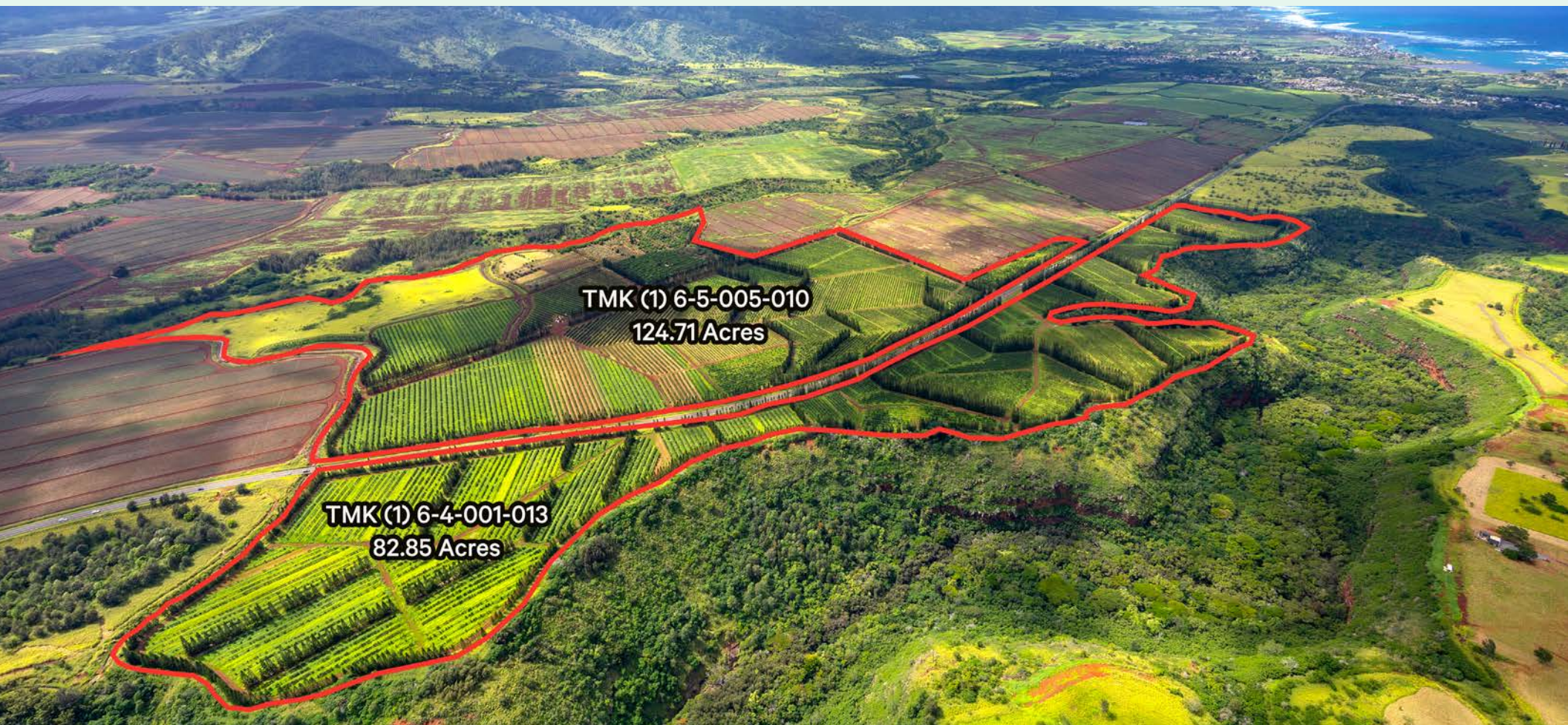


FOR SALE | PRIME AGRICULTURAL LAND

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

Property Video



CBRE

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.



TMK (1) 6-4-001-013

LAND AREA: 82.85 Acres
ZONING: AG-1 Restricted Agricultural District



TMK (1) 6-5-005-010

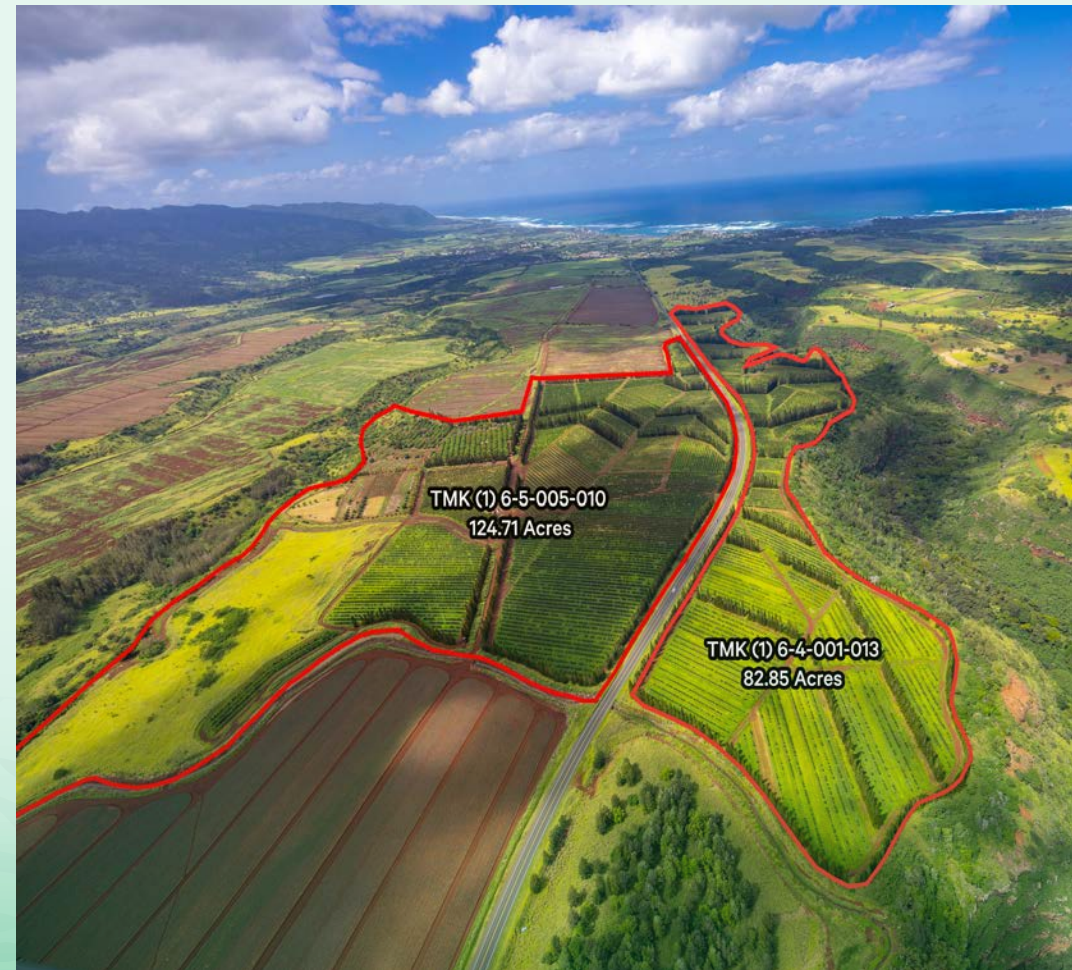
LAND AREA: 124.71 Acres
ZONING: AG-1 Restricted Agricultural District

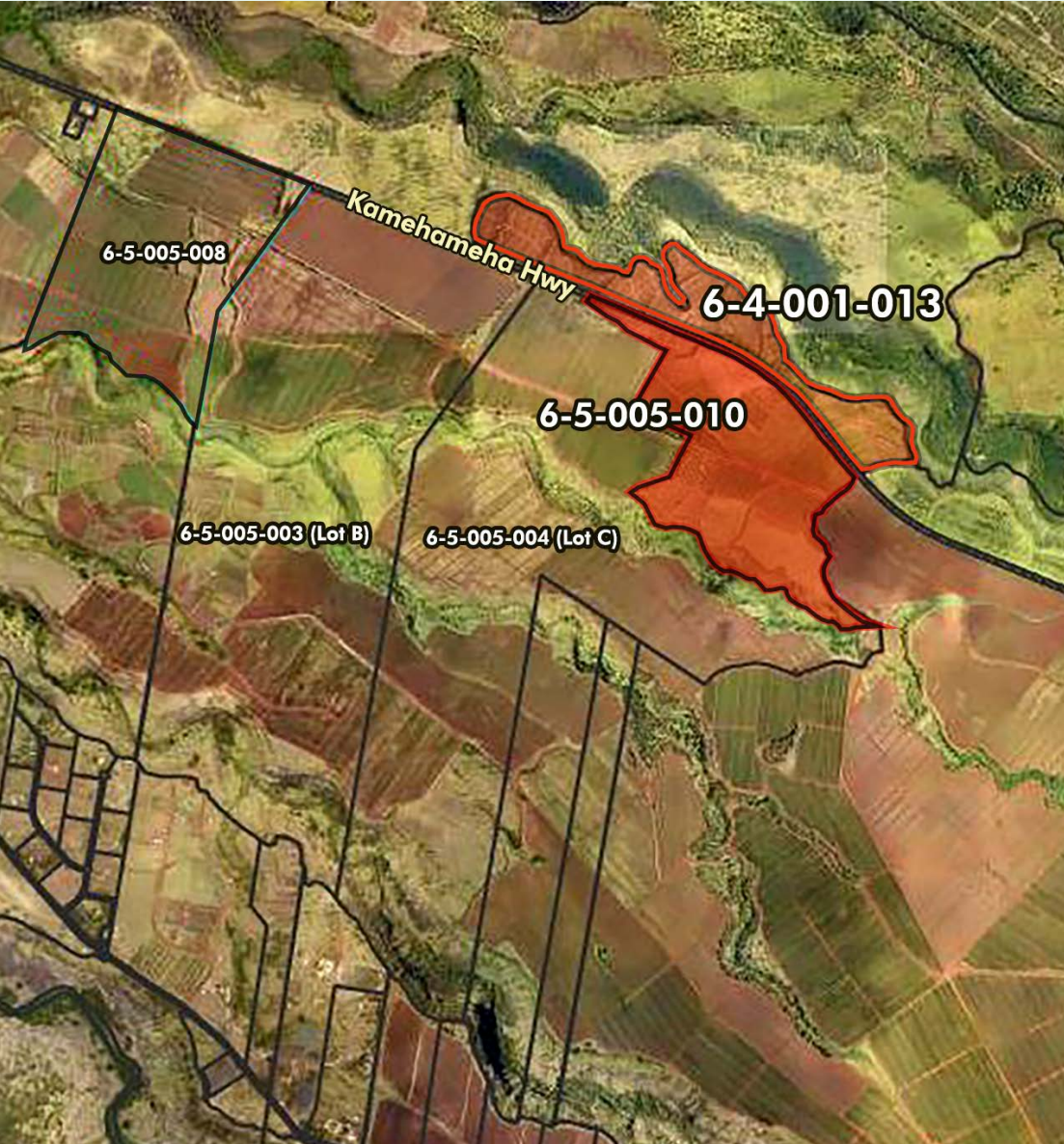


TOTAL LAND AREA

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***





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