

FOR SALE

\$1.75M
≈ \$162,791 / acre

10.75± Acres — Prime Corner Development Site

68-1529 Auwaiakekua Place, Waikoloa Village, HI 96738 | TMK (3) 6-8-002-052



ACREAGE

10.75 ac

CURRENT ZONING

AG-5

SUBDIVISION

2 × 5-ac lots

HOA

None

— THE OPPORTUNITY

One of the last large, unimproved parcels in Waikoloa Village — one of Hawai'i Island's fastest-growing communities. This corner lot's size, location, and confirmed subdivision potential support a private estate, an equestrian property, a multi-family or mixed-use development, or a phased build-and-hold strategy.

There's no HOA on this parcel — no association approval process to clear before breaking ground, and no ongoing dues layered on top of property taxes. For a buyer planning to build, subdivide, or hold long-term, that means fewer hurdles getting started and a lower cost of ownership over time.

— LOCATION HIGHLIGHTS

- Corner parcel at Auwaiakekua Place & Paniolo Avenue
- Across Waikoloa Road from Waikoloa Plaza (136,000+ SF retail — Foodland, Ace Hardware, Popeyes & more)
- Borders the Waikoloa Equestrian Center
- Across Paniolo Avenue from Waikoloa Highlands (KTA, restaurants, shops & banking) and Waikoloa Village Golf Club
- ≈21 miles to Ellison Onizuka Kona International Airport (KOA)

ZONING & UPSIDE

Current zoning, with room to grow

Currently zoned AG-5 (5-acre minimum building site) — matching the County's confirmation that the parcel can be split into two 5-acre lots. Neighboring parcels already support RA, RM, and commercial uses, opening potential paths to RA-1/RA-0.5 single-family, RM-3/RM-5 multifamily, or mixed-use live/work rezoning along the commercial frontage.

Up to 30 residential lots — or 80+ multifamily units

Conceptual planning capacity under potential rezoning scenarios. Illustrative only — not an entitlement, approval, or guarantee. Buyers should independently verify with Hawai'i County Planning.

THE LAND



Aerial view — boundary outline near the Equestrian Center



Ground view — gulch, southwest



Ground view — north, toward Mauna Kea

PROPERTY SNAPSHOT

UTILITIES & ACCESS

Water	Available*, not connected
Power	Available*, not connected
Road Access	Paved (Paniolo Ave); easement platted (Auwaiakekua Pl)

ZONING & TAX

Flood Zone	X
Lava Zone	8
Assessed Value	\$1,317,600
Annual Tax	≈\$11,201

MARKET CONTEXT

Comparable sub-half-acre residential lots nearby have traded between roughly \$275,000 and \$500,000, and finished homes in the area have sold from about \$875,000 to \$1.2 million. Prior market analysis on this parcel estimated a potential resale value of \$2.7M–\$4.3M+ following successful rezoning. Figures are illustrative comparables only, not guarantees of value.

DRIVING DIRECTIONS

From Waikoloa Road, turn onto Paniolo Avenue. Continue straight — the property is on the right (For Sale sign posted).

CONTACT

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Scan for the full listing, photos & documents

dtdrealty.com/waikoloa-acreage