

Confidential Offering Memorandum

Maui Lani Master Plan

Championship Golf Course & Residential Development Land



THE DUNES
MAUI LANI



CUSHMAN &
WAKEFIELD

ChaneyBrooks

LAND
ADVISORY GROUP

Offering Overview

Cushman & Wakefield is pleased to present The Maui Lani Master Plan, a unique opportunity combining a premier golf asset, The Dunes at Maui Lani, with substantial residential development potential. The offering includes an 18-hole, 6,841-yard, par-72 golf course, together with ±3.5 acres of adjacent land designated Public/Quasi-Public and ±10.7 acres designated for residential development.

The site offers flexibility for redevelopment or repositioning. The Public/Quasi-Public parcel can be utilized for additional parking or repositioned as the primary parking area, creating the opportunity to repurpose existing parking areas for significant expansion of golf course amenities.

This dual-purpose configuration allows investors to maintain and enhance current golf operations while unlocking future value through strategic development and amenity expansion.



Property Details

PROPERTY	
ADDRESS	1333 Maui Lani Parkway, Kahului, HI 96732
TMKS	(2)3-8-007-132, (2)3-8-007-133, (2)3-8-007-134, (2)3-8-007-135, (2)3-8-007-136, 3-8-007-130
ACREAGE	212.85 acres
BUILDING AREA	12,000 SF Clubhouse
ZONING	Recreation
GOLF COURSE	
ARCHITECT	Robin Nelson
SLOPE	139
RATING	73.6
YARDAGE	6,841
TEES	Bermuda
GREENS	Paspalum
FAIRWAYS	Bermuda
ROUGHS	Bermuda
WATER SOURCE	Well Water/County of Maui Development of Water Supply – Property has 3 irrigation wells located on site which provide adequate irrigation water to service at no cost to the golf course and surrounding common areas of the development.
IRRIGATION SYSTEM	Toro

HIGHLIGHTS



LOCATION

Located minutes from Kahului Airport and centrally positioned between Maui’s major resort corridors of Wailea, Kaanapali, and Kapalua, the property is uniquely accessible to both visitors and residents island-wide.



WITHIN THE MAUI LANI MASTER PLAN

Situated within the mature Maui Lani Master Plan, the property is surrounded by an established base of residential and retail development, with approximately 1,500 additional homes already entitled for future phases, providing a large and growing captive local customer base.



SECURE WATER SOURCE

The property benefits from a dependable and secure water source and supports long-term use and value of the property.



OPPORTUNITY FOR AMENITY EXPANSION & RESIDENTIAL DEVELOPMENT POTENTIAL

Opportunity to enhance golf course operations through expanded amenities, including the addition of tennis courts, pickleball, and/or a pool, along with additional land for single-family residential development or a church.

Development Opportunity Details

Lot 11-C-1-C

The property is intended to be used for single-family residential development. It is anticipated that lots could support up to 130 units.

ACREAGE	10.75
SUB DISTRICT DESIGNATION	Residential SF-3
PERMITTED USES	Single-Family Residence
MINIMUM LOT AREA	3,000 SF
MINIMUM AVERAGE LOT WIDTH	40 FT
MAXIMUM BUILDING HEIGHT	2 Stories
MINIMUM SETBACKS	10 FT for homes, 20FT for carports



Lot 11-C-1-G

The property is contemplated to be used as a church or parking for the golf course. Designating it as the main parking facility would unlock the potential to redevelop the existing parking area, enabling the expansion and enhancement of golf course amenities

ACREAGE	3.56
SUB DISTRICT DESIGNATION	Public/Quasi-Public
PERMITTED USES	Schools, Libraries, Fire Stations, Government offices, Church
MINIMUM LOT AREA	N/A
MINIMUM AVERAGE LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	2 Stories
MINIMUM SETBACKS	20 FT

Clubhouse Information

YEAR BUILT	1999
CLUBHOUSE SIZE	12,000 SF
BANQUET FACILITY DESCRIPTION	The Hawaiian Plantation style designed Clubhouse houses and the Fuego Argentinian Steakhouse. This restaurant is leased and operated by experienced restaurant operators and serves both the golfers and local community. The Clubhouse also features a Pro Shop, Sales Center and Banquet facilities. Capacity: 200
RESTAURANT	Capacity: 100
POS SYSTEM	EZ links
ACCOUNTING SYSTEM	QuickBooks
PAYROLL SYSTEM	QuickBooks
PRO SHOP INVENTORY	Full



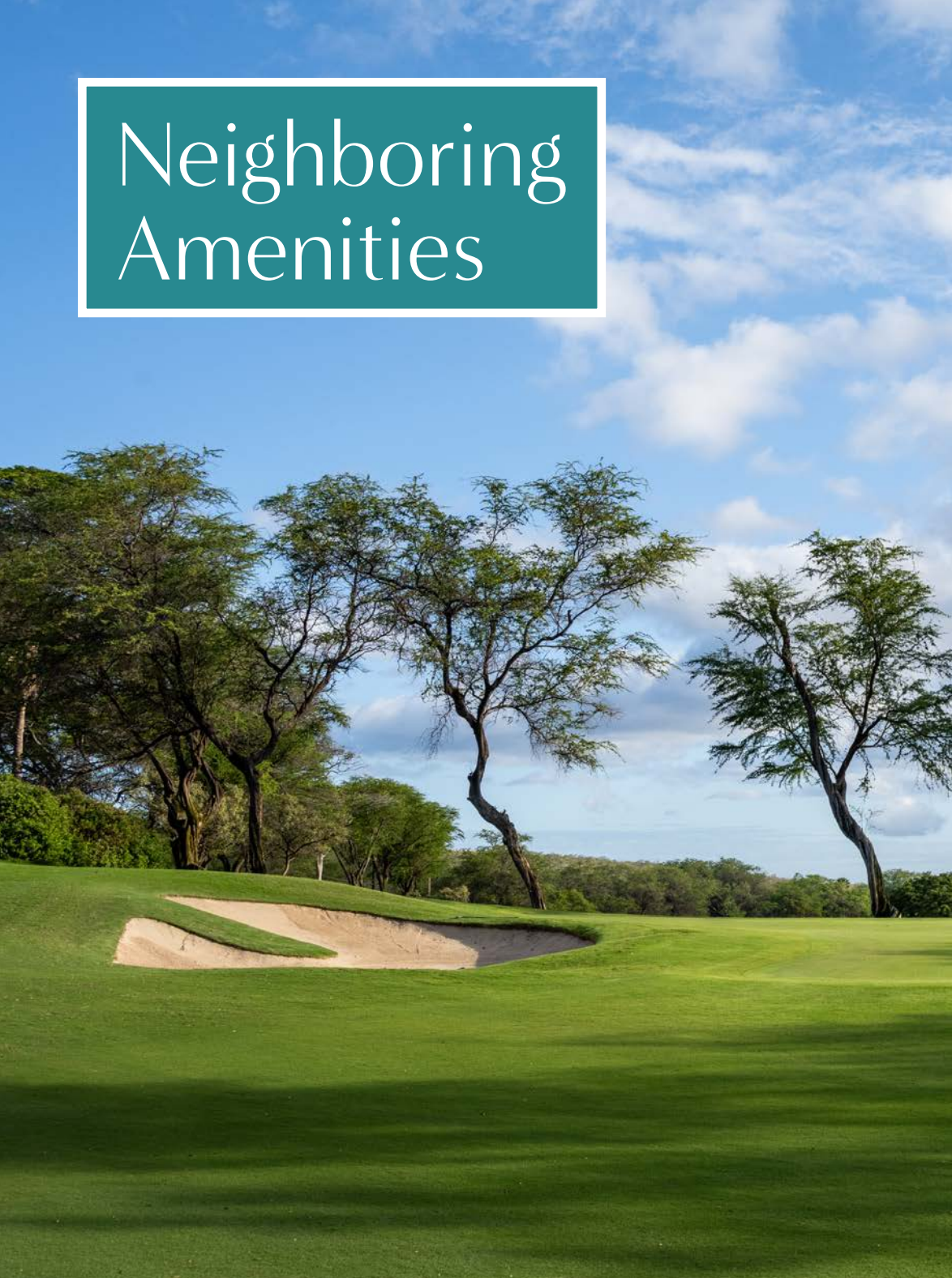
The Opportunity

The Dunes at Maui Lani presents a unique value-add opportunity, supported by several compelling growth drivers. With new residential development on the horizon, an expiring restaurant lease that allows a new operator to reposition food and beverage operations, and excess land with significant development potential, the property offers an additional opportunity for further development and expansion.

OPPORTUNITIES FOR GROWTH

-  EXCESS LAND FOR DEVELOPMENT, WITH OPPORTUNITIES FOR HOTEL, SENIOR/MULTIFAMILY HOUSING, OR SPORTS & FITNESS CLUB
-  NEW HOMES COMING SOON
-  GOLF COURSE AMENITY EXPANSION
-  PRIVATE CLUB CONVERSION OPPORTUNITY
-  FOOD & BEVERAGE LEASE EXPIRATION WITH TAKEOVER POTENTIAL

Neighboring Amenities



Strong & Growing Demographics

2025 DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	10 MILE
Population	9,332	51,551	100,928
Total Households	2,403	15,357	32,011
Median Household Income	\$96,665	\$89,121	\$92,015
Median Age	40	41	42
Median Home Value	\$828,869	\$851,472	\$894,188

2030 DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	10 MILE
Population	9,406	52,183	100,087
Total Households	2,406	15,410	32,011
Median Household Income	\$110,478	\$99,347	\$103,272
Median Age	40	42	43
Median Home Value	\$830,067	\$856,365	\$894,188



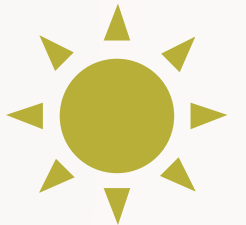
Kahului Market



PRISTINE BEACHES



WORLD-CLASS SHOPPING



GORGEOUS HAWAII WEATHER



STATE PARKS & OTHER NATURE ATTRACTIONS

KAHULUI MARKET

Since the 1850’s, Kahului has been Maui’s thriving residential and commercial center. Kahului was once known as Maui’s “Dream City” due to the job opportunities created from the booming success of sugar and pineapple production in the late 19th century. Today, Kahului draws in both Hawaii residents and tourists with its plentiful retail centers, year-round t-shirt weather, and local attractions.

Kahului lies on the northern shores of Maui island and 2 miles east of Wailuku. The census-designated place is home to Maui’s main airport and its only deep-water port, keeping the waterfront bustling with commerce.



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