

# maui business park

[www.mauibusinesspark.com](http://www.mauibusinesspark.com)

OFFERING MEMORANDUM

**AB** ALEXANDER & BALDWIN

**Colliers**  
INTERNATIONAL







# maui business park

Alexander & Baldwin is pleased to offer 81 fee simple lots (approximately 1/2 acre and larger) for sale within the Maui Business Park (“MBP”). MBP’s M-1 (light industrial) zoning allows for warehousing, distribution, light manufacturing as well as retail and office uses.

Maui Business Park is situated near the Kahului Harbor and Kahului Airport, with immediate and easy access to all parts of the island.

This new offering consists of two areas, the North Project (29 lots) and the South Project (52 parcels). Construction of the infrastructure has been completed with all improvements in place.

## Features and Benefits

- Prices start at \$39 per square foot.
- Underground utilities
- Dual private water system – potable and non-potable (irrigation)
- County sewer service
- Major arterial road connecting Hana HWY to Ho’okele Street with a signalized intersection
- Master planned business park
  - Design and landscape guidelines
  - Maintenance of common areas

Maui Business Park is developed by Alexander & Baldwin, a landmark company in the Hawaiian Islands for over 140 years, one of Hawaii’s largest private landowners, real estate developers, commercial property owners, agricultural materials & paving companies.



## DEVELOPMENT ON THE RISE

National and regional retailers have established Maui Business Park as Maui's prime commercial location including: Target, Walmart, Home Depot, Costco, Lowe's, Office Max, and Pier1 Imports. This has developed a critical mass of retailing bringing shoppers and economic activity into the Maui Business Park from around the island.

The State's new Airport Access Road bisects Maui Business Park beginning at Puunene Avenue and terminating at the Airport, which will drive Maui's approximate 2 million annual visitors through the project.

## DEMOGRAPHICS (RADIUS FROM HANA HWY & DAIRY RD)

| POPULATION                        | 1 MILE    | 3 MILES   | 5 MILES   | 10 MILES  |
|-----------------------------------|-----------|-----------|-----------|-----------|
| Estimated Population (2016)       | 8,858     | 38,187    | 56,176    | 99,787    |
| Projected Population (2021)       | 9,312     | 39,942    | 58,482    | 103,640   |
| HOUSEHOLDS                        |           |           |           |           |
| Estimated Households (2016)       | 2,401     | 11,427    | 16,960    | 32,719    |
| Projected Households (2021)       | 2,554     | 12,172    | 17,865    | 34,352    |
| HOUSEHOLD INCOME                  |           |           |           |           |
| Average Household Income (2016)   | \$92,884  | \$86,948  | \$92,142  | \$89,159  |
| Projected Household Income (2021) | \$118,437 | \$103,323 | \$109,708 | \$105,440 |

## 2016 VISITOR INFORMATION



|                |           |
|----------------|-----------|
| Domestic:      | 2,171,996 |
| International: | 468,179   |



# NORTH PROJECT

AVAILABLE

SOLD

RESERVED

**COSTCO**  
WHOLESALE

HALEAKALA HWY

KEOLANI PLACE

AIRPORT ROAD





# SOUTH PROJECT

AVAILABLE

SOLD

RESERVED

FUTURE INCREMENT

HOOKELE STREET

HANA HWY

AIRPORT ROAD





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