

An aerial photograph of a plantation in Kilauea, Kauai. The image shows a large, vibrant green field in the center, surrounded by dense tropical forest. A dirt road winds through the forest on the left, and a paved road is visible on the right. The background features a blue ocean under a clear sky. The entire scene is framed by a thin yellow border. At the top of the image, there are decorative white wavy lines on a blue background.

# *Wai Koa Plantation*

KILAUEA, KAUAI

**CBRE**

# Executive Summary



## THE OFFERING

*CBRE Capital Markets, as exclusive advisor, is pleased to present the stunning Wai Koa Plantation (the “Property”) consisting of 529-acres located in Hawaii on the North Shore of Kauai in Kalihiwai, bordered by Kilauea, Princeville, and Hanalei.*

An ideal investment and residential base-camp that provides extraordinary elements including a 179-acre mahogany forest, vacation homes, agribusiness, community benefits and tourist attractions such as the Wai Koa Trail and one of Kauai’s best kept secrets, the historic Stone Dam.

## INVESTMENT HIGHLIGHTS

- Generational opportunity with 529-acres of FEE SIMPLE land located on the North Shore of Kauai
- Iconic location near Hanalei, adjacent to Princeville and Kalihiwai and walking distance to the town of Kilauea and Kalihiwai Beach
- Agricultural cultivation opportunity with approximately 200 acres of mature mahogany trees, greenhouses and production buildings
- Unique public attraction via the Wai Koa Loop Trail to The Stone Dam which was built in 1880 by the former sugar plantation. This loop trail is part of a Conservation & Access Easement to ensure public access to this special place.
- Accretive income potential with former leased areas and residential structures
- Community based housing and agricultural opportunities exist in order to support the local community



## PROPERTY DESCRIPTION

Wai Koa is located 3,000 feet from the ocean and 1,000 feet from Kilauea Town. The property is relatively flat, creating prime farmland. The land gently slopes toward the valleys at the edge of the property, which serve as drainage swales that eventually turn into streams. The highest point of the property is 390 feet above sea level and the lowest point 250. Average rainfall in the area is approximately 75 inches per year.

The offering consists of 2 parcels, 1 with 5 CPR units, consisting of 55 acres, and the other consisting of 474 acres, for a total of 529 acres. The properties are located on the North Shore of Kauai in the Kailihiwai Ridge area, just east of Princeville and Hanalei and just west of the Kilauea Lighthouse. The property offers a generational opportunity to own land on the North Shore of Kauai. Wai Koa Loop Trail, Kalihiwai

Ponds, and Stone Dam are noted landmarks on the properties. The Wai Koa Loop trail is a 3-5 mile hike that takes you through forested areas and gardens. A working Mahogany forest of approximately 86,000 trees covers about 200 acres. The reddish-brown wood is used to build fine furniture, cabinets, and musical instruments. The Stone Dam, fed by Kalihiwai Reservoir, was built around 1880 for irrigation purposes and used by Kilauea Sugar. The Stone Dam reportedly has 6.7m gallon capacity. Puukumu Stream is located on the properties, eventually emptying into the ocean near the Northeastern Point of Kalihiwai Bay. The properties have multiple access points off KAHILIHOLE and KUAWA ROADS and gently slopes from the mountains to the ocean. This is a great opportunity to own a wonderful property with a great history



# Investment Contacts

***Matthew Bittick (B)***

Senior Vice President

+1 808 541 5182

Lic. RB-19143

matt.bittick@cbre.com

***James C. Shipman (B)***

Senior Vice President

+1 808 541 5184

Lic. RB-17830

james.shipman@cbre.com

***Matthew McKeever (S)***

Associate

+1 808 541 5148

Lic. RS-80252

matthew.mckeever@cbre.com

# Wai Koa Plantation

KILAUEA, KAUAI

*[www.WaiKoa.net](http://www.WaiKoa.net)*

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM Wai Koa Plantation\_BRO\_Bittick\_v01\_TJ 09/04/24 MB:NAS\_LA82\_WaiKoaPlantation\_OM\_08.27.2024

**CBRE**