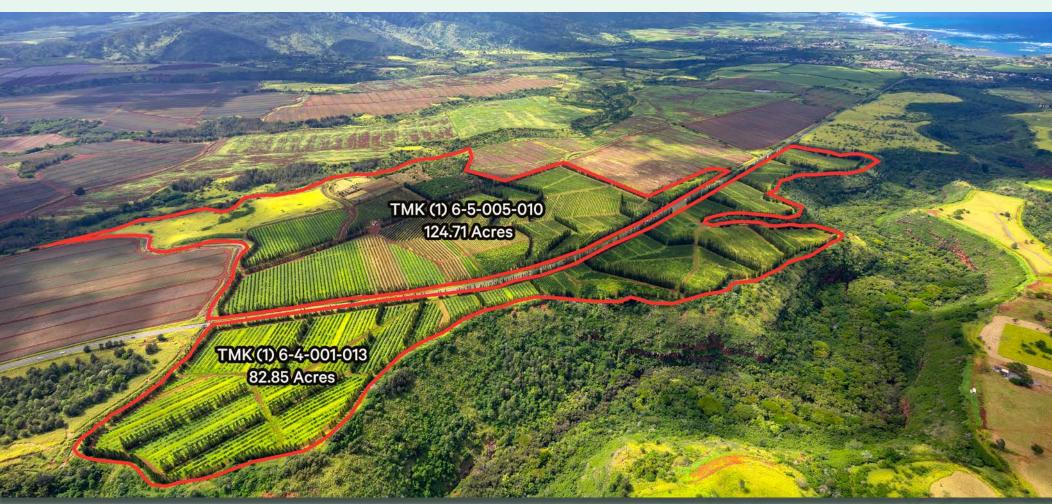
DOLE LANDS COFFEE PARCELS

KAMEHAMEHA HIGHWAY | WAIALUA, HAWAII 96791



CONTACT James C. Shipman (B)

Senior Vice President +1 808 541 5184 Lic. RB-17830 james.shipman@cbre.com





FOR SALE | PRIME AGRICULTURAL LAND

DOLE LANDS COFFEE PARCELS

THE OFFERING

CBRE, Inc. is exclusively offering for sale prime agriculturally zoned land parcels on the famous North Shore of Oahu, Hawaii.

Dole Lands Coffee Parcels, located on Oahu's North Shore, cultivates 154 acres of Arabica Typica Coffee in nutrient-rich volcanic soil and a warm sub-tropical climate. The parcels benefit from its stunning coastal and mountainous backdrop, with coffee trees arranged in hedge rows for efficient mechanical harvesting, supplemented by drip irrigation to ensure consistent growth. The coffee harvest season spans from September to February, allowing for the collection of premium beans in this idyllic setting.

9

TMK (1) 6-4-001-013

LAND AREA: 82.85 Acres

ZONING: AG-1 Restricted Agricultural District



TMK (1) 6-5-005-010

LAND AREA: 124.71 Acres

ZONING: AG-1 Restricted Agricultural District



TOTAL LAND AREA

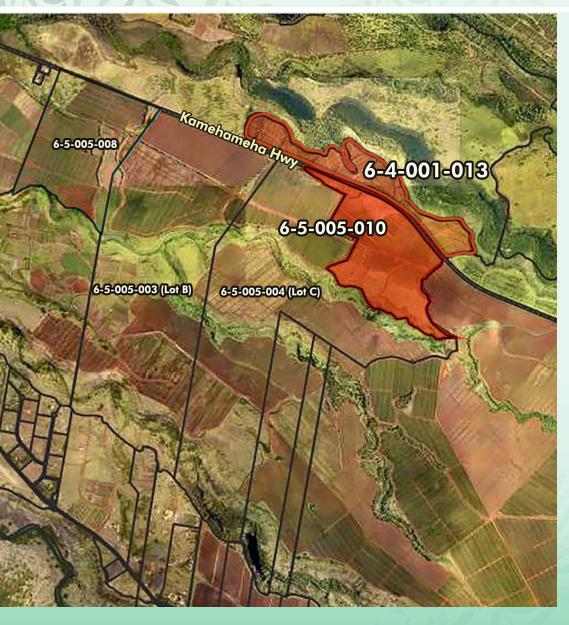
207.559 ACRES

CBRE, INC. IS EXCLUSIVELY OFFERING FOR SALE
A PORTFOLIO OF AGRICULTURALLY ZONED LAND
PARCELS ON THE FAMOUS NORTH SHORE OF OAHU,
HAWAII, WHICH INCLUDE THESE COFFEE PARCELS



FOR SALE | PRIME AGRICULTURAL LAND

DOLE LANDS COFFEE PARCELS



THE PROPERTY

Of the 154 acres planted in the Kona typica variety, there are approximately 104 acres at 1,210 trees per acre, including 2 acres of Mokka and 1.5 acres of blue mountain varieties, and 51 acres planted at 807 trees per acres. The majority of the plantings took place around 1996, some replanting of dead trees has occurred over time. Irrigated through a drip system, the trees currently yield circa 2,500 lbs. of cherry per acre per year, with a reported potential yield of closer to 4,000 pounds per acre per year. Green bean production is approximately 20% of cherry yield. In addition to the planted coffee acreage, there is approximately 10 acres of lychee trees, 5 acres of mixed fruit crops (e.g., dragon fruit), and roughly 20 fallow acres that could be planted in coffee. The crop is only being maintained to keep the trees in good condition and appearance for the disposition of the property.

CONTACT

James C. Shipman (B)

Senior Vice President
Lic. RB-17830
CBRE, Inc.
1003 Bishop Street, Suite 1800
Honolulu, HI 96813-3689
Work +1 808 541 5184
james.shipman@cbre.com

CBRE, Inc. | RB-20142

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

JS:RMP_IV84_DoleLands-Coffee-Parcels_08.18.25

