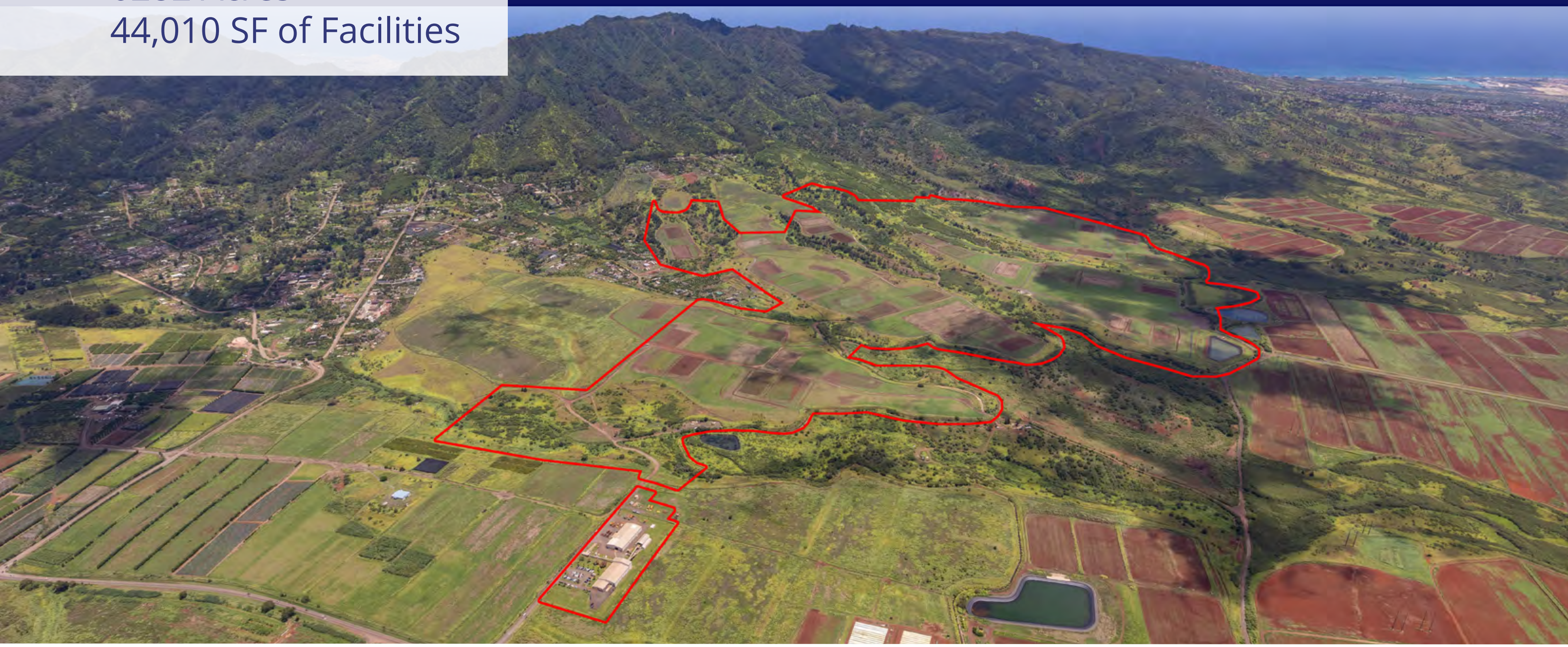
Rare Institutional Grade Agricultural Purchase Opportunity on O’ahu

94-880 Kunia Road | Waipahu, HI 96797

628± Acres
44,010 SF of Facilities



Alika Cosner (S) SIOR
Senior Vice President
Lic# RS-69441
+1 808 292 4599
alika.cosner@colliers.com

Brandon Bera (B), CCIM, SIOR*
Executive Vice President
Lic# RB-24145
+1 808 523 8309
brandon.bera@colliers.com

Carter E. Kennedy
Senior Vice President
Lic# 2023016926
+1 415 310 7762
carter.kennedy@colliers.com

Tony Kennedy, CCIM
Senior Vice President
Lic# 199908049
+1 314 630 4152
tony.kennedy@colliers.com

Executive Summary

- This 628±-acre agricultural offering is located at 94-880 Kunia Road, in the heart of the Kunia agricultural district on O'ahu's fertile leeward plain.
- 362 Tillable Acres with extensive irrigation system.
- 2 million gallon onsite reservoir supplied by Waiāhole Ditch Irrigation System.
- Modern, institutional grade farming facility built in 2014 including fully built out office space and two (2) high cube warehouses.
- Irreplaceable scale in an active ag corridor, immediately adjacent to one of the fastest-growing, most heavily invested submarkets on O'ahu giving this holding both a durable agricultural income base and rare long-term optionality.

Property Overview

Island	O'ahu	
Address	94-880 Kunia Road Kapolei, HI 96707	
TMK	1-9-2-4-3: 1 & 3	
Tenure	Fee Simple	
Zoning	AG- 1	
Asking Price	Contact Agent for Pricing	
Facilities	Warehouse Office Equipment Storage / 2nd Warehouse Dryer Building Dock Canopy **Total**	16,000 SF 3,000 SF 20,000 SF 4,410 SF 600 SF **44,010 SF**
Acreage	Total Tillable	628± acres 326± acres

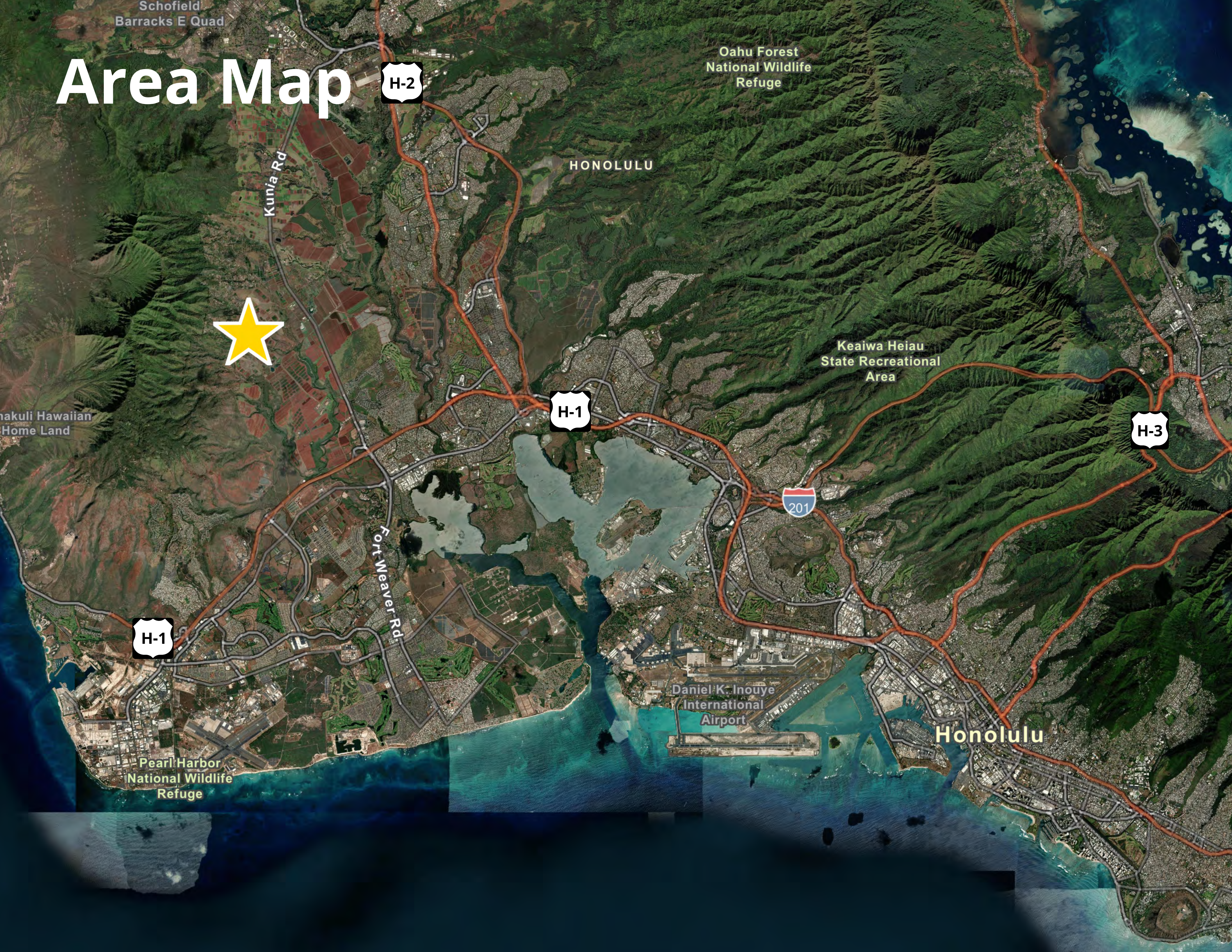
Investment Highlights

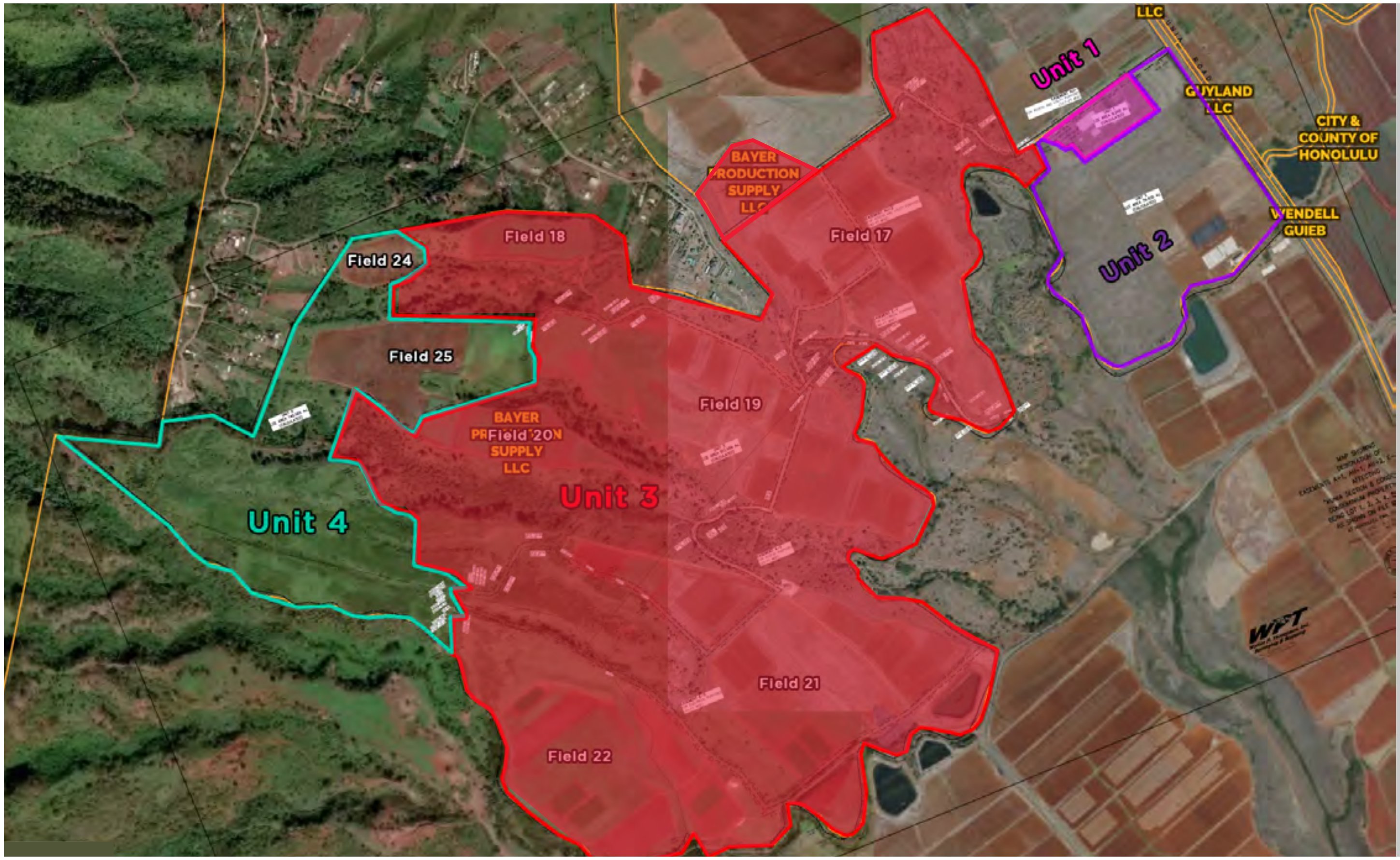
- **Irreplaceable scale:** Turnkey agricultural farmland operation consisting of ±628 contiguous acres of Ag-zoned land. It's among the largest blocks available in all of Hawaii where undeveloped Ag land of this scale near the urban core is essentially irreplaceable.
- **Institutional grade facilities:** 44,000+ SF of modern facilities built in 2014 providing for a true turnkey, high-level farming operation.
- **Established institutional ag corridor:** The Kunia agricultural district has hosted decades of institutional agricultural use.
- **Adjacent to West O'ahu's largest growth corridor:** The property sits minutes from the H-1 Kunia interchange and borders Ho'opili, D.R. Horton's ~12,000-home master-planned community under development between Kapolei, 'Ewa, Waipahu, and Kunia — placing this ag land at the leading edge of West O'ahu's largest active growth corridor.
- **Proximity to Kapolei / UH West O'ahu growth hub:** A short drive from the University of Hawai'i–West O'ahu campus in Kapolei, the state's designated "second city" — a hub of institutional and public investment that continues to draw residential, commercial, and infrastructure spending to the surrounding submarket.
- **Extensive, well maintained roads** and irrigation infrastructure throughout the property.
- **Renewable energy / agrivoltaic upside:** The property sits near one of the state's largest renewable-energy developments (the Mahi Solar project in Kunia), underscoring active market demand for utility-scale solar and agrivoltaic leasing on large O'ahu Ag parcels — a potential income overlay beyond traditional farm leasing.

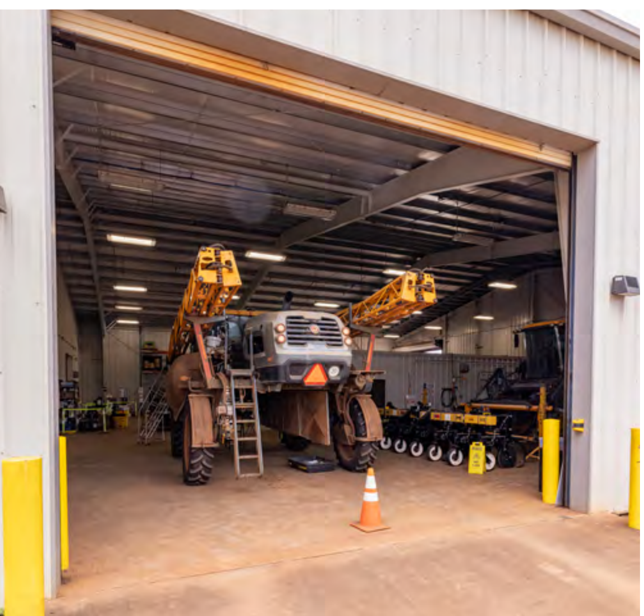
Investment Highlights

- **Deep visitor-economy demand for local food:** O'ahu drew 5.68 million visitors and $9.42 billion in visitor spending in 2025, sustaining strong institutional demand from hotels, restaurants, and food-service operators for locally sourced produce, meat, and specialty crops.
- **State food-security mandate:** Hawai'i imports ~90% of its food supply with only about a 10-day supply of fresh produce on hand statewide at any time — a structural vulnerability that has made agricultural self-sufficiency a constitutional and legislative priority, supporting long-term policy and incentive tailwinds for productive farmland.
- **Multiple use / income paths:** Zoned and historically used for diversified agriculture, the site offers flexibility across row crops, orchard/diversified produce, cattle grazing, seed research, and agritourism — multiple paths to monetize the land beyond a single-crop lease.
- **Long-term optionality and land-bank value:** As one of the only large contiguous Ag-zoned holdings on O'ahu, positioned directly against the island's most active development frontier, the property offers a long-term buyer a land bank with optionality.

Area Map


Schofield
Barracks E Quad
H-2
Oahu Forest
National Wildlife
Refuge
HONOLULU
Kunia Rd
Keaiwa Heiau
State Recreational
Area
H-1
H-3
akuli Hawaiian
Home Land
201
Fort Weaver Rd
H-1
Daniel K. Inouye
International
Airport
Honolulu
Pearl Harbor
National Wildlife
Refuge


LLC
Unit 1
GUYLAND LLC
CITY & COUNTY OF HONOLULU
BAYER PRODUCTION SUPPLY LLC
Field 17
Field 18
Field 24
Field 25
WENDELL GUIEB
Unit 2
Field 19
BAYER
Field 20
SUPPLY
LLC
Unit 3
Unit 4
Field 21
Field 22



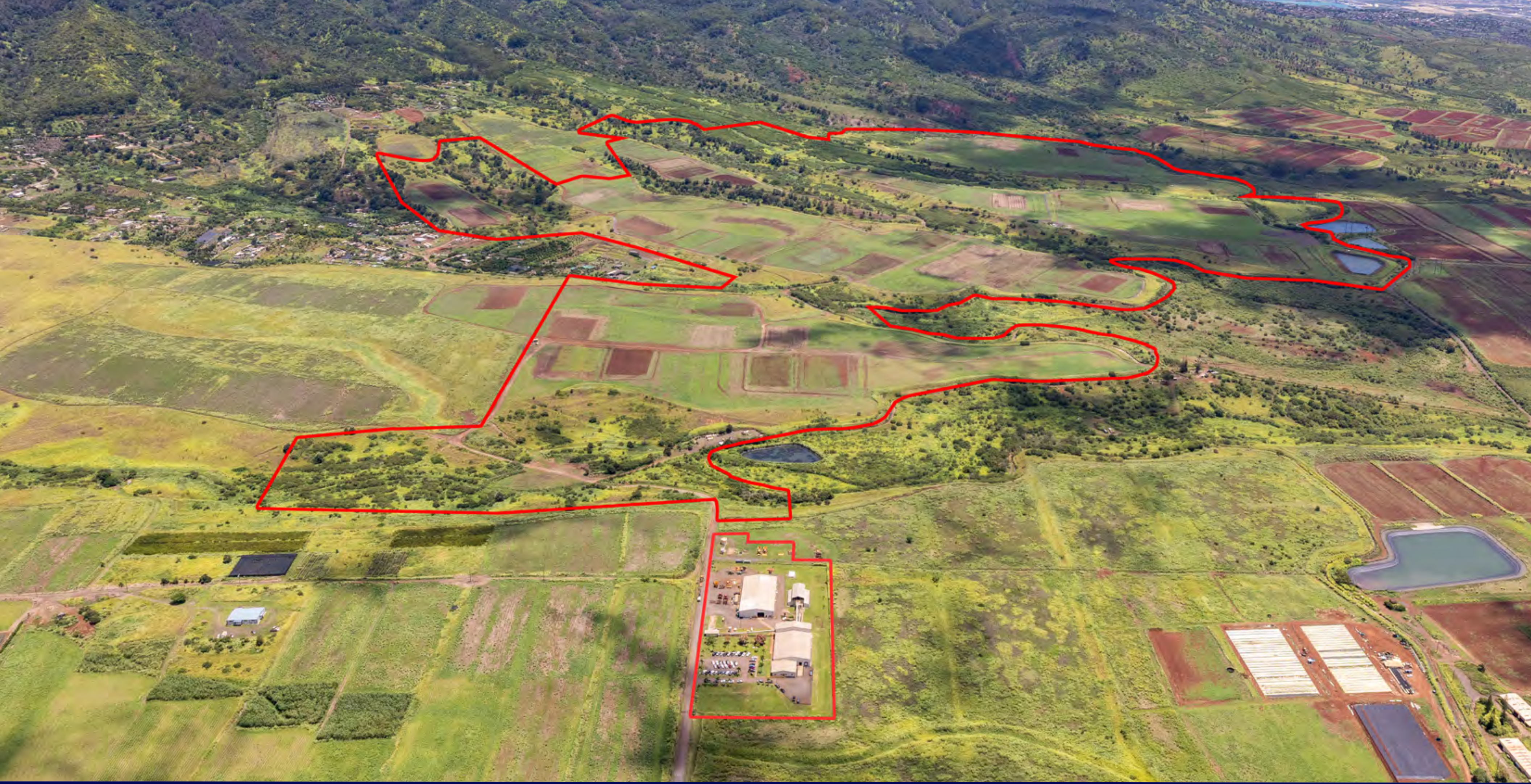
Highlights of Improvement

- Vestibule (Key card access)
- Reception Area
- Large Conference Room
- Small Conference Room
- Lunch Room
- Private offices
- HVAC System
- Restrooms
- Men’s & Women’s Locker Rooms
- Dryer Room
- Warehouse
- Equipment Storage facility / 2nd Warehouse
- Green House

Facility **Site Plan**

Hawaii Ag Market Overview

- **Structural land scarcity:** Only about 5% of the state's ~4.1 million acres is designated Urban; 47% is Agricultural and 48% Conservation — there is effectively no more land being created for either farming or development, so large contiguous Ag parcels are a fixed, non-renewable category of asset.
- **Scarcity within scarcity:** Of the ~1.9 million acres zoned Agricultural statewide, only around 100,000 acres are estimated to be in active crop production (excluding cattle ranching) — the vast majority of "Ag-zoned" land is not usable, arable, or accessible at any scale. Parcels of 250+ or 800+ contiguous, farmable acres are genuinely rare.
- **Food security imperative:** Hawai'i imports roughly 90% of its food — 90% of beef, 80% of milk, 67% of fresh vegetables, and 65% of fresh fruit consumed in the state — and holds no more than about a 10-day supply of fresh produce at any given time. Food security has been a constitutional mandate since 1978 (the Important Agricultural Lands framework) and a legislative priority since Act 233 (2008), which creates real, durable policy tailwinds — and potential incentives — for large-scale productive agriculture.
- **Premium ag economics:** Hawai'i ranks third-highest in the nation for cropland rents, evidence that despite the state's isolation, well-located, farmable land commands rents on par with prime Mainland ag regions.
- **Diversification of use:** Agricultural inventories are transitioning out of legacy plantation-era single-crop use (sugar, pineapple) into diversified higher-value uses — row crops, diversified produce, cattle, seed/biotech research, agritourism, and increasingly renewable energy — creating multiple monetization paths for a single large holding.
- **Renewable energy optionality:** Hawai'i is targeting 40% renewable energy by 2030 and 70% by 2040. Utility-scale solar and agrivoltaic projects (e.g., the Mahi Solar project in Kunia, O'ahu, one of the state's largest renewable developments, designed to co-locate farming and ranching beneath the array) are actively seeking large Ag-zoned parcels near existing grid infrastructure.



Alika Cosner (S) SIOR
Senior Vice President
Lic# RS-69441
+1 808 292 4599
alika.cosner@colliers.com

Brandon Bera (B), CCIM, SIOR*
Executive Vice President
Lic# RB-24145
+1 808 523 8309
brandon.bera@colliers.com

Carter E. Kennedy
Senior Vice President
Lic# 2023016926
+1 415 310 7762
carter.kennedy@colliers.com

Tony Kennedy, CCIM
Senior Vice President
Lic# 199908049
+1 314 630 4152
tony.kennedy@colliers.com

*BKB Real Estate Services LLC. Exclusively contracted by Colliers International HI, LLC