

# Site 10 & 10A Property Facts

# DEVELOPMENT SITE FOR SALE

**Keauhou Resort Community Master Plan Site 10 & 10A:** The land area includes two contiguous parcels of land with separate tax key numbers having a total area of approximately 24.5 acres. In addition to location and desirable physical features, the land has certain zoning and entitlements, making it suitable for development.

**Location:** Western Corner, Ali'i Dr & Kamehameha III Road, Keauhou, Hawai'i, 96740

**Tax Map Key:**

3rd / 7-8-010:078-0000	20.81 Acres
3rd / 7-8-010:090-0000	<u>3.69 Acres</u>
	24.50 Acres

**Title & Tenancy:** The fee simple title to the property, free and clear of any financial liens or encumbrances, is being offered for sale.

**Price:** Not Disclosed. **Title:** Fee Simple.

*A commission equal to 2.5% of sales price is offered by broker to a co-operating broker representing a buyer. Offer is subject to terms of registration agreement.*

## LAND USE DESIGNATION AND ZONING

**State Land Use Designation:** Urban

**Count of Hawai'i General Plan Designation:** Medium Density Urban

**Kona Community Development Plan Designation:** Kona Urban Area and outside of a designated concurrency corridor.

**County Zoning:** Multiple-Family Residential District with a density of one residential unit per three thousand square feet of land area.

**Special Management Area (SMA):** The property is located near the shore, putting it within the SMA. SMA Use Permit No. 286 and SMA User Permit No. 456 were issued to allow for the development of up to 168 multiple-family residential units within Parcel 78 and 16 multiple family residential units within Parcel 90.

**Access:** The property is accessed from Kamehameha III Road.

**Infrastructure:**

- **Streets & Roads:** The property has frontage on Kamehameha III Road, Ali'i Highway, and Kaluna Street. The portions of Kaluna Street and Ali'i Highway have curbs and pedestrian sidewalks. Access to the two parcels is from Kamehameha III Road where there is a signalized intersection providing access to the Keauhou Shopping Center in the north direction and in the south direction the access street for Site 10 & 10A and the Life Care Center of Kona property is located just Mauka of Site 10 & 10A.
- **Water:** Seller shall deliver the property with a commitment for water service from the County of Hawai'i's Department of Water Supply. The quantity of water committed to the site shall be negotiated with the sale of the property.
- **Sewer:** Provisions for adequate service shall be obtained during inspection by the prospective buyer.
- **Utilities:** The availability of electric, telecommunications, and fuels for domestic use such as propane or liquid natural gas, shall be determined by the buyer prior to committing to purchase the property.



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*Multiple Family Resort Residential Development Site*  
**Keauhou Resort Site 10 & 10A**

*Keauhou — Kona, Hawai'i*

[www.keauhou10.com](http://www.keauhou10.com)

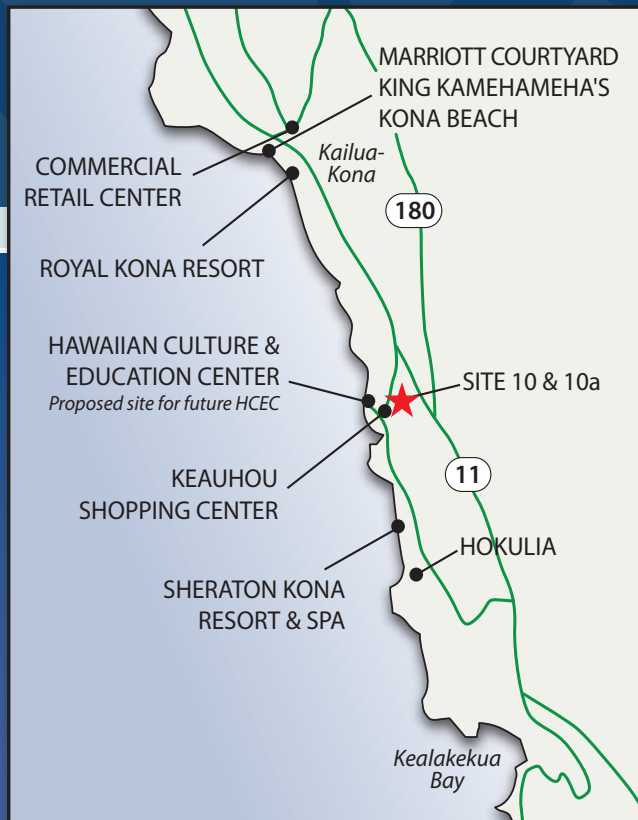


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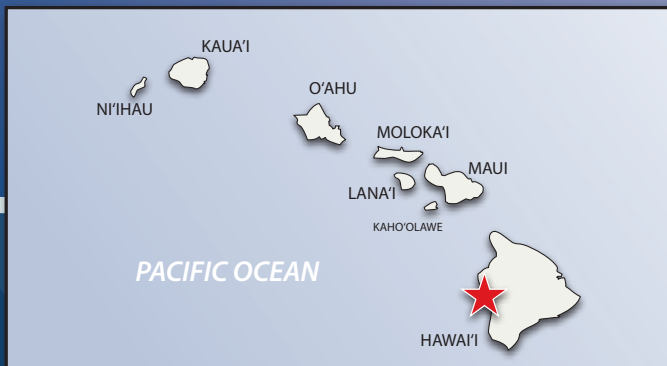
Note: Property lines are estimates and must be verified independently by the buyer.

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**KENNEDY WILSON**



- 1 Mauna Kea Beach Hotel
- 2 Mauna Lani Bay Hotel & Bungalows
- 3 Waikoloa Beach Marriott Resort & Spa
- 4 Four Seasons Resort Hualalai
- 5 Kūki'o
- 6 Kohanaiki
- 7 Sheraton Kona Resort & Spa
- 8 Hokulia



## Keauhou

When your airplane touches down at Kona International Airport you are a mere 25 minute drive from the cultural heart of the Kona Coast. Kahalu'u and Keauhou are Ahupua'a holding special significance for Hawaiian civilization both past and present. A brochure prepared for Keauhou Resort shows 42 historic sites of which 20 are identified as visible today: places include the King Kalākaua Beach House, the restored Hāpaiali'i Heiau, and the birth place of Kamehameha III. Kamehameha Schools has announced its intention to continue work on restoring some ancient cultural sites and to use its properties there for outdoor learning programs. These ancient sites speak to the natural livability of the land. Today Keauhou is central to some of the most premier fishing, diving, snorkeling, surfing, and cultural events on the island. It is also home to the Kona Country Club, stewards of two 18-hole world class golf courses, called the mountain (mauka) course and the ocean (makai) course. Upslope of the golf courses you can find what some consider the best cup of coffee in the world in the Kona coffee farming belt and a view of where it is grown. For those who crave a variety of activities, shopping, golf, diving, fishing, wind surfing, paddle boarding, Hawaiian music, Hula (dance) and the peaceful relaxation of living in a place featuring the most ideal climates in the world, one does not need to travel any further than Keauhou on the Kona Coast of the Island of Hawai'i.

### Keauhou Beach Resort Development Sites 10 & 10A:

This 24.5-acre development site is at the heart of Keauhou, Kona at the intersection of Kamehameha III Road and Ali'i Drive. Keauhou Shopping Center occupies the adjacent corner putting within walking distance groceries, a pharmacy, restaurants, theaters and a variety of shops and services. The 5 mile stretch of Ali'i Drive north of the property includes snorkeling destinations, restaurants, surf spots, beaches and historic sites. Distance and drive times to other shopping venues, the airport, and beaches along the Kona-Kohala Coast are within comfortable range for resident or visitor.



<b>Kahalu'u Bay- popular snorkeling and historic site</b> <a href="http://en.wikipedia.org/wiki/Kahaluu_Bay">http://en.wikipedia.org/wiki/Kahaluu_Bay</a> <a href="http://www.kohalacenter.org/kahaluu湾/culture.html">http://www.kohalacenter.org/kahaluu湾/culture.html</a>	.8 miles (2 minute drive)
<b>Kona Country Club, with access to two world class 18 hole golf courses—mountain and ocean courses</b> The mountain course is the eastern border of the property. The Holua Slide divides the mountain course in half. <a href="http://www.konagolf.com/">http://www.konagolf.com/</a>	.6 miles (less than 2 minute drive)
<b>Keauhou Bay- historic site- birthplace of Kamehameha III</b> <a href="http://en.wikipedia.org/wiki/Keauhou_Bay">http://en.wikipedia.org/wiki/Keauhou_Bay</a>	.8 miles
<b>Kuamo'o Bay—historic site: Lekeleke burial grounds</b>	2 miles
<b>Kealakekua Bay—historic Site: Captain Cook Monument and excellent snorkeling</b> <a href="http://www.hale-hoola.com/Captain-Cook-Monument.htm">http://www.hale-hoola.com/Captain-Cook-Monument.htm</a>	13 miles
<b>Kona International Airport (KOA)</b>	13.5 miles
<b>Kailua-Kona Crossroads Shopping Center: Safeway, Walmart, Lowes, etc.</b>	6.4 miles
<b>Lanikai Shopping Center: Foodland, Longs</b>	6.5 miles
<b>Kona Coast Shopping Center: KTA, Pier One Imports, Bale</b>	5.9 miles
<b>Kaloko Industrial—Costco, Home Depot</b>	11.8 miles
<b>Kona Commons Shopping Center—Ultimate Burger, Target</b>	6.7 miles
<b>Old Kona Airport Recreational Area</b>	7.2 miles
<b>Magic Sands Beach</b>	1.9 miles
<b>Kohanaiki Beach and future Golf and Country Club</b>	11 miles

