

FOR SALE

KALOKO COMMERCIAL CENTER (IV)

KALOKO COMMERCIAL CENTER PHASE IV (LOT 60)

Kailua Kona, HI 96740

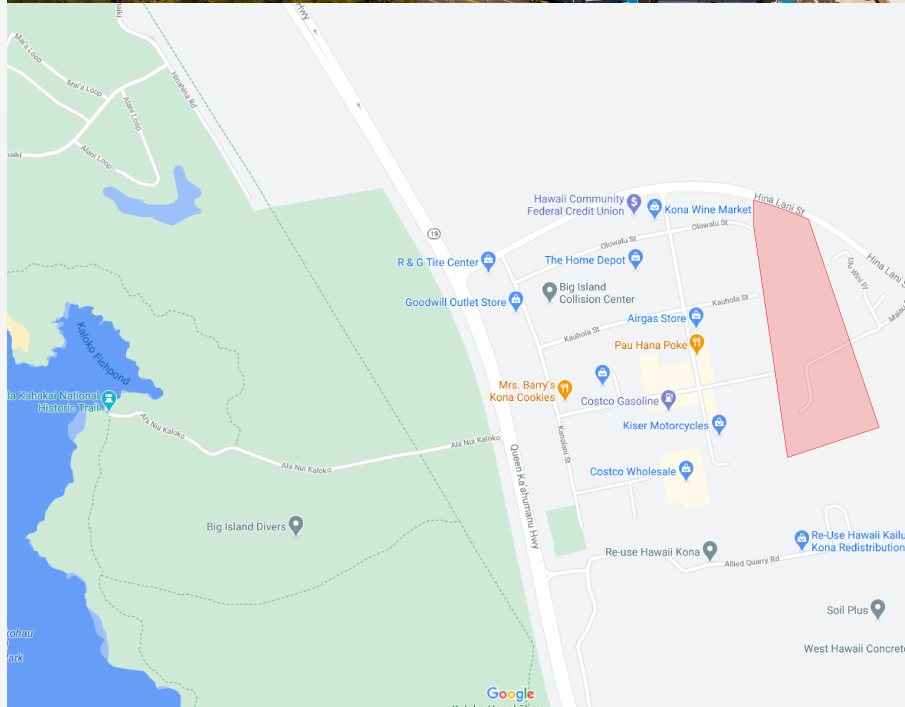
PRESENTED BY:

GREGORY G. OGIN

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HI #RB-16053

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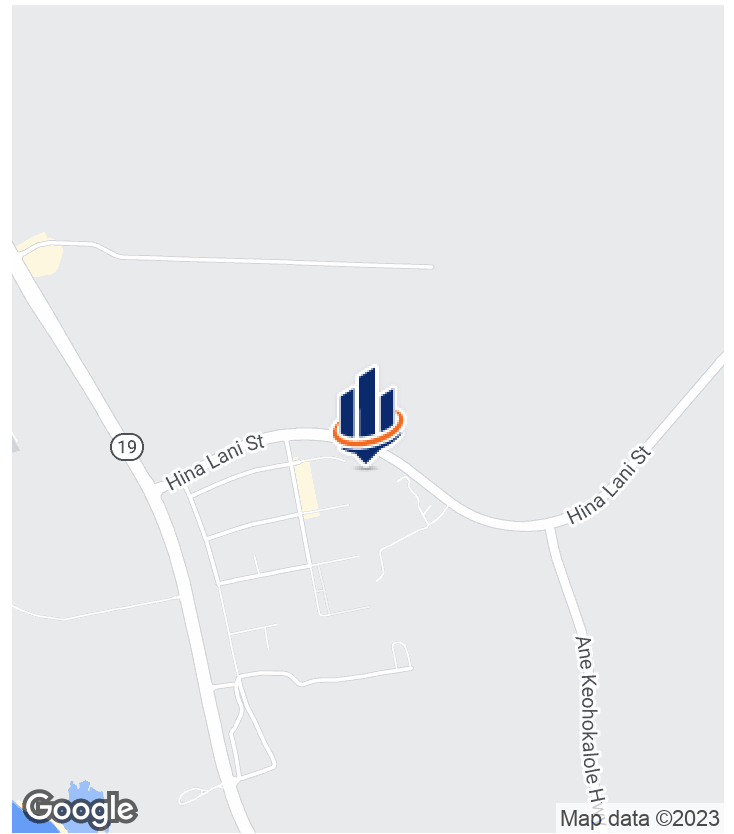
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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$13,500,000
AVAILABLE SF:	
LOT SIZE:	57 Acres
PRICE / ACRE:	\$236,842
ZONING:	MCX-1A Industrial- Commercial Mixed Use.
MARKET:	Island of Hawaii
SUBMARKET:	West Hawaii
APN:	3-7-3-51:60
VIDEO:	View Here

PROPERTY OVERVIEW

Phase IV: -Land: 57+ Acres vacant land with entitlements -Tenure: Fee Simple -TMK: 3-7-3-51:60 -Zoning: MCX Industrial - Commercial mixed use.

PROPERTY HIGHLIGHTS

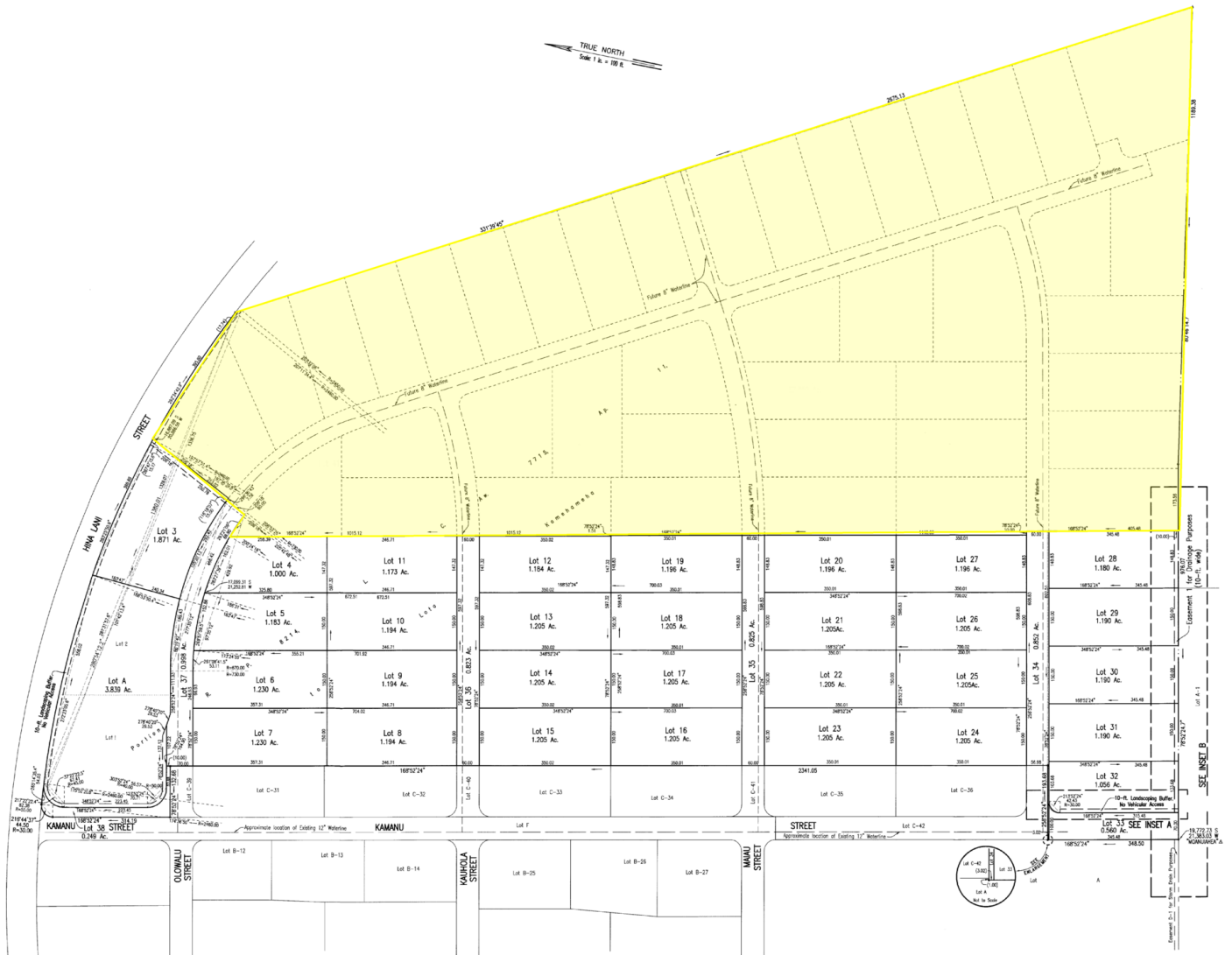
- In close proximity to big-box retailers Home Depot & Costco
- Mixed use: including industrial, distribution, retail, office, schools, medical, financial, meeting facility, etc.
- Three miles from Kona International Airport
- Phase 1 through 3 have been completely sold out! Industrial Commercial Fee Simple property in high demand!
- Minutes from Kailua-Kona business/retail/visitor center & "Gold Coast" resorts
- Located in an Opportunity Zone!

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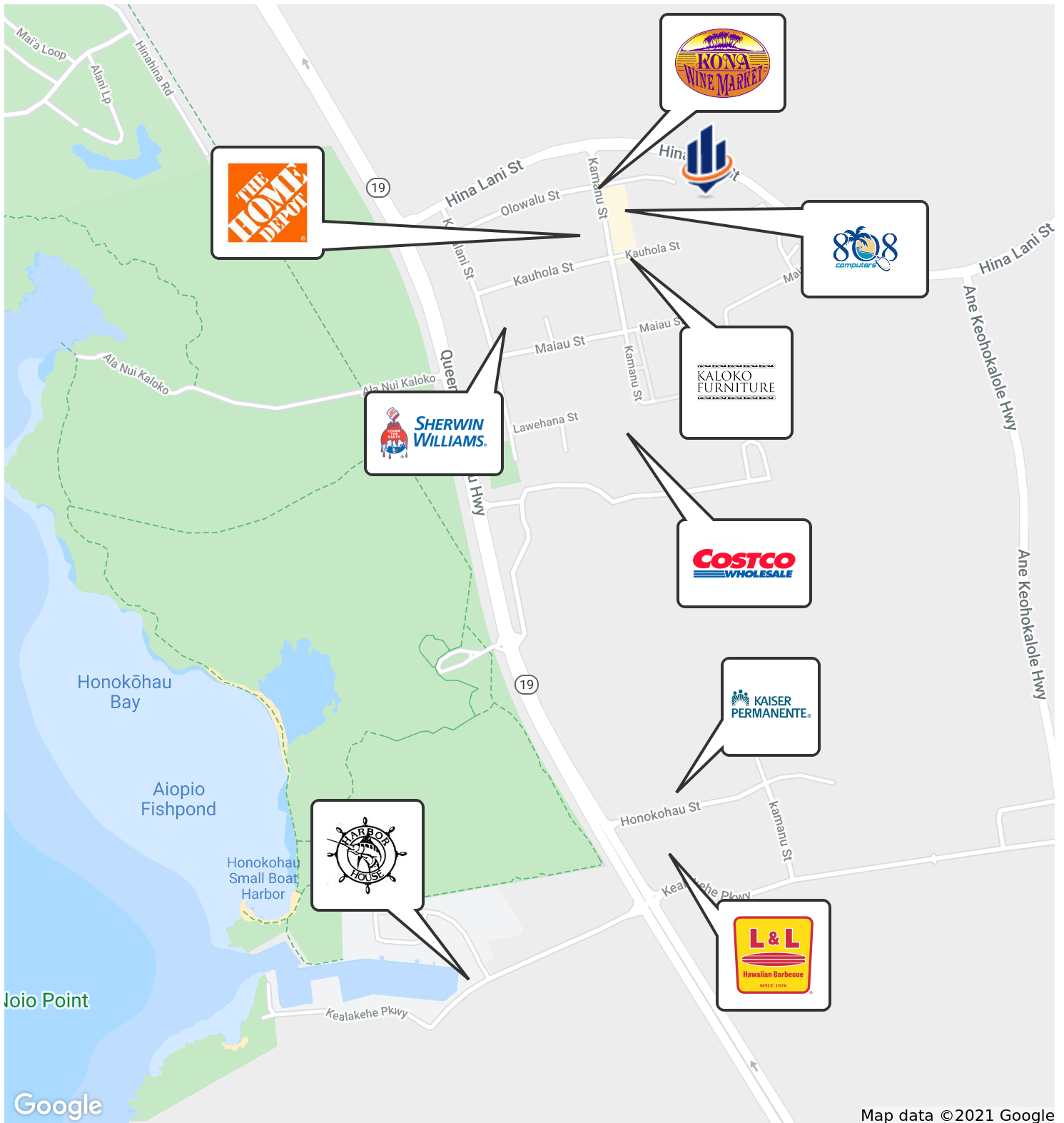
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OF LOTS 1 | TOTAL LOT SIZE 57.819 ACRES | TOTAL LOT PRICE \$13,500,000 | BEST USE MIXED USE

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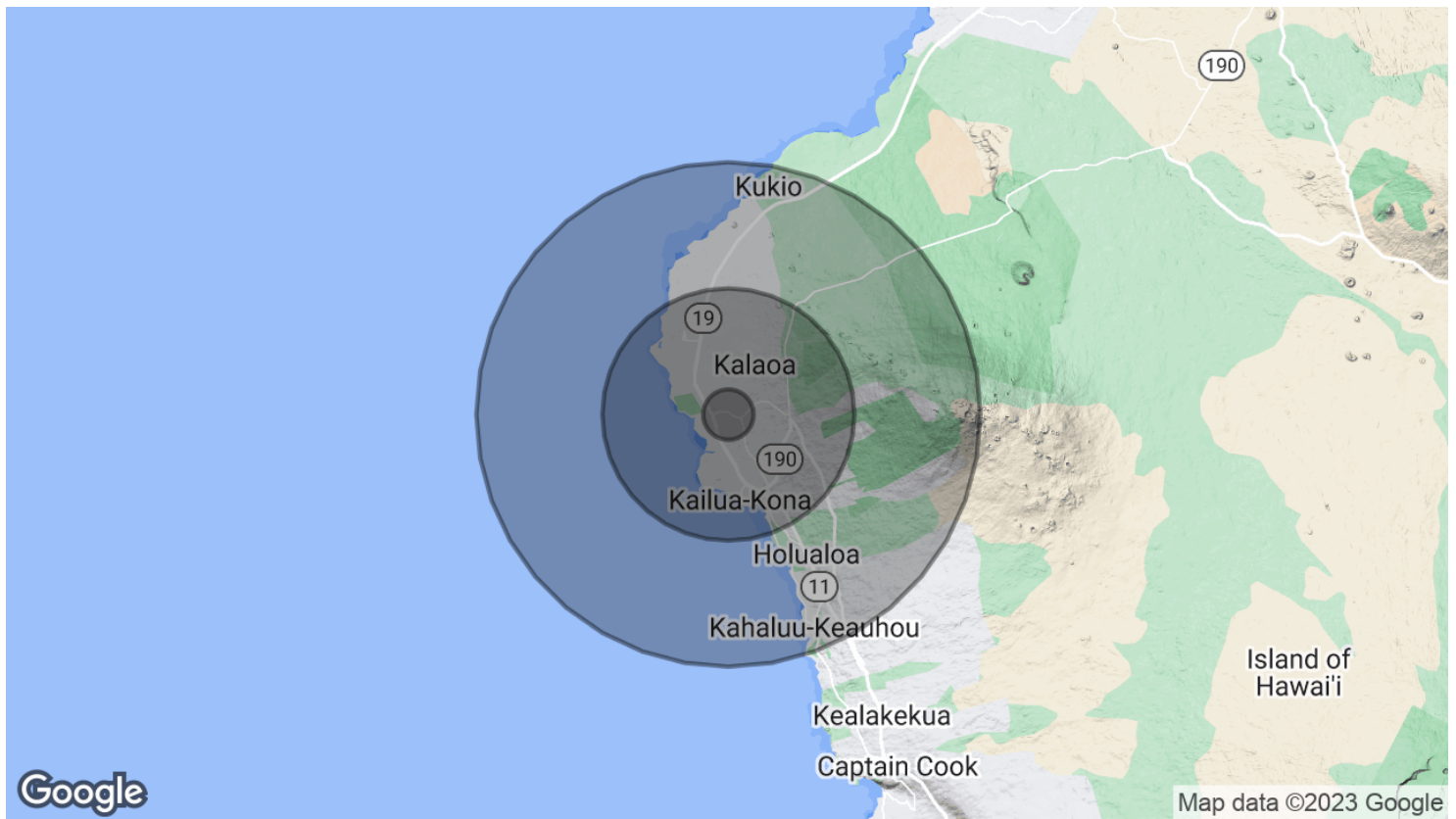


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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	693	10,225	20,187
AVERAGE AGE	32.7	40.6	43.1
AVERAGE AGE (MALE)	33.1	40.0	42.5
AVERAGE AGE (FEMALE)	30.6	40.0	43.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	210	3,609	7,438
# OF PERSONS PER HH	3.3	2.8	2.7
AVERAGE HH INCOME	\$88,335	\$75,719	\$77,466
AVERAGE HOUSE VALUE		\$533,327	\$574,365

* Demographic data derived from 2020 ACS - US Census

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HAWAII COUNTY CODE

Division 13. MCX, Industrial-Commercial Mixed Districts.

Section 25-5-130. Purpose and applicability.

The purpose of the MCX (industrial-commercial mixed use) district is to allow mixing of some industrial uses with commercial uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. This district is intended to promote and maintain a viable mix of light industrial and commercial uses.
(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-131. Designation of MCX districts.

Each MCX (industrial-commercial mixed use) district shall be designated by the symbol "MCX" followed by a number which indicates the minimum land area, in number of thousands of square feet, required for each building site.
(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-132. Permitted uses.

(a) The following uses shall be permitted in the MCX district:

- (1) Agricultural products processing, minor.
- (2) Amusement and recreation facilities, indoor.
- (3) Art galleries, museums.
- (4) Art studios.
- (5) Automobile sales and rentals.
- (6) Automobile service stations.
- (7) Bars, nightclubs and cabarets.
- (8) Broadcasting stations.
- (9) Business services.
- (10) Car washing.
- (11) Catering establishments.
- (12) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this
- (13) Churches, temples and synagogues.
- (14) Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleaning agent.
- (15) Commercial parking lots and garages.
- (16) Community buildings, as permitted under section 25-4-11.
- (17) Convenience stores.
- (18) Crematoriums, funeral homes, funeral services, and mortuaries.
- (19) Data processing facilities.
- (20) Display rooms for products sold elsewhere.
- (21) Equipment sales and rental yards.
- (22) Farmers markets.
- (23) Financial institutions.
- (24) Food manufacturing and processing.
- (25) Home improvement centers.
- (26) Ice storage and dispensing facilities.
- (27) Kennels in sound-attenuated buildings.
- (28) Laboratories, medical and research.
- (29) Laundries.
- (30) Manufacturing, processing and packaging establishments, light.
- (31) Medical clinics.
- (32) Meeting facilities.
- (33) Model homes.
- (34) Motion picture and television production studios.
- (35) Offices.
- (36) Personal services.
- (37) Photographic processing.
- (38) Photography studios.
- (39) Plant nurseries.
- (40) Public uses and structures, as permitted under section 25-4-11.

- (41) Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops.
- (42) Repair establishments, minor.
- (43) Restaurants.
- (44) Retail establishments.
- (45) Sales and service of machinery used in agricultural production.
- (46) Schools, business.
- (47) Schools, photography, art, music and dance.
- (48) Schools, vocational.
- (49) Self-storage facilities.
- (50) Telecommunications antennas, as permitted under section 25-4-12.
- (51) Temporary real estate offices, as permitted under section 25-4-8.
- (52) Theaters.
- (53) Utility substations, as permitted under section 25-4-11.
- (54) Veterinary establishments in sound-attenuated buildings.
- (55) Warehousing.
- (56) Wholesaling and distribution operations.

(b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the MCX district, provided that a use permit is issued for each use:

- (1) Major outdoor amusement and recreation facilities.
- (2) Schools.
- (3) Yacht harbors and boating facilities.

(c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the MCX district.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2003, ord 03-113, sec 1; am 2011, ord 11-26, sec 3; am 2012, ord 12-28, sec 15.)

Section 25-5-133. Height limit.

The height limit in the MCX district shall be forty-five feet. (1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-134. Minimum building site area.

The minimum building site area in the MCX district shall be twenty thousand square feet. (1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-135. Minimum building site average width.

Each building site in the MCX district shall have a minimum building site average width of ninety feet. (1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-136. Minimum yards.

The minimum yards in the MCX district shall be as follows:

- (1) Front yards, twenty feet; and
- (2) Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-137. Landscaping of yards.

(a) All front yards in the MCX district shall be landscaped, except for necessary access drives and walkways.

(b) Any required side or rear yard in the MCX district adjoining a building site in an RS, RD, RM or RCX district, shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.

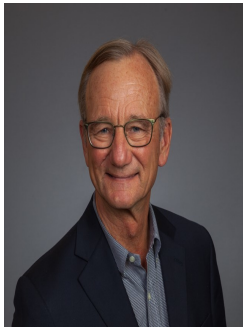
(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-138. Other regulations.

(a) Plan approval shall be required for all new structures and additions to existing structures in the MCX district.

(b) Exceptions to the regulations for the MCX district regarding heights, building site areas, building site average widths and yards, may be approved by the commission within a planned unit development.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2015, ord 15-33, sec 4.)25-5-138



GREGORY G. OGIN

Principal & Managing Director

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PROFESSIONAL BACKGROUND

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club – Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

EDUCATION

North Hennepin State University
University of Hawaii

MEMBERSHIPS

CCIM, CPM

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