

Rare Large-Scale Agricultural Purchase Offering with Established Infrastructure *3555 Maui Veteran's Hwy | Kihei, HI 96753*



Accelerating success.

286± Acres + Existing Facilities



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Executive Summary



- This 286 acre ag offering is located at 3555 Maui Veterans Highway on the historic South Maui agricultural plain at the gateway to Kihei.
- 200 Tillable Acres with extensive irrigation system.
- Rare Setup with 4 Maui County Water Meters (Potable) consisting of two 6" meters for Ag, one 2" meter for facilities, and another 1" for facilities.
- Various offices and improvement infrastructure.
- Valuable land at scale in an active and fertile ag corridor providing great long-term optionality.

Property Overview



Address	3555 Maui Veterans Highway Kihei, HI 96753	
TMK	(2) 3-8-4-20	
Tenure	Fee Simple	
Zoning	Agriculture District	
Asking Price	Contact Agent for Pricing	
Facilities	19,728± SF including Modular Office Complex (13 Buildings)	
Water Service	Four (4) Maui County water meters (potable)	
Power / Telecom	MECO / Hawaiian Telecom	
Wastewater	Private Septic System (5 septic tanks)	
Main Entry	Lighted Intersection	
Fencing	Fully Fenced perimeter	
Acreage	Total	286± acres
	Tillable	200± acres

Investment Highlights



- **Rare scale in a supply-constrained market:** 286.117 contiguous acres (200 tillable) fronting Maui Veterans Highway represents a rare offering at scale where large parcels of this size seldom come to market.
- **4 County water meters** eliminates the stresses of water accessibility often experienced by Maui landowners.
- **Various facilities,** improvements, and extensive irrigation systems already in place.
- **High-visibility gateway location:** The property fronts Maui Veterans Highway, the primary connector between Kahului, the island's main airport, and Kīhei/Wailea — giving the site exceptional visibility and access along the single busiest corridor into South Maui.
- **Neighbor-island food-security premium:** Hawai'i's structural food-security gap (roughly 90% of food imported statewide, with about a 10-day supply of fresh produce on hand) applies with particular force on a neighbor island like Maui, where shipping and logistics costs amplify the value of locally produced food — reinforcing durable demand and policy support for productive Maui farmland.
- **Multiple use / income paths:** Land zoned and used for diversified agriculture on Maui supports multiple income strategies — row crops, orchard crops, cattle grazing, agritourism/farm-stay uses, and (subject to soil classification and permitting) renewable energy or agrivoltaic partnerships consistent with the state's 2030/2040 clean-energy goals.
- **Long-term land-bank value:** Large-scale, well-located Maui land along a primary gateway corridor is inherently difficult to replace: with development capped by Urban land-use limits and Conservation designation covering more than 40% of the island, a 286.117-acre holding functions as a long-term land bank with both current agricultural income and long-horizon appreciation potential.



Lahaina

Wailuku

Kahului Harbor

Kahului Airport

Kahului

Paia

Puunene

Pukalani

Kuhelani Hwy

Mauji Veterans Hwy

Kihei

Pihani Hwy

Wailea

Area Map





Highlights of Improvement on Site

- Multiple office trailers with AC
- Health clinic on site
- Training/Conference Rooms
- Chemical Storage
- Mechanic Shop
- Security gate for property access
- Restrooms
- Warehouse
- Equipment Storage facility



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.



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