



Historic Honolulu Landing

Government Beach Rd, Pahoehoe, HI 96778



eXp Commercial | 500 Ala Moana Blvd | Honolulu, HI 96813 |

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William Elliott

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FOR SALE | Historic Honolulu Landing

Government Beach Rd, Pahoa, HI 96778



Offering Summary

Lot Size:	364.41 Acres
Price / Acre:	\$10,702
Zoning:	A-1a Agricultural District (minimum building site of 1 acre) and Conservation
Market:	East Hawaii

Property Overview

The land for sale in Pahoa, Hawaii, consists of two distinct parcels:

30 Acres Zoned Conservation Resource: This 30-acre parcel is zoned as a conservation resource area, emphasizing its commitment to environmental preservation.

Ideal for outdoor enthusiasts, it offers a diverse range of recreational opportunities, including hunting, fishing, hiking, camping, and picnicking.

The property features pristine natural landscapes, which are perfect for wildlife observation and nature appreciation. With its location in Hawaii, this parcel provides a unique opportunity to connect with the lush, tropical surroundings and experience the island's rich biodiversity.

This land is a haven for those who appreciate the serene beauty of Hawaii's outdoors and want to engage in various recreational activities.

334 Acres Zoned Agriculture with Potential for Community Development : This expansive 334-acre parcel is zoned for agriculture and offers significant potential for various land uses .

Community development is a prominent possibility, with the potential to create up to 150 homes, making it an ideal location for a sustainable and vibrant residential community. **

This expansive 334-acre parcel is currently zoned for agriculture, allowing for a range of agricultural activities. With the existing agricultural zoning, it presents a unique opportunity for potential commercial ventures. - ** One exciting possibility is the establishment of a commercial incubator for packaging fish and fruit, which could support local entrepreneurs in expanding their businesses and facilitating wholesale distribution to nearby markets. **

It's important to note that while the property's zoning allows for such commercial endeavors, additional permitting may be required to ensure compliance with local regulations and environmental standards.

This parcel's versatility is a significant asset, providing the flexibility for both agricultural and commercial initiatives, but it's essential for interested parties to work closely with local authorities to navigate any necessary permitting processes.

**Special permitting and change of use might be required for the above mentioned ideas for the land use.

Overall, this combined property offering in Pahoa, Hawaii, represents a harmonious blend of environmental conservation and community development potential. It caters to those who appreciate the natural beauty and recreational opportunities of the area while also accommodating the growth and entrepreneurial aspirations of the local community.

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Property Highlights

Offering Summary

Sale Price:	\$3,900,000
Lot Size:	364.41 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	132	1,882	10,696
Total Population	342	4,195	23,376
Average HH Income	\$56,185	\$51,656	\$57,775

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Conservation 30 Acres Possible Uses

The 30-acre parcel with conservation resource zoning offers an excellent opportunity to create a vibrant and eco-friendly Community Oceanfront Park, providing a range of recreational and leisure options for both residents and visitors.

Community Oceanfront Park Development:

Fishing Pier: One of the standout features of this park could be the construction of a fishing pier. This pier would allow anglers to enjoy saltwater fishing, providing a safe and accessible platform for both seasoned fishermen and beginners.

BBQ and Picnic Areas: To encourage community gatherings and family outings, the park can include designated BBQ and picnic areas. Families and friends can enjoy meals while taking in the breathtaking ocean views.

Hiking Trails: The parcel can be developed with a network of well-maintained hiking trails that wind through the natural landscape. These trails can vary in difficulty to cater to hikers of all skill levels.

Possible Boat Ramp: If the area's geography and regulations permit, the inclusion of a boat ramp would further enhance the park's appeal. It would enable boaters to launch their vessels easily and explore the nearby coastal waters.

Nature Interpretation: Educational signage and information boards can be placed along the hiking trails, providing insights into the local flora, fauna, and geological features. This adds an educational aspect to the park.

Environmental Conservation: Given its conservation zoning, it's essential to prioritize environmental preservation. Sustainable landscaping, native plant restoration, and erosion control measures can be integrated into the park's design.

Community Events: The park can be designed to accommodate community events, such as outdoor concerts, cultural festivals, or environmental awareness programs. **Amenities:** To make the park user-friendly, consider adding amenities like restrooms, benches, picnic tables, and waste disposal facilities.

Location Description

30 Acres of Oceanfront Conservation Land and 347 acres of Agriculture land an isolated road in lower Puna. The road is a nature lovers dream and will transport you back to prehistoric times with huge trees and plants.

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347 Acres

The front portion of the 347-acre property can be developed into a dynamic and sustainable community hub that fosters local agriculture, entrepreneurship, and community engagement. Community Center and Eco-Friendly Hub:

Community Center: The heart of the development could be a modern and eco-friendly community center. This multi-purpose space could host a variety of events, including community meetings, educational workshops, cultural celebrations, and art exhibitions. It would serve as a central gathering point for residents and visitors alike.

Events Venue: The spacious property can include an open-air events venue with sustainable infrastructure, such as a stage and seating. It can host concerts, farmers' markets, craft fairs, and other community-oriented events.

Food Incubator: A dedicated space within the community center could be designated as a food incubator. This facility would provide local entrepreneurs and farmers with access to commercial kitchens and equipment, fostering the development of new food products and businesses.

Farm-to-Table Restaurant: An on-site farm-to-table restaurant could showcase locally grown produce and seafood. It would offer residents and visitors a taste of the region's culinary delights while supporting local farmers and fishermen.

Local Food Store: A community-run local food store can be established, selling fresh produce, artisanal goods, and products created by the food incubator entrepreneurs. This store would promote sustainable and locally sourced products.

Eco-Friendly Design: Sustainability should be at the core of the development. The structures can incorporate energy-efficient design, renewable energy sources (like solar panels), rainwater harvesting, and waste reduction systems. Buildings may utilize recycled and locally sourced materials, and landscaping could emphasize native plants and permaculture principles.

Educational Facilities: The community center could include classrooms or demonstration spaces dedicated to educating the community about sustainable farming, eco-friendly practices, and culinary arts. Workshops and seminars on topics like organic farming, food preservation, and eco-conscious living can be held here.

****Special permitting and change of use might be required for the above-mentioned ideas for land use.**

Overall, this combined property offering in Pahoa, Hawaii, represents a harmonious blend of environmental conservation and community development potential. It caters to those who appreciate the natural beauty and recreational opportunities of the area while also accommodating the growth and entrepreneurial aspirations of the local community.

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Property Description

Eco-Residential Development with Hawaiian Homelands Allocation:

Eco-Friendly Design: The development will prioritize sustainable and environmentally conscious design principles. Homes will be constructed with energy-efficient materials, green building techniques, and renewable energy options like solar panels. Low-impact development practices will be employed to minimize disruption to the land.

150 Eco-Friendly Homes: The middle portion of the property will accommodate the construction of 150 eco-friendly homes for the general community. These homes will vary in size and style to cater to diverse preferences and needs, including single-family homes and possibly multi-family units. They will incorporate features like rainwater harvesting, energy-efficient appliances, and landscaping with native, drought-resistant plants.. **

50 Homes for Hawaiian Homelands: In a commitment to support the local Hawaiian community,

50 homes within the development will be allocated for Hawaiian Homelands. These homes will be designed with the unique cultural and historical context of Hawaiian Homesteaders in mind, and they will offer the opportunity for Hawaiians to live sustainably on their ancestral lands. **

Preservation of Natural Beauty: Careful planning will ensure that the development preserves the natural beauty of the land. Open spaces, parks, and green belts will be interspersed among the homes to maintain the property's scenic and ecological value.

Community Amenities: To foster a sense of community, the development will include shared amenities such as community gardens, walking and biking trails, and communal gathering spaces. These areas will encourage outdoor activities and social interaction among residents.

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Near Hawaiian Beaches, 4,000 + feet or 0.75+ miles of ocean frontage

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Bamboo Farming on 200+ Acres

Within the heart of Pahoa, Hawaii, lies a remarkable opportunity to establish a visionary 200+ acre bamboo farm. This thriving bamboo plantation will harness the fertile Hawaiian soil and climate to cultivate several bamboo species known for their versatility and eco-friendliness

Bamboo as a Multipurpose Resource:

Edibles: Within this bamboo oasis, a dedicated section will be reserved for edible bamboo varieties, such as tender bamboo shoots. These culinary treasures will find a special place on local and international menus, enriching the island's culinary offerings and supporting local agriculture.

Textiles: The farm's bamboo groves will supply a renewable source for textile production. Bamboo fibers are renowned for their softness, breathability, and sustainability, making them an ideal choice for eco-friendly fabrics, clothing, and linens.

Construction: The farm will provide the local building industry with sturdy bamboo poles, an eco-friendly alternative to traditional construction materials. These versatile poles will find applications in both structural elements and artistic design, contributing to sustainable building practices.

Creating a Magical Bamboo Botanical Garden: Within this bamboo farm, there lies an opportunity to establish a captivating bamboo botanical garden. This enchanting garden will intertwine with the bamboo groves, inviting visitors to explore the diverse world of bamboo.

This opportunity to create a bamboo farm and an enchanting bamboo botanical garden exemplifies the commitment to sustainability, innovation, and environmental stewardship in Pahoa, Hawaii. It holds the promise of not only fostering a thriving bamboo industry but also becoming a shining model of ecological harmony for the region and beyond.

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Building Name	Historic Honolulu Landing
Property Type	Land
Property Subtype	Other
APN	3-1-4-3-19 & 3-1-4-3-20
Lot Size	364.41 Acres
Number of Lots	2
Number of Buildings	0

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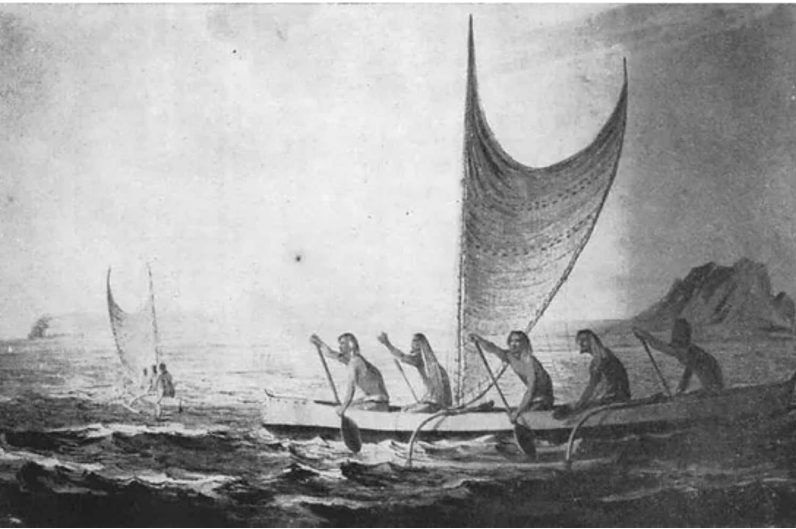
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Cultural Highlights



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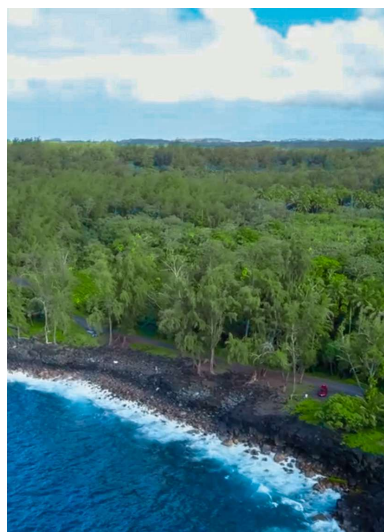
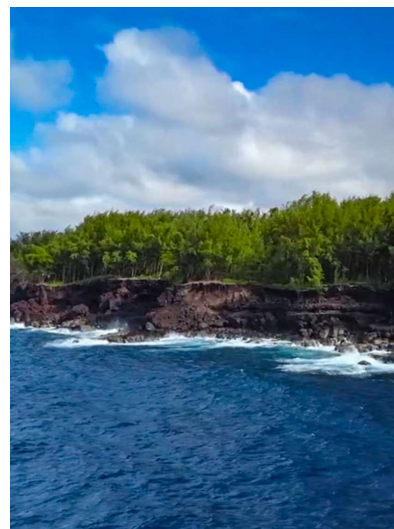
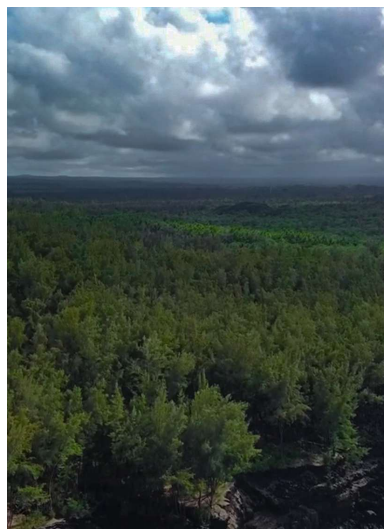
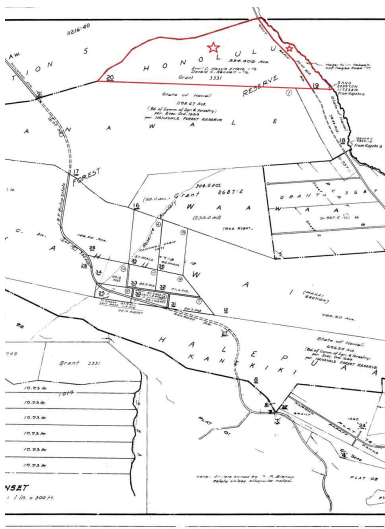
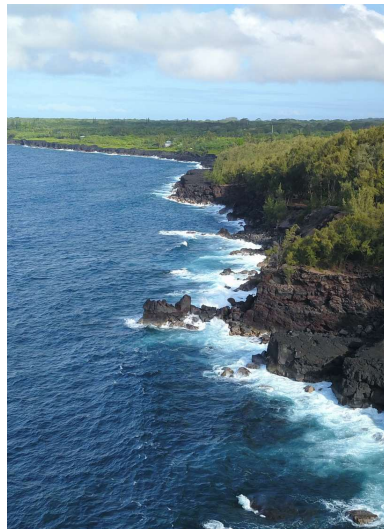
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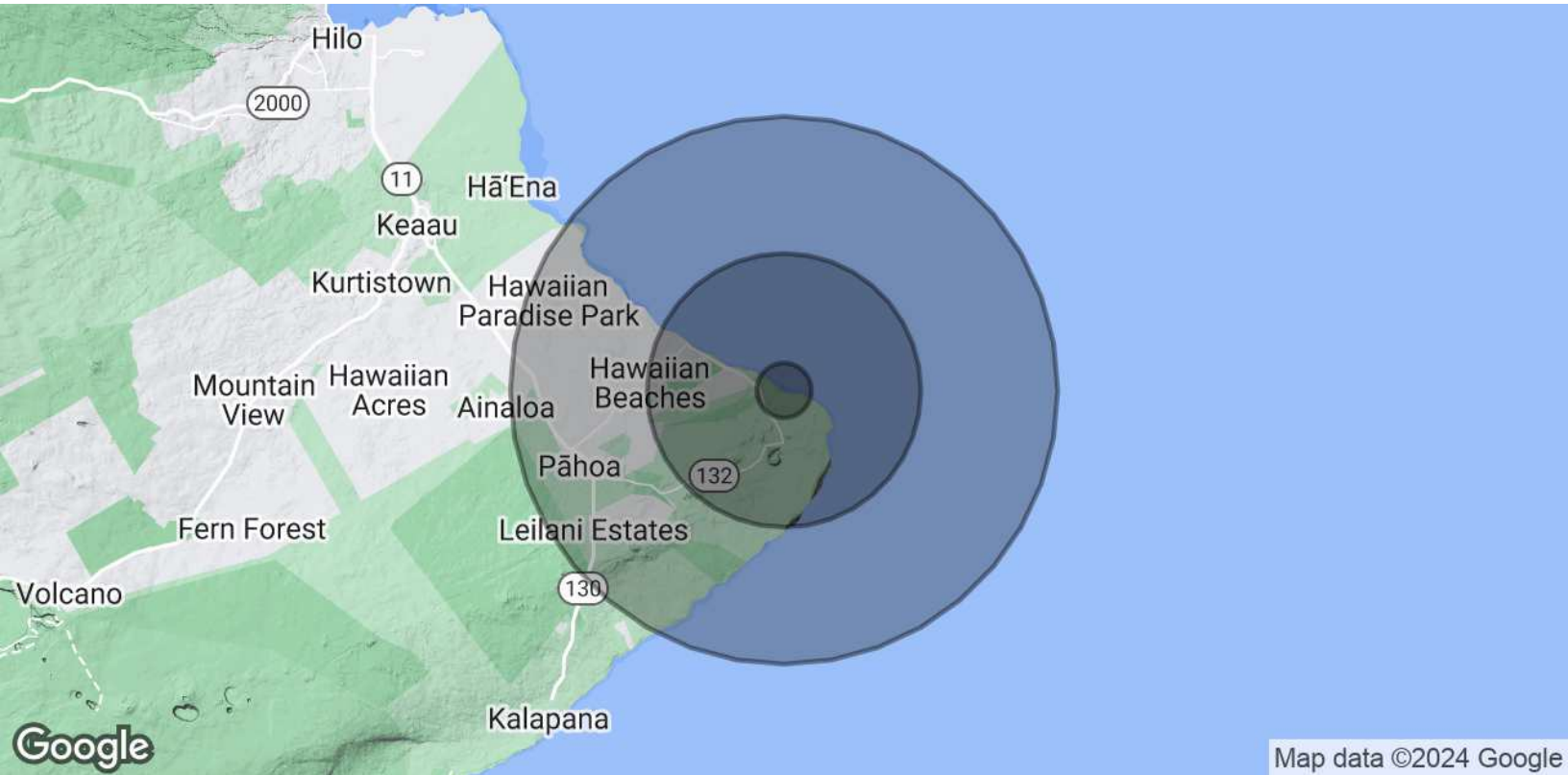
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Population	1 Mile	5 Miles	10 Miles
Total Population	342	4,195	23,376
Average Age	44.0	43.6	43.4
Average Age (Male)	42.5	44.2	43.7
Average Age (Female)	46.2	44.4	43.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	132	1,882	10,696
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$56,185	\$51,656	\$57,775
Average House Value	\$255,197	\$220,208	\$262,734

2020 American Community Survey (ACS)

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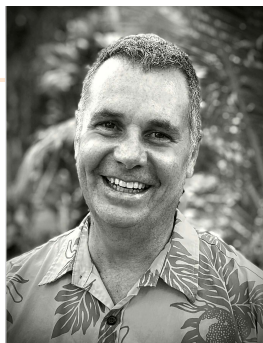
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Brent Wenner

Commercial Real Estate Advisor

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Professional Background

As a commercial real estate advisor, I have the expertise and resources to help you take your business to the next level. My unique approach to marketing properties, combined with my professional network and industry knowledge, ensures that your business receives the attention and exposure it deserves.

Whether you're looking to buy or sell an agricultural property, a commercial or residential development, or an income-producing asset, I will work tirelessly to ensure that you achieve your goals. My experience in the industry, coupled with my innovative approach, allows me to strategically serve your business needs and help you grow and cultivate your success.

As a representative of eXp Commercial, I am proud to be part of a team that combines national reach with Hawaii expertise. We are focused on building relationships with our clients and providing the highest quality service in the industry.

I am also a certified business broker. I am uniquely qualified to help you evaluate, buy, and sell businesses in Hawaii.

My approach to business brokerage is rooted in honesty and transparency. I will provide you with a true assessment of your business, taking into account all relevant factors such as financials, market trends, and industry competition.

At eXp Commercial, we pride ourselves on providing exceptional customer service and building lasting relationships with our clients. Whether you are a buyer or a seller, I am committed to ensuring that your experience is as smooth and stress-free as possible.

So if you are looking to buy or sell a business in Hawaii, or if you need assistance with real estate transactions, please don't hesitate to contact me for a free consultation. Let's work together to achieve your goals and create a successful future.

Investing in your business is an investment in your future, and I am here to help you make smart decisions that will ensure long-term success. Whether you are just starting out or looking to expand, contact me today for a free evaluation. Let's work together to 'Grow' your business and achieve your goals.

With Aloha,
Brent Wenner

Education

University of Colorado - Boulder

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Designated Managing Broker

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