

\$40,000,000 - N/A, Waikoloa

MLS® #715536

\$40,000,000

0 Bedroom, 0.00 Bathroom,
Land on 238.05 Acres

AINAMALU AT WAIKOLOA BEACH RESORT,
Waikoloa, HI

Within the Resort Node, STVR allowed 420 single-family or multiple-family units, of which 39 were completed and sold. Offering includes 58 acres zoned RM-6 & RM-8, 4.853 acres Commercial CV-10, one house lot, and 175.64 acres Open District.

The property consists of 40 tax map key parcels.

The property is entitled to the development of up to 420 residences on 125 acres, for a total of 252 acres.
The property has been foreclosed and is now owned by the lender. The former developer obtained final subdivision approval for forty (40) lots in Phase 1 (Increment 1) and completed and sold 39 homes. One of the lots remains vacant and is owned by the lender. Phase 2 (Increment 3) consists of 8.622 acres, for which the former developer was granted final subdivision approval to create 20 homesite lots after entering into a subdivision agreement with the County and posting a 120% surety bond. The grading was completed for the twenty lots. The paved streets and utilities have not been installed.
The property presents an unparalleled opportunity to create a distinctive resort residential community on the Kona-Kohala Coast, situated within one of the most established resort destinations on the island of Hawai'i.



Essential Information

MLS® #	715536
Price	\$40,000,000
Bathrooms	0.00
Acres	238.05
Type	Land
Status	Active

Community Information

Address	N/A
Subdivision	AINAMALU AT WAIKOLOA BEACH RESORT
City	Waikoloa
State	HI
Zip Code	96743

Exterior

Lot Description	Cleared
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Additional Information

Date Listed	November 4th, 2024
Days on Market	212
Zoning	RM-6
Land Tenure	Fee Simple

Listing Details

Listing Office	Joel K. LaPinta
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Listing information last updated on June 3rd, 2025 at 6:15pm HST