT-19ZO_ARTIVREMIAR_CH19.78WAHUPRDI1MALA_19.78.051VIMIUS1



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