

Highly Visible Commercial Lot Available for Long-Term Ground Lease

Located on Hawaii Belt Road, land has excellent visibility on the major thoroughfare that connects East and South Hawaii.



GROUND LEASE OPPORTUNITY

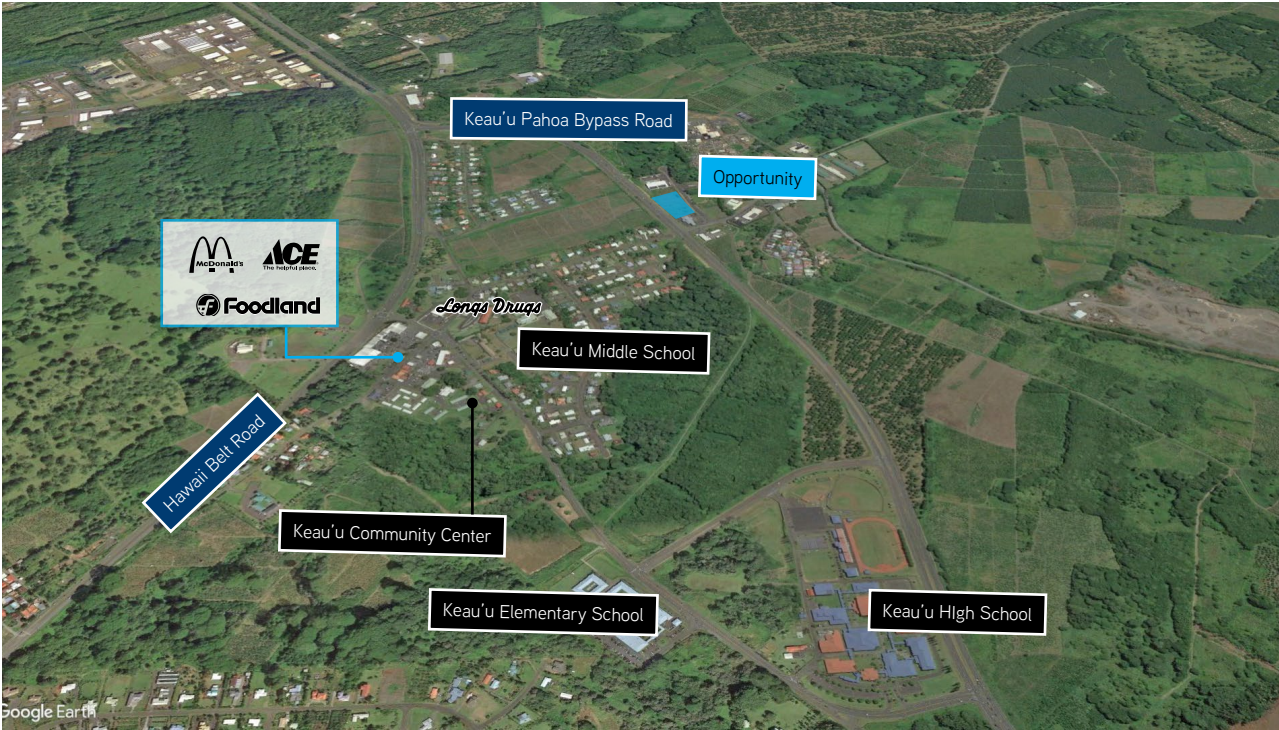
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LOT SPECIFICATIONS

Tenure	Ground Lease
Term	20 - 35 Years
Ground Rent	Call for Details
TMK	3-1-6-152-2
Area	Keau'u
Zoning	MCX-20 (Industrial-Commercial Mixed Use)
Available Lot	Lot 2 (2.40 acres)

FEATURES

Rarely available commercial lot for ground lease
8 miles from Hilo International Airport and 8.4 miles to Hilo Harbor
Long term known rent schedule to finance construction
Retain more capital for construction and business operations

THE PROPERTY

Industrial-commercial lot for sale in the heart of Keaau. Lot 2 is 2.40 acres within a recently subdivided area on Ulupono Street. The Property is located 15 miles east of Hilo Town in the suburban community of Kea’au which is largely focused around agricultural production. Most of the retail and commerce in Keaau is located on Hawaii Belt Road, which is the major thoroughfare connecting East and South Hawaii. Since this property is located off the main road it is likely to attract interest from users related to: agricultural production/sales, plant nurseries, agricultural equipment sales, veterinary establishments, farmers markets, general office, medical clinics, financial Institutions, churches, day-care centers, self- storage, and light industrial users.

THE LOCATION

Within a 3-mile radius of the subject site there’s a total population of 4,712 residents with a total of 1,543 existing homes. Kea’au has its own shopping center, a variety of retail establishments including Foodland, Longs Drug Store and McDonalds, along with a host of other retail and dining options. The town also enjoys the benefits of all the necessary services available. There is a public elementary, middle and high school, as well as Kamehameha’s Big Island campus servicing residents, a post office, library, police station and medical and dental clinic among all the services available.

3 MILE RADIUS // DEMOGRAPHICS



\$33,785
Median household income



\$283,152
Median home value



66.7%
Owner occupied housing units



45.1
Median age



49.9%
Female population



48.3%
% Married (age 15 or older)





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