

Wailua, Kauai



DEPARTMENT OF HAWAIIAN HOME LANDS

Puunene, Maui



Kona, Hawaii

Hilo, Hawaii



HILO, HAWAII



HILO, HAWAII



KONA, HAWAII



PUUNENE, MAUI



WAILUA, KAUAI

Development Opportunities in Hawai'i

DEPARTMENT OF HAWAIIAN HOME LANDS (DHHL)

ABOUT US

The State of Hawaii Department of Hawaiian Home Lands administers approximately 200,000 acres of trust lands pursuant to the Hawaiian Homes Commission Act for the benefit of Native Hawaiian beneficiaries.

LARGE-SCALE DEVELOPMENT

DHHL is seeking experienced development partners to advance strategic commercial, industrial, and mixed-use projects that generate long-term value supporting Native Hawaiian communities and future homestead development.

Visit us at: <https://dttl.hawaii.gov/asset-management/>



Featured Property:

Panaewa Business Park



140 acres positioned in Hilo's established commercial and industrial corridor, with access from Maka'ala Street and Railroad Avenue.

Planned Opportunity

- Light industrial
- Commercial services
- Big-box / mid-box retail
- Logistics, distribution, and delivery uses
- Auto service / fleet support
- Local manufacturing and business-serving uses

Estimated Ground-Lease Ready Timing: **2028**, following master planning, environmental compliance, subdivision, and infrastructure implementation.

Hilo, Hawaii Market Snapshot

210k
County
Population

109k
Primary Trade
Area Residents

1 mile
to Hilo Airport

2.5 miles
to Hilo Airport

<1%
Industrial
Vacancy

1.16M SF
Retail Inventory

78k
Hilo Median
Household Income

TRUST LAND. LONG-TERM VALUE. Why DHHL Development Matters

Established under the Hawaiian Homes Commission Act of 1920, the Hawaiian Home Lands trust was created to return Native Hawaiians to the land. Today, DHHL administers approximately 200,000 acres of trust lands for the benefit of Native Hawaiian beneficiaries.

Commercial and industrial development on DHHL lands is not simply a real estate transaction. Revenue generated from income-producing lands helps DHHL support its broader trust responsibilities, including homestead development, infrastructure, land stewardship, and beneficiary-serving programs.

DHHL is seeking experienced partners who understand that successful development must create long-term value while respecting the land, the surrounding community, and the purpose of the trust.

Our Development Priorities

- Generate sustainable revenue for the Hawaiian Home Lands trust
- Support future homestead development and infrastructure needs
- Create economic opportunities for beneficiaries
- Advance responsible land stewardship and community engagement
- Work with experienced partners through applicable legal processes



Panaewa Business Park



Overview

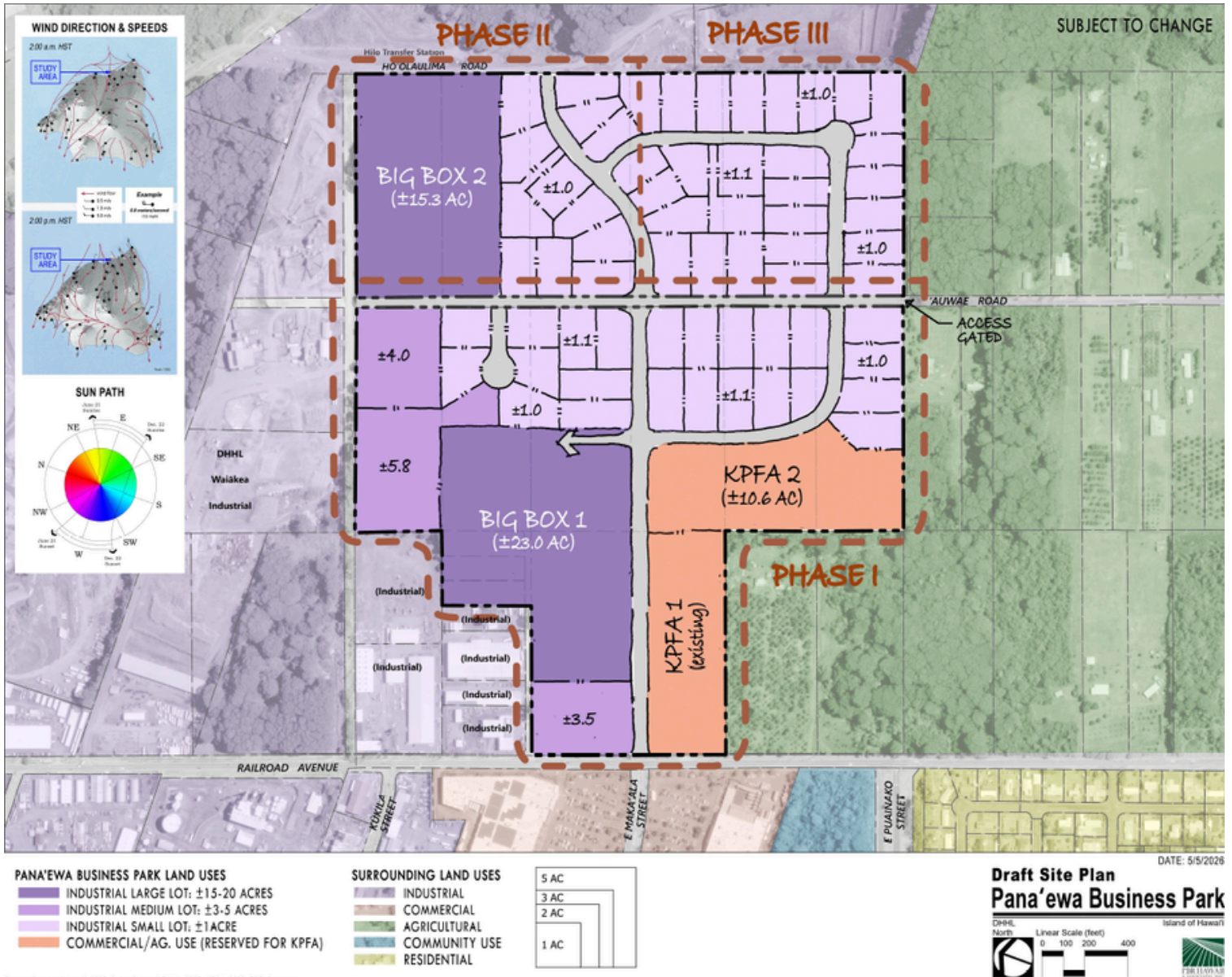
Pana'ewa Business Park is a planned 146-acre large-scale commercial development area located within Hilo's primary growth corridor. The project offers flexible parceling opportunities ranging from approximately 1 to 25 acres to accommodate retail, industrial, logistics, and mixed-use development concepts.

Location Advantages

- Centrally located in Hilo’s primary commercial corridor
- Adjacent to existing regional retail and commercial anchors including Prince Kūhiō Plaza, Home Depot, Target, and Safeway
- Direct access via Railroad Avenue / Kanoelehua Avenue corridor
- Proximity to Hilo International Airport and Hilo Harbor
- Positioned to serve East Hawai’i’s primary trade area and growing surrounding residential communities

Market

- Serves East Hawai’i’s primary resident population base
- Strong regional retail draw from East Hawai’i communities
- Limited large-format commercial development inventory in Hilo
- Planned residential growth and homestead expansion in surrounding areas support long-term demand
- Airport / harbor proximity creates logistics and industrial upside



Site Characteristics

- Approx. 146 Gross Acres
- Commercial / Industrial / Mixed-Use Planned Area
- Vacant and largely unimproved land
- Flexible development potential

Targeted Uses

- Big Box / Large Format Retail
- Mid-Box Retail / Showroom
- Auto Service / Fleet Uses
- Self Storage
- Construction / Building Supply
- Light Manufacturing / Production
- Logistics / Distribution / Delivery Center



Kanoelehua, Hilo



Overview

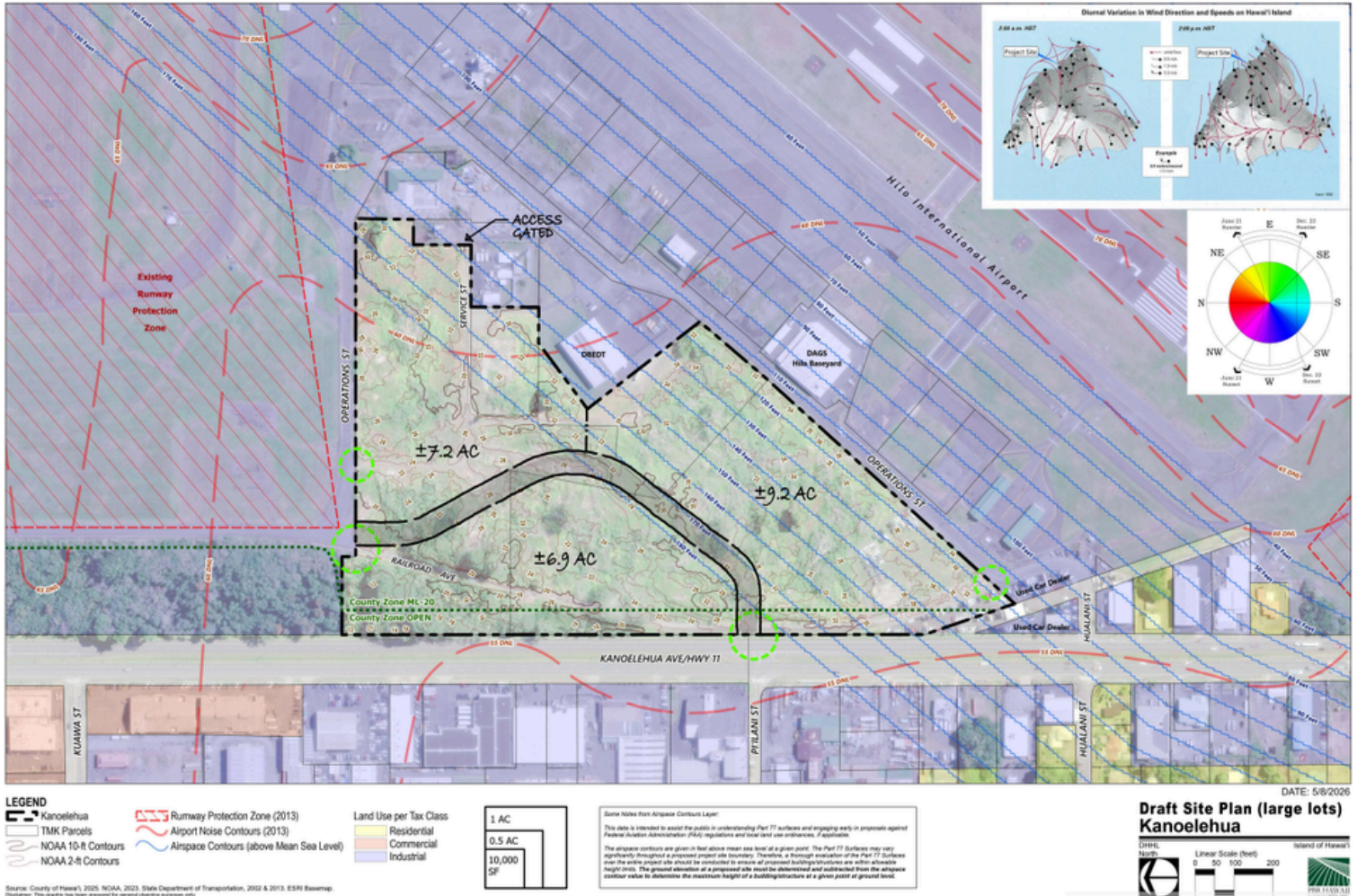
The Kanoelehua parcel is a planned 21-acre large-scale commercial development area located within Hilo's primary growth corridor and adjacent to Hilo International Airport.

Site Characteristics

- Approx. 21 Acres
- Commercial / Industrial / Mixed-Use Planned Area
- Vacant and largely unimproved land
- Flexible development phasing potential

Location Advantages

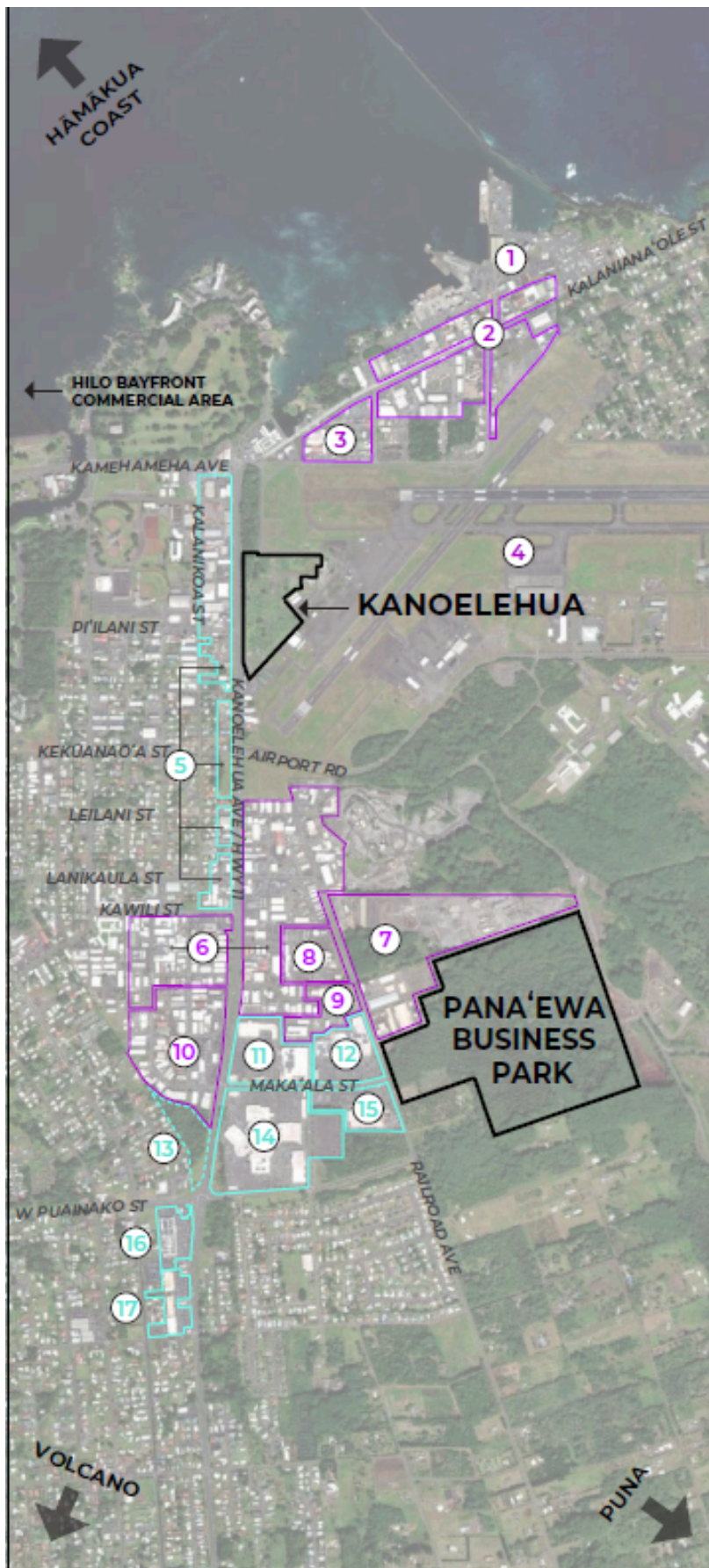
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- 1 PORT OF HILO**
Land Owner: State DOT
Key Users: Matson, Young Brothers, Fuel Terminals, Cruise Ships
- 2 KALANIANA'OLE ST. INDUSTRIAL AREA**
Land Owners: Private (Predominantly), Federal, State, Hawaii Electric
- 3 KAMEHAMEHA SCHOOLS & OTHERS INDUSTRIAL AREA**
Land Owners: Kamehameha Schools, Private, State
Key Users: Big Island Motors, Suisan, Hawaii Planing Mill Ltd.
- 4 HILO INTERNATIONAL AIRPORT**
- 5 KANOELEHUA AVE. COMMERCIAL STRIP**
Land Owners: Private (Predominantly), State
Key Users: Hawaii Planing Mill, Y. Hata & Co.
- 6 INDUSTRIAL LANDS**
Land Owners: State (Predominantly), Private
Key Users: Servco Toyota, Ace Hardware
- 7 WAIĀKEA INDUSTRIAL**
Land Owner: DHHL
Key Users: Yamada & Sons, Hawthorne Pacific Corp., Sysco Hawai'i
- 8 HAWAII ELECTRIC**
Land Owner: Hawaii Electric
- 9 INDUSTRIAL LANDS**
Land Owner: DHHL
Key Users: AKM Performance, Hawaiian Telecom
- 10 KAEI HANA I (Existing)**
Land Owner: DHHL
Key Users: Orchid Isle Ford, Hilo Propane Inc.
- 11 WAIĀKEA CENTER**
Land Owner: DHHL
Key Users: Walmart, Ross, Office Max, HMSA, Territorial Savings
- 12 TARGET & SAFEWAY**
Land Owner: DHHL
Key Users: Target, Safeway
- 13 KAEI HANA I (Planned)**
Land Owner: DHHL
- 14 PRINCE KŌHIŌ PLAZA**
Land Owner: DHHL
Key Users: Macy's, TJ Maxx, Petco, Tractor Supply, Old Navy
- 15 HOME DEPOT**
Land Owner: DHHL
Key Users: Home Depot, Panda Express
- 16 KTA SUPERSTORES**
Land Owner: K Taniguchi Ltd
Key Users: KTA, White Guava Cafe
- 17 PUAINAKO CENTER**
Land Owner: PTC Partners
Key Users: Sack N' Save, O'Reilly, BedMart, Hawaii National Bank

LEGEND

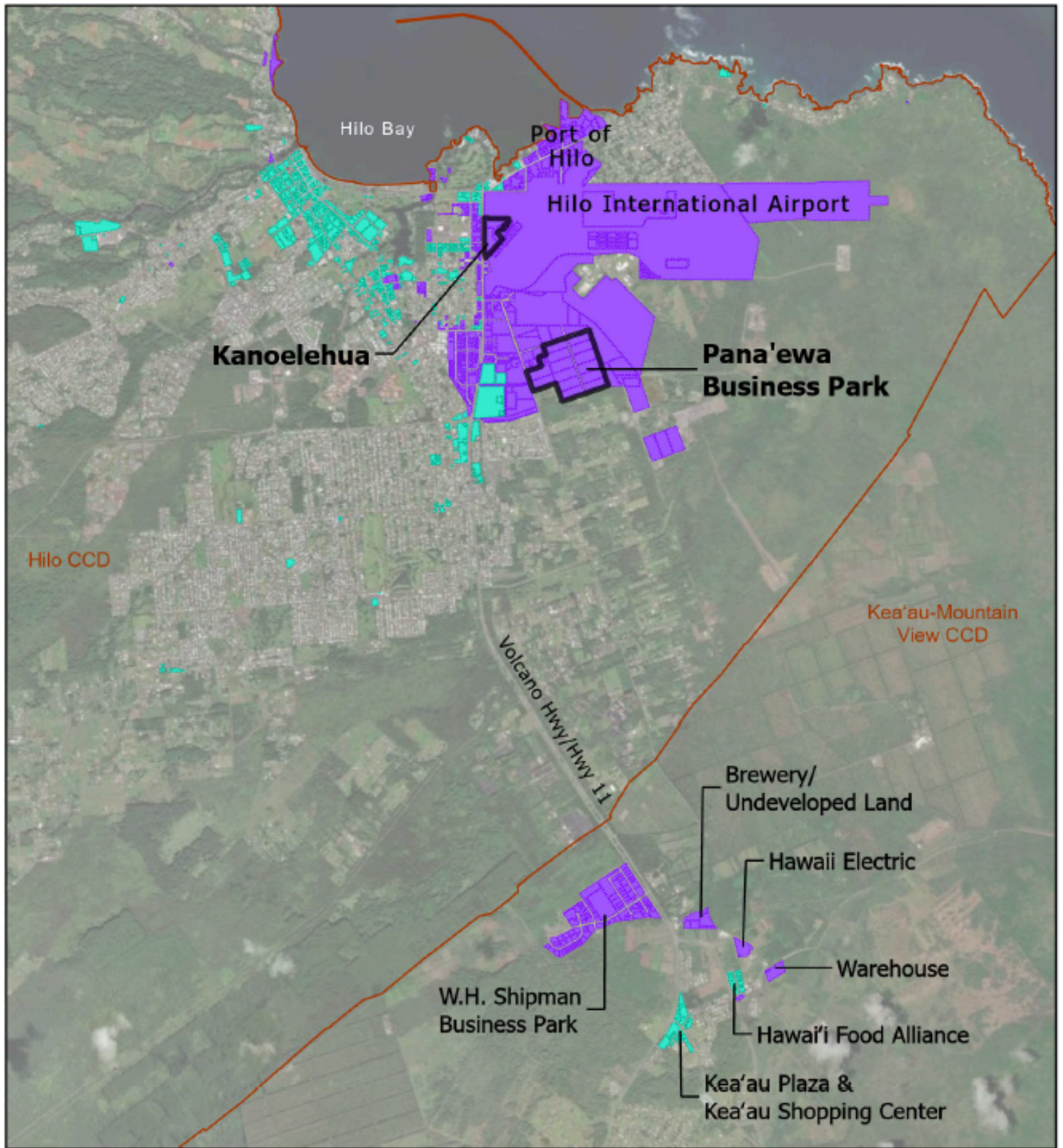
- Existing Retail*
- Planned Commercial
- Existing Industrial*
- DHHL Large-Scale Offerings

*may include mixed-use

Source: ESRI Online Basemap, County of Hawaii, 2005, County of Hawaii Real Property Tax Office, 2005, cadastre. This graphic has been prepared for general planning purposes only.





Nearby Industrial and Commercial Areas





DATE: 5/1/2026




LEGEND

-  DHH Large-Scale Offerings
-  Industrial Tax Class
-  Commercial Tax Class
-  Census County Divisions

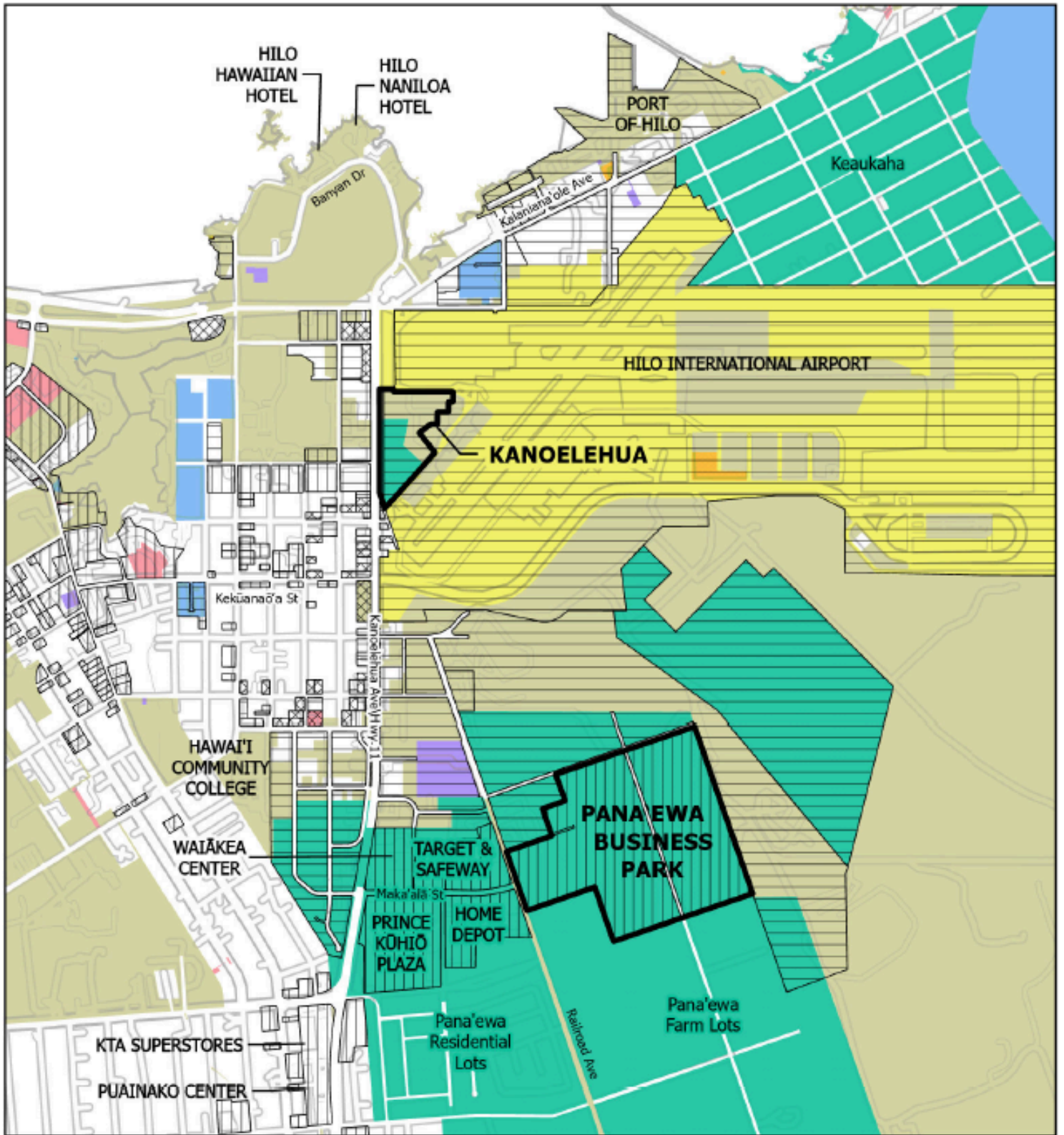
Regional Industrial and Commercial Areas

DHHL North Island of Hawaii












Linear Scale (feet)
0 3,000 6,000

Source: County of Hawai'i, 2025. U.S. Census Bureau, 2020.
Disclaimer: This graphic has been prepared for general planning purposes only.






LEGEND

- | | |
|---|--|
|  DHHL Large-Scale Offerings | Major Owners |
|  Commercial |  DHHL |
|  Industrial |  Federal |
|  Mixed Use |  State DOT |
| |  Other State |
| |  County of Hawai'i |
| |  Kamehameha Schools |
| |  Hawaii Electric |

Major Land Owners and Surrounding Land Uses

DHHL North Island of Hawaii

Linear Scale (feet)
0 1,000 2,000

Source: County of Hawaii, 2023 & 2025; DHHL, 2026.
Disclaimer: This graphic has been prepared for general planning purposes only.



Kalaoa, Kona



Overview

Kalaoa is a large-scale development opportunity comprising approximately 126 acres in West Hawai'i's primary growth corridor. Strategically positioned along Queen Ka'ahumanu Highway near Keāhole Airport, the site offers significant long-term potential for commercial, industrial, logistics, and mixed-use development.

Site Characteristics

- Approx. 126 Gross Acres
- Commercial / Industrial / Mixed-Use Planned Area
- Vacant and largely unimproved land
- Significant frontage and regional visibility

Location Advantages

- Frontage along Queen Ka'ahumanu Highway
- Adjacent to Keāhole Airport / Kona International Airport
- Positioned between Kailua-Kona and West Hawai'i resort corridors
- Serves one of Hawai'i's fastest-growing regional markets
- Excellent regional connectivity for industrial and logistics-oriented users



Market

- Located within high-growth West Hawai'i market
- Serves resident, visitor, and business demand across Kona / Kohala / resort corridor
- Limited supply of large contiguous commercial development acreage in West Hawai'i
- Airport adjacency supports industrial and logistics uses
- Regional tourism and population growth support long-term commercial demand





Puunene, Maui



Overview

Pu'unēnē is an approximately 184-acre large-scale development opportunity located within Central Maui's primary growth corridor. Positioned along Mokulele Highway between Kahului Airport and South Maui, the site offers strategic long-term potential for commercial, industrial, and mixed-use development.

Site Characteristics

- Approx. 184 Gross Acres
- Commercial / Industrial / Mixed-Use Planned Area
- Vacant and largely unimproved land
- Flexible phasing and subdivision potential
- Strategic gateway location for island-wide service uses

Location Advantages

- Frontage along Mokulele Highway
- Centrally located between Kahului Airport and Kihei / South Maui
- Positioned within Maui's primary regional transportation corridor
- Serves resident, visitor, and business traffic throughout Central and South Maui
- Strong regional connectivity for commercial and logistics-oriented uses



Market

- Located within one of Maui's primary growth and transportation corridors
- Serves expanding Central and South Maui residential populations
- Limited supply of large contiguous commercial development sites on Maui
- Airport proximity supports logistics and industrial potential
- Strong long-term demand drivers from regional growth and visitor economy





Wailua, Kauai



Overview

Wailua is an approximately 41-acre large-scale development opportunity located on Kauai's eastern coast between Lihu'e and Kapa'a. Positioned along Kūhiō Highway in one of the island's primary visitor and residential corridors, the site offers long-term potential for commercial, resort mixed-use, and complementary development uses.

Site Characteristics

- Approx. 41 Gross Acres
- Vacant / undeveloped land
- Historically utilized for agriculture
- Utilities and infrastructure in surrounding area subject to project planning and due diligence
- Long-term strategic landholding within a high-visibility corridor

Location Advantages

- Frontage along Kūhiō Highway on Kauaʻi's Eastside corridor
- Approximately 3 miles north of Līhu'e Airport
- Situated between Līhu'e and Kapa'a, serving one of Kauaʻi's most active travel corridors
- Near Wailua Golf Course, Wailua River, and surrounding visitor destinations
- Accessible to both resident and visitor markets island-wide



Market

- Eastside Kauaʻi is one of the island's primary population and visitor corridors
- Benefits from consistent visitor circulation between airport, lodging areas, and North Shore destinations
- Limited supply of large contiguous commercial/resort development tracts on Kauaʻi
- Opportunity to serve resident, visitor, and workforce demand through thoughtfully planned mixed-use development



JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ka Ika Ika o ka Māka Ika o
Hawaii

SYLVIA J. LUKE
L.T. GOVERNOR
STATE OF HAWAII
Ka Ika Ika o ka Māka Ika o
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KALI WATSON
CHAIRPERSON, HHCA
Ka Ika Ika o ka Māka Ika o
Hawaii

KATE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Ika Ika o ka Māka Ika o
Hawaii

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

LAND REQUEST APPLICATION FOR NON-HOMESTEADING PURPOSES

PART I: APPLICANT INFORMATION

Name: _____
Address: _____
Phone No.: _____ Cell: _____ email: _____

Requesting Organization is For Profit - Individual or Business
 Individual Sole Proprietorship Partnership
 Corporation Limited Liability Corporation Other

Is an Individual HHCA Beneficiary or is Owned by an HHCA Beneficiary Yes No

Requesting Organization is a Government Agency
 Federal State County

Officers and/or Principal Representatives: _____
Mission of Organization: _____
Date Incorporated: _____ State of Incorporation: _____
Federal Tax ID#: _____ State Tax ID#: _____

PART 2: NON-HOMESTEADING LAND USE REQUEST

Describe proposed non-homesteading land use envisioned under this request as submitted _____

**Please attach additional information if necessary*

Land Area requested: Acreage/Sq.Ft. _____ Term: _____
Island: _____ Tax Map Key No.: _____

Indicate Character of Use:
 Agricultural Commercial Church Other
 Pastoral Industrial Community Facility

Land Request Form No. _____

<https://dhlh.hawaii.gov/land-use-request-form/>

Partnership Opportunity

- Developer interest and proposed concepts help inform DHHL planning and future land use strategy
- Opportunities will be offered through applicable disposition processes pursuant to the Hawaiian Homes Commission Act and other governing law
- Final partner selection and project approvals remain subject to DHHL review and approval requirements

Submit your interest today!





DEPARTMENT OF HAWAIIAN HOME LANDS

Questions? More info?

Contact the Land Management Division

DHHL Land Management Division Main Line :
(808) 730-0335

Frank J Hall, Administrator

frank.j.hall@hawaii.gov

phone: (808) 730-0334

Ryan Fujitani, Technical Services Manager

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phone: (808) 730-0326

Kahana Albinio, Income Property Manager

email: peter.k.albinio.jr@hawaii.gov

phone: (808) 730-0343

Andrew Sante, Land Agent

email: andrew.r.sante@hawaii.gov

phone: (808) 730-0336