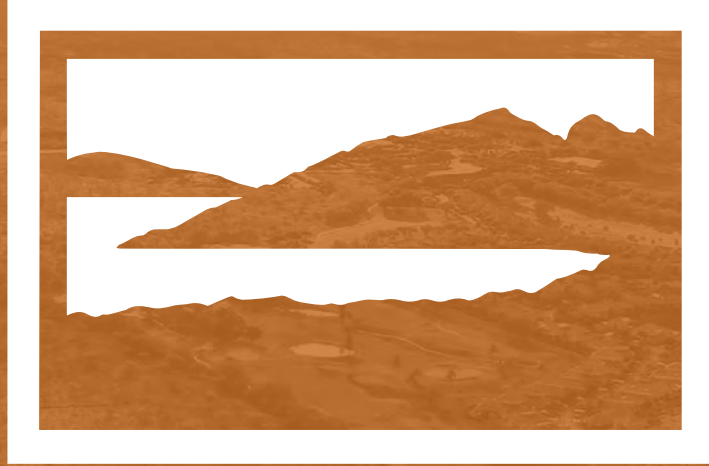


CONFIDENTIAL OFFERING MEMORANDUM

MAUI'S INNOVATION COMMUNITY



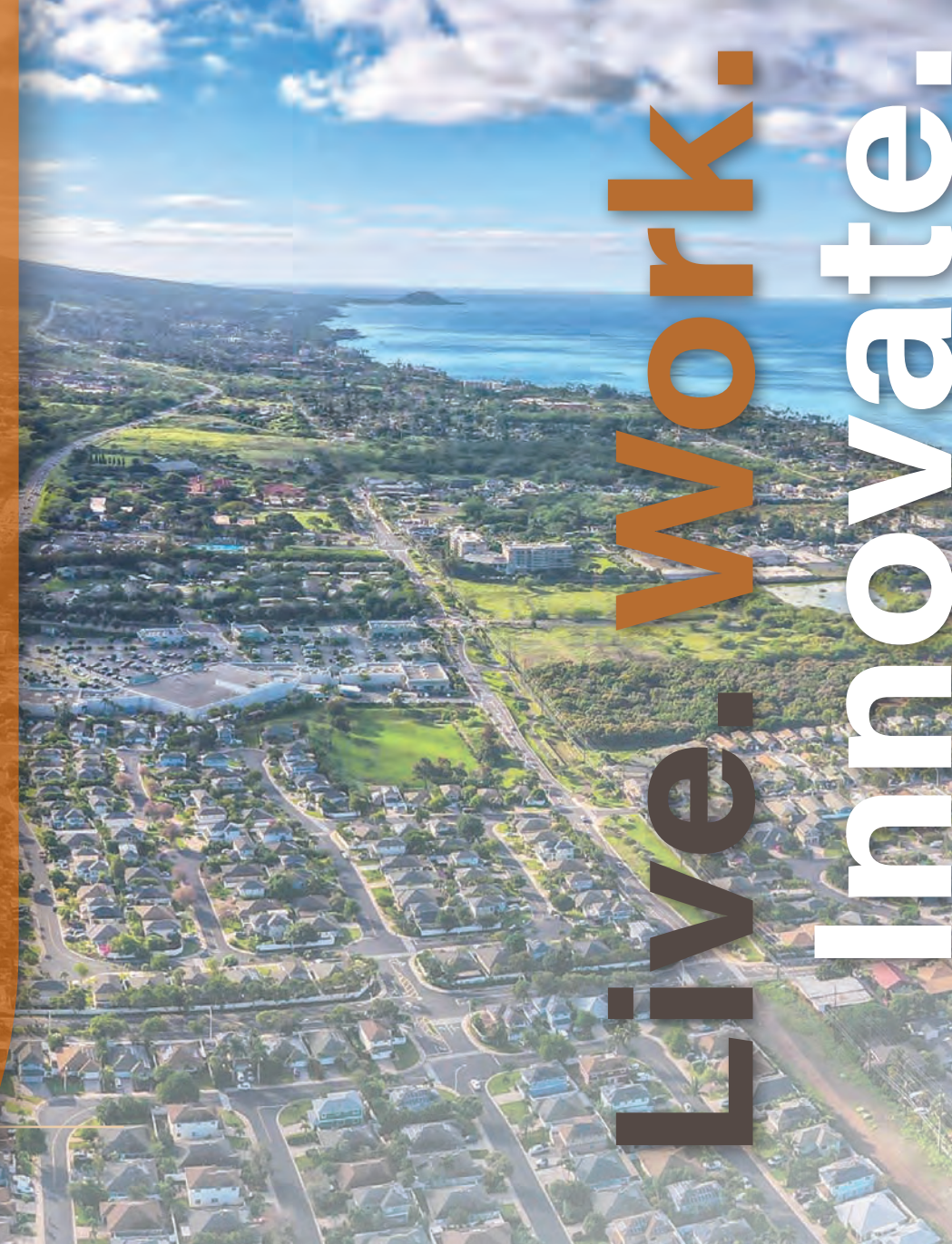
LĪPOA

KIHEI, HI

COMMERCIAL & OFFICE LOTS

LOTS RANGING FROM 1-10.7 AC

FOR SALE | \$35 PSF



Live. work. Innovate.

LAND ADVISORY GROUP



ChaneyBrooks

OFFERING DETAILS

Cushman & Wakefield proudly presents 36.2 acres of finished Civic and Commercial lots for sale. Strategically located on the south side of the island of Maui and only 7 miles from Wailea, these lots provide a prime opportunity for visionary development. These finished lots, which can be purchased in bulk or individually, provide the potential for diverse projects in a well thought-out landscape. This is a unique chance to be part of strategic investment in Maui's growth.

TYPE	LOT NAME	LOT SIZE (ACRES)	STATUS
Civic	Lot J	1.0	Available
	Lot K	1.0	Available
	Lot L	1.0	Available
	Lot M	1.0	Available
	Lot N	1.1	Available
Commercial	Lot 1	2.3	Sold
	Lot 2	2.3	Available
	Lot 3	2.3	Sold
	Lot 3-D-1	10.7	Available
	Lot 3-D-2	9.4	Sold
	Lot 3-D-3	5.1	Available

OFFERING HIGHLIGHTS



LOCATION

Lipoa Pkwy, Kihei, HI 96753



UTILITIES

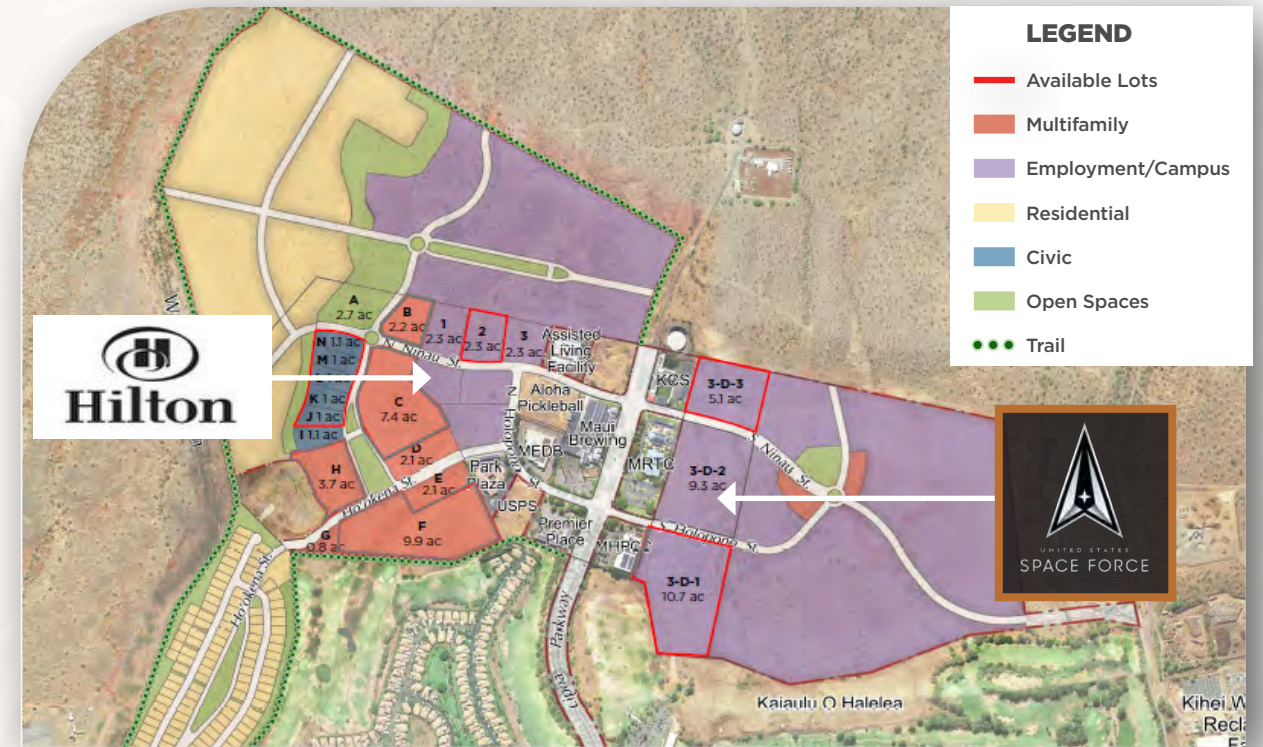
Stubbed to property, including county water

Wastewater connection fees are paid by Buyer to County of Maui at time of building permit and based on the demand generated by the specific project



DEVELOPMENT STATUS

- \$80 million in infrastructure improvements in progress
- Bonded Subdivision Approval is estimated by end of 2025.
- Lots to be delivered in finished condition
- Civil construction to be complete in 2026



CIVIC LOTS

Adjacent to the multifamily parcels, civic lots provide convenient access to daily necessities for residents and employees alike. These lots are meticulously planned to ensure seamless accessibility to vital services, making them well-suited for establishments such as schools or 1-2 story medical offices. While these lots are available for purchase, the seller is open to considering lease agreements or Build-to-Suit arrangements, offering flexibility to potential stakeholders in aligning with their specific needs and preferences.

PERMITTED USES

Uses include, but are not limited to:

- GOVERNMENT / PUBLIC AGENCY
- EDUCATION
- MEDICAL MAJOR
- NON-PROFIT
- RECREATION & PARKS

LOT NAME	LOT SIZE (ACRES)	PRICE
Lot J	1.0	\$35 PSF
Lot K	1.0	\$35 PSF
Lot L	1.0	\$35 PSF
Lot M	1.0	\$35 PSF
Lot N	1.1	\$35 PSF



LOT K CONCEPTUALS

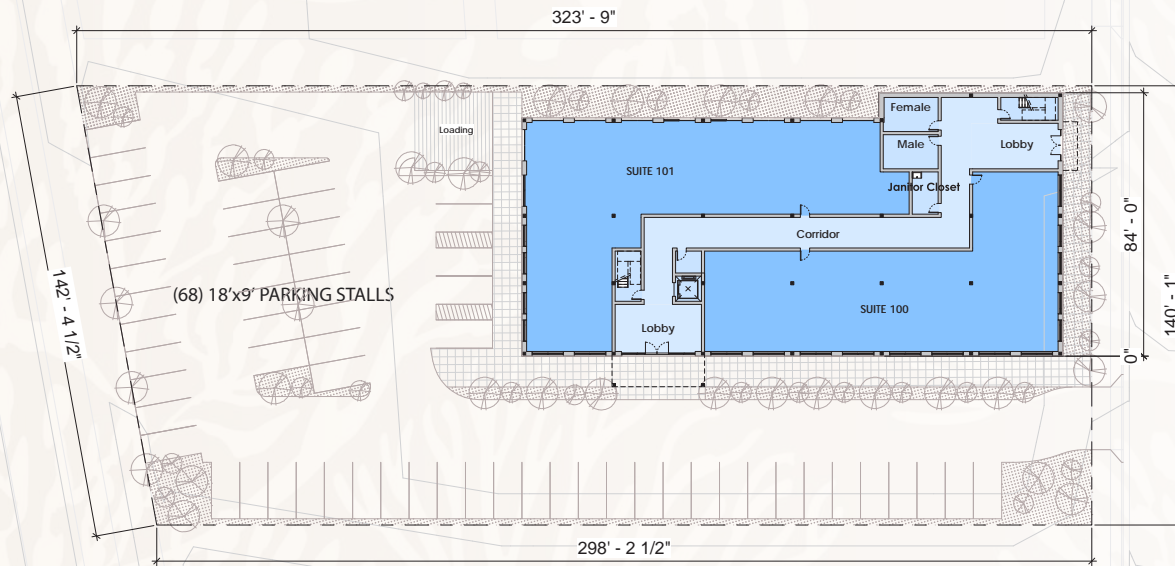
OPTION 1

2-STORY MEDICAL OFFICE



ZONING SUMMARY

SITE AREA:	43,850 SF
BUILDING AREA:	28,476 SF
LEVEL 1:	14,238 SF
LEVEL 2:	14,238 SF
HEIGHT:	36' 6" (50' MAX)



LOT K CONCEPTUALS

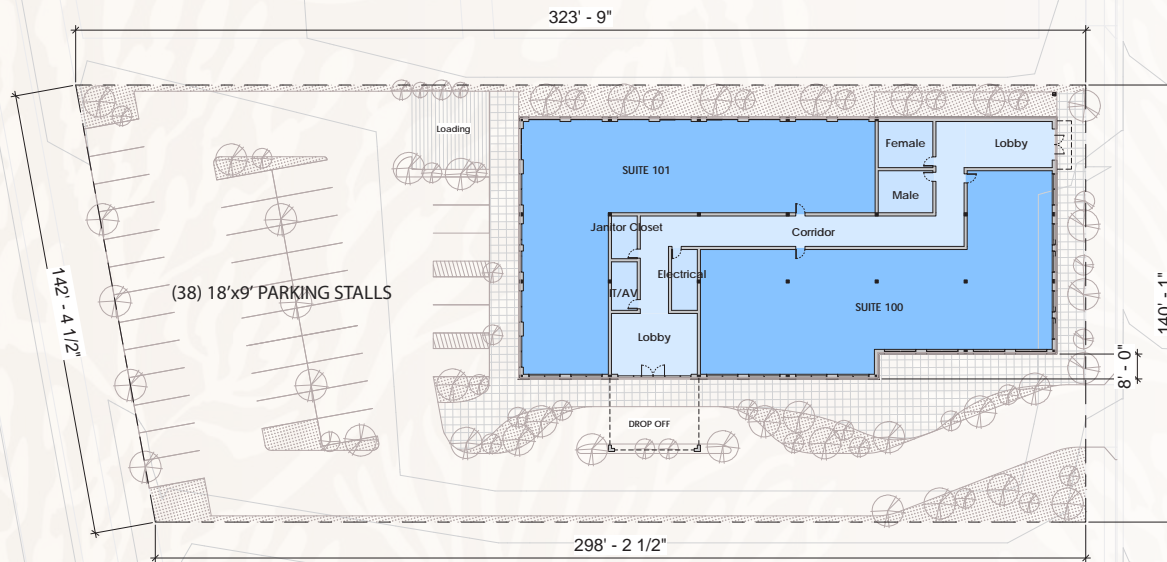
OPTION 2

SINGLE-STORY MEDICAL OFFICE



ZONING SUMMARY

SITE AREA:	43,850 SF
BUILDING AREA:	13,580 SF
LEVEL 1:	13,580 SF
SET BACKS	
SIDE :	0' (MIN)
BACK:	5' (MIN)
HEIGHT:	18" (50' MAX)



COMMERCIAL LOTS

The purpose of the employment district is to allow for a broad mix of knowledge industry employment uses and incidental supportive uses and provide for a range of lot and building sizes. The district is characterized by small blocks buildings built on front property lines and ample pedestrian amenities. The purpose of lands identified as employment in the controlling plan is to accommodate users requiring large contiguous parcels of developable land. Notably, the United States Space Force has recently acquired lot 3-D-2, further enhancing the district's focus on innovation, technology, and scientific endeavors within the Employment/Campus District.

PERMITTED USES

Uses include, but are not limited to:

- OFFICE
- LIGHT INDUSTRIAL & MANUFACTURING
- STORAGE / DISTRIBUTION
- EDUCATIONAL
- MEDICAL

LOT NAME	LOT SIZE (ACRES)	PRICE
Lot 2	2.3	\$35 PSF
Lot 3-D-1	10.7	\$35 PSF
Lot 3-D-3	5.1	\$35 PSF



MAUI DEMOGRAPHIC OVERVIEW


2020 TOTAL
POPULATION
164,754


2023 TOTAL
POPULATION
166,631



2028 TOTAL
POPULATION
167,559


2020 TOTAL
HOUSING UNITS
71,439

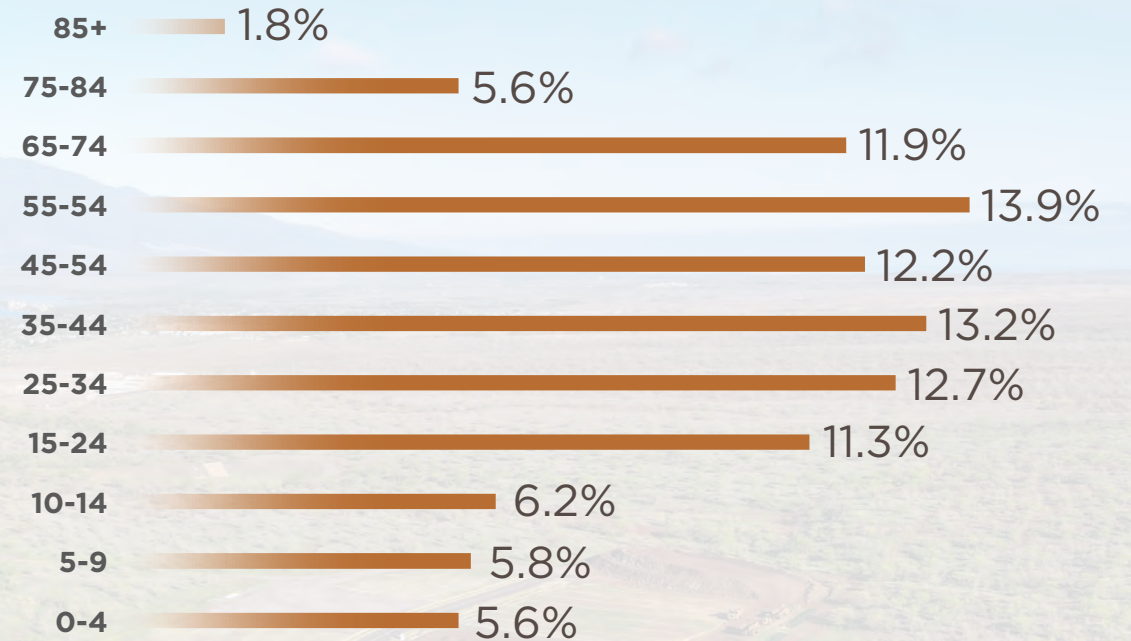

2023 TOTAL
HOUSING UNITS
72,694


2028 TOTAL
HOUSING UNITS
73,325

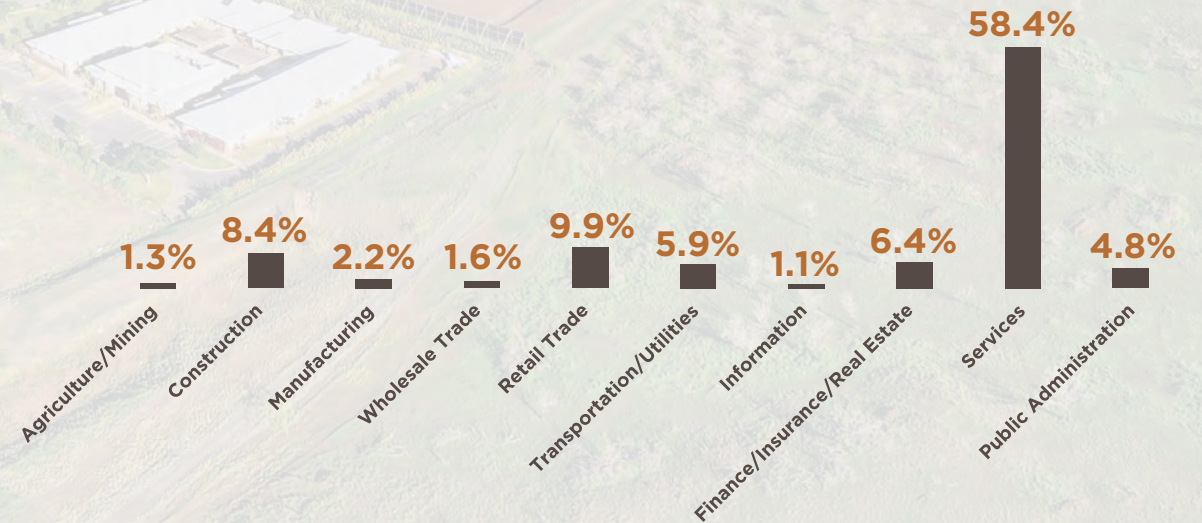

2023 MEDIAN
HOUSEHOLD INCOME
\$78,217


2028 MEDIAN
HOUSEHOLD INCOME
\$86,655

POPULATION BY AGE



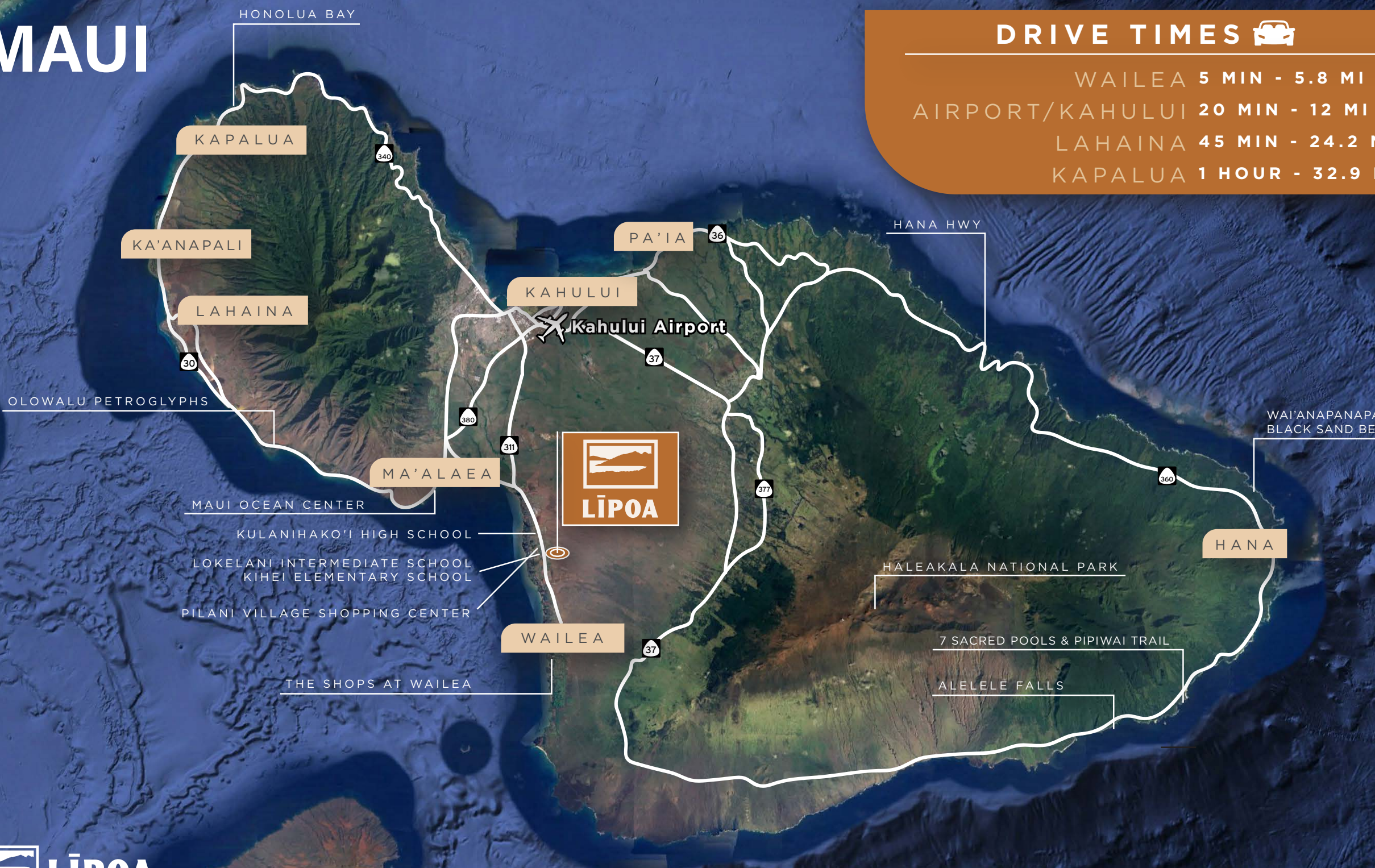
EMPLOYED POPULATION BY INDUSTRY



MAUI

DRIVE TIMES

WAILEA	5 MIN	- 5.8 MI
AIRPORT/KAHULUI	20 MIN	- 12 MI
LAHAINA	45 MIN	- 24.2 MI
KAPALUA	1 HOUR	- 32.9 MI



COMMUNITY OVERVIEW

LĪPOA, formerly the Maui Research & Technology Park, is a master-planned community that embraces innovation as it responds to the pursuit of a diversified economic future for Maui. In LĪPOA's 30-year journey, pivotal commitments from the private, public, and nonprofit sectors enabled the vision to become a reality.

Today, the uniquely designed, 400-acre LĪPOA is unmatched as a location. It is now the venue for research and development and more. Nearly 800 residents work as contractors, specialists, entrepreneurs, academics, and service providers. Hundreds more converge regularly for meetings to collaborate on innovative world-class solutions.

More compelling features are emerging as LĪPOA implements its Master Plan. Residential, commercial, and recreational opportunities will further enhance LĪPOA as a desirable and complete community to **Live. Work. Innovate.**



HILTON HOME SUITES

- 220 Units
- Currently under construction
- Anticipated Completion: Q2 2027

THE UNITED STATES SPACE FORCE

The United States Space Force has awarded a \$95M contract to construct a supercomputing and secure integration support lab facility

- Construction Start: Underway
- Anticipated Completion: Q1 2027
- 55,634 SF facility
- Designed to support team of 180 staff
- Companies supporting The United States Space Force already located in Lipoa include Aerospace leaders L3 Harris, Boeing, and KBR

LĪPOA COMMUNITY

- 1 Mauka Residential Lots*
- 2 Makai Residential Lots*
- 3 Multi-Family Residences*
- 4 Neighborhood Shops*
- 5 Park Plaza
- 6 Level 3 Communications*
- 7 Lipoa Self-Storage*
- 8 Luana Living
- 9 Aloha Pickleball*
- 10 Maui Economic Development Board
- 11 Maui Brewing Co.
- 12 United States Postal Service*
- 13 Premier Place
- 14 Maui Research & Technology Center
- 15 Maui High Performance Computing Center
- 16 Secure Integration Support Lab (15th Space Surveillance Squadron of the United States Space Force)*
- 17 Hilton Home2 & Tempo*

NEARBY RESIDENTIAL

- 18 Hokolani Golf Villas
- 19 Kaiāulu O Halele'a

COMMUNITY FACILITIES

- 20 Kihei Charter School
- 21 Maui Nui Golf Club
- 22 South Maui Regional Park
- 23 Kūlanihāko'i High School
- 24 Kihei Community Center
- 25 Kihei Elementary
- 26 Lokelani Intermediate
- 27 Lipoa Solar Farm*
- 28 Hawaii Technology Academy

- Future Employment/Campus
- Green Space
- Trails
- * Planned

LĪPOA'S INNOVATORS

U.S. Space Force | Vanguard Center | Air Force Research Lab | Global/Pacific Disaster Center | Boeing | Lumen Privateer | Applied Research Laboratories | L3 Harris | KBR | Alaka'ina Foundation | Galapagos | Cloudstone | EO Solutions Vissidus Technologies, Inc. | Maui Innovation Group | Goodfellow Bros. LLC | Newberry Technologies





**A new
kind of
community.**



LĪPOA

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Innovate.

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