



**AGRICULTURE LAND FOR SALE | \$2,900,000**

LOT 79 KUNIA LOA RIDGE FARMLANDS | 94-1100 KUNIA ROAD | Waipahu | Hawaii 96797

**STANDARD  COMMERCIAL**  
REAL ESTATE ADVISORY GROUP

## PROPERTY DESCRIPTION

The offering presents a unique opportunity to acquire the interest in a significant portion of Agricultural-1 (AG-1) zoned land at Kunia Loa Ridge Farmlands. This property, spanning 435,600 square feet, boasts an advantageous site, considerable size, and a prime location, making it highly appealing for farmers in the community.

Kunia Loa Ridge Farmlands (KLRF) stands out as an established cooperative (co-op) committed to nurturing agricultural growth. Through this cooperative endeavor, seasoned farmers have the opportunity to locally cultivate produce and align broader goals of community development and agricultural sustainability.



## INVESTMENT HIGHLIGHTS

- Sale includes 1) a proportionate share in the co-operative which owns the fee simple interest, and 2) a proprietary lot Lease for Lot 79 with approximately 88 years remaining (expires 7/18/2112), with a possible longer term extension
- Ideal sized lot with 10 acres available
- Large lot provides an excellent agricultural opportunity
- Gated access provides great security for the area
- Minutes away from the H1 freeway makes conveniently accessible
- Zoning allows for multiple uses including aquaculture, crop production, livestock production, livestock veterinary services, public uses and structures, etc.
- Irrigation stubbed to the property
- Centrally located and within close proximity to Royal Kunia town including numerous restaurants, retail, medical and office amenities
- Possible USDA loan program for acquiring Agricultural lot

## INVESTMENT SUMMARY

Price	\$2,900,000 (\$7 PSF)
Property Address	94-1100 Kunia Road Waipahu, Hawaii 96797
Land Area	10 acres
Tenure	Proportionate ownership percentage in the co-operative which owns the fee simple interest, and a proprietary lot lease with 88-years remaining and possibility to extend further
Tax Map Key	(1) 9-2-4-13-79
Zoning	AG-1 ( <i>Restricted Agricultural</i> )
Property Type	Farm Land/Agriculture Zoned
2023 Property Tax	\$3,129.30
Water	Separately Metered
Ground Rent	\$0/year with no adjustments
HOA Fees (Monthly)	\$1,100.00   Association Fee \$ 200.00   Road Fee
	Water is billed separately per month per the usage. Property Tax is billed 2 times a year.



### LOCATION DESCRIPTION

Kunia Loa Ridge Farmlands, nestled in Central Oahu, serves as a vibrant farming community that supports Hawaii’s people. Situated in the heart of Waipahu, the property benefits proximity to popular destinations frequented by both locals and visitors, including esteemed businesses like Ko Hana Distillers and Aloun Farms. This data highlights the economic strength of the area, indicating favorable conditions for agricultural ventures and related businesses. This property offers

the remarkable prospect of generational farming. Such long-term security not only provides stability for current farmers but also opens up opportunities for future generations to reconnect with Hawaii’s agricultural heritage. By enabling families to establish deep roots in the land, this lease arrangement aligns with the ethos of bringing Hawaii home to its roots and fostering a sustainable agricultural legacy for years to come.

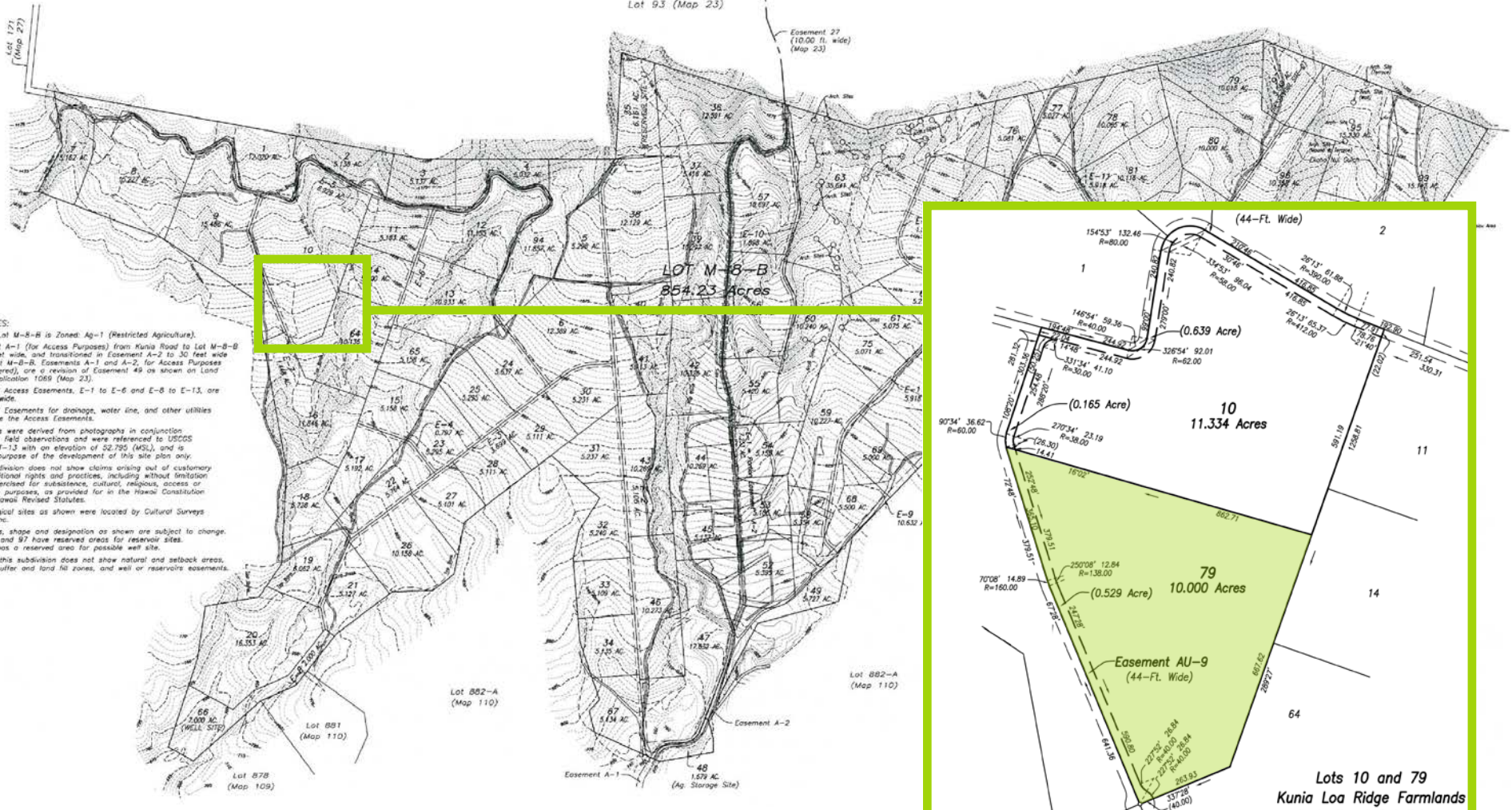
*All images contained within this document show an approximate outline and do not reflect exact boundaries.*

# KUNIA LOA RIDGE FARMLANDS

## HONOLULULI FOREST RESERVE

Lot 9.3 (Map 23)

Easement 27  
(10.00 ft. wide)  
(Map 23)



- DISCLOSURES:**
1. Subject Lot M-8-B is Zoned: Ag-1 (Restricted Agriculture).
  2. Easement A-1 (for Access Purposes) from Kunia Road to Lot M-8-B is 50 feet wide, and transitioned in Easement A-2 to 30 feet wide inside Lot M-8-B. Easements A-1 and A-2, for Access Purposes (unregistered), are a revision of Easement 48 as shown on Land Court Application 1089 (Map 23).
  3. Proposed Access Easements, E-1 to E-6 and E-8 to E-13, are 44 feet wide.
  4. Proposed Easements for drainage, water line, and other utilities are inside the Access Easements.
  5. Elevations were derived from photographs in conjunction with GPS field observations and were referenced to USCGS BM No. 1-13 with an elevation of 52.795 (MSL), and is for the purpose of this site plan only.
  6. This subdivision does not show claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.
  7. Archeological sites as shown were located by Cultural Surveys Hawaii, Inc.
  8. Lot areas, shape and designation as shown are subject to change. Lots 35 and 97 have reserved areas for reservoir sites. Lot 21 has a reserved area for possible well site.
  9. Further, this subdivision does not show natural and setback areas, safety, buffer and land fill zones, and well or reservoir easements.

The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 5/28/24

# KUNIA



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