

**FOR SALE  
OR LEASE**

FEE SIMPLE OFFERING

SALE PRICE \$2,950,000

**KOKE'E  
CAMP**

Waimea, Kauai 96796

**CBRE**

**CBRE** is pleased to present the exclusive opportunity to acquire or lease a **±29-acre fee simple outdoor recreation property** situated in the highlands of **West Kaua'i**, near the world-renowned **Waimea Canyon** and **Koke'e State Park**.

## FEE SIMPLE PROPERTY DESCRIPTION

<b>PRICE / ASKING RENT</b>	Upon Request
<b>TMK</b>	(4) 1-4-001:015
<b>TENURE</b>	Fee Simple
<b>LAND AREA</b>	±29 Acres
<b>COUNTY ZONING</b>	O (OPEN)
<b>STATE LAND USE</b>	Conservation–Resource

OPEN / CONSERVATION–RESOURCE ALLOWABLE USES.

## PROPERTY HIGHLIGHTS



### Rare Fee-Simple Landholding in West Kaua'i

Approximately 29 acres of improved land along the Waimea Canyon corridor—one of Hawai'i's most scenic and visited regions.



### Limited Private Land Supply

Few privately owned tracts exist within this submarket, which is largely composed of State park and conservation lands.



### Existing Recreational Infrastructure

Features multiple cabins, dining and meeting facilities, comfort stations, and open activity fields suitable for immediate or adaptive reuse.



### Strategic Proximity to Major Attractions

Near Waimea Canyon State Park, Koke'e State Park, and Polihale State Park, drawing steady year-round visitor traffic from both residents and tourists.



### Zoning Versatility

County "Open (O)" zoning and State "Conservation–Resource" classification permit a mix of recreational, community, educational, and agricultural uses, subject to County approvals.

## SALE OR LEASE CONTACTS

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