



YOUR GATEWAY TO ALASKAN AVIATION LIVING

# WELCOME TO SKYLAND AIRPARK

WILLOW, ALASKA



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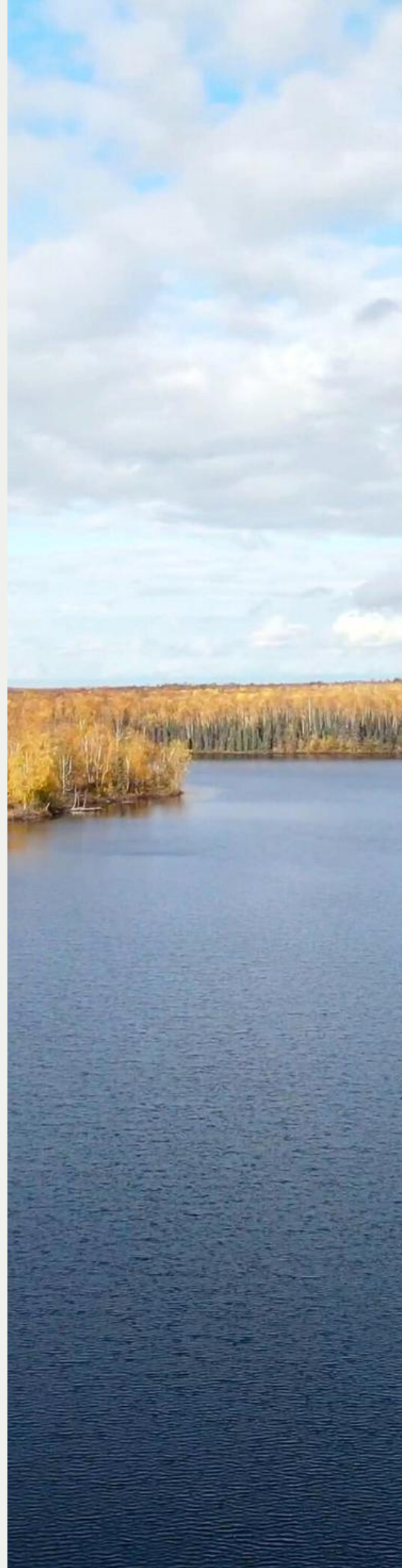
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**WWW.SKYLANDAIRPARK.COM**









# FLY AND LIVE ALASKA

Skyland Airpark is a unique aviation community in the heart of Alaska, just two hours north of Anchorage. This gated, 187-acre destination offers aviation enthusiasts and nature lovers a secure and exceptional lifestyle. With 144 carefully planned parcels, Skyland ensures privacy and breathtaking views, allowing residents to embrace the Last Frontier's beauty fully.

## Welcoming Entryway

The gated entrance is striking, showcasing a custom-designed archway proudly displaying "SKYLAND AIRPARK" in bold letters and an iconic Navajo propeller centerpiece. Illuminated by photocell LED lights, the entry radiates high visibility in any weather condition. The snow-protected design guarantees smooth keypad-controlled gates year-round for privacy and security.

## Runways and Aviation Amenities

Skyland features a well-maintained 1,800-foot grass runway, with Caswell Lake directly in front. This layout is ideal for both land-based and floatplane operations. The design allows for takeoffs and landings in a single direction, which helps ensure efficient air traffic flow. The lake's floating docks also provide convenient access to water activities and seaplane loadings.

## Courtesy Car Service

At Skyland, we are pleased to offer a courtesy vehicle to our members arriving by air. This service provides easy transportation from the runway to your hangar or property, ensuring a smooth and stress-free arrival.

## Prop-Wash Pavilion

The Prop-Wash Pavilion, located at the base of Big Caswell Lake, is the perfect gathering spot for residents and visitors to enjoy the beautiful Alaskan outdoors. Its picnic tables, BBQ grills, and custom fire pits offer a cozy and functional space for any occasion. Mounted atop the Prop-Wash Pavilion is an 18-inch diameter, 6-foot windsock providing clear visibility for pilots preparing for takeoff. Built Alaska tough, the pavilion features the same exterior finishes as the hangars at Skyland.





Adjacent to the pavilion is a stainless-steel Bison water pump, designed to operate even in temperatures as low as -40°F. This addition adds a touch of rustic charm while ensuring usability throughout the year.

### **Unmatched Access & Premium Amenities**

- Explore Over 1,000,000 Acres – Endless hiking and ATV trails at your doorstep.
- \$3 Million in Shared Amenities, including:
  - Common area parks for relaxation and recreation.
  - Plans for a future fuel co-op, providing aviation fuel at cost.
  - A mile-long frozen runway on the lake during winter.
  - Guest aircraft tie-down areas for visiting pilots.

### **Safety, Convenience & Community Support**

- Fire Safety & Secure Mail – Dedicated fire safety access points and federally approved mailboxes enhance security and convenience for residents.
- Emergency Medical Support – Skyland Airpark is a vital local EMS landing zone, enabling rapid medevac evacuations.
- Proven Community Asset – With multiple successful emergency landings, our well-maintained airstrip is crucial in regional safety and response efforts.

### **Year-Round Activities at Skyland Airpark**

No matter the season, Skyland Airpark offers endless outdoor activities. In the summer, explore scenic hiking and biking trails or enjoy water activities like kayaking, canoeing, paddleboarding, and fishing. When winter arrives, the landscape transforms into a playground for snow machining, ice skating, snowshoeing, and ice fishing—plus cozy evenings by the bonfire pits. Whether it's the long summer days or the peaceful winter landscapes, there's always something to enjoy every season.

To preserve the integrity and value of our community, Skyland Airpark has strong Covenants, Conditions, and Restrictions (CCRs) in place, ensuring a high standard of quality, privacy, and aesthetics for all residents. Join us in maintaining this exceptional environment—secure your place at Skyland today!



# BUILD-TO-SUIT HANGAR DESIGNS

At Skyland Airpark, we provide a range of hangar designs with various dimensions, each offering customizable upgrades to meet your flight and recreational needs.

Introducing the Denali Model Hangar, an exceptional space designed for functionality and durability. With 3,300 square feet of floor space, this hangar offers a 16-foot ceiling and a 44'x16' Hydra-Lift Hangar Door, providing a 15'5" clearance for easy access. The building features propane-forced air heating, an overhead shop heater, and a 10' x 8' overhead door. The 50' Pilots Loft, complete with a stairway and guardrail, adds valuable storage space, while the front view includes an optional RV door upgrade—ideal for all types of recreation.

The Denali Hangar combines style and strength, built with premium materials, including pre-finished Smart Lap Siding, a 26-gauge standing seam metal roof, and insulated metal panels on the hangar door. The exterior also includes a corrugated metal wainscot for added durability. A 12'x14' covered deck, a 6' patio door, and a rear driveway/parking pad complete the design. Priced starting at \$400,000, the Denali Model Hangar offers a perfect blend of form, function, and value.

Note: due to inflation, prices may increase without notice.





# HANGARS AVAILABLE FOR IMMEDIATE PURCHASE AT SKYLAND



This hangar is just 700 taxi feet from Skyland's runway and boasts stunning mountain and lake views from the back deck. It features a bathroom, shower, two bonus rooms, a 44-foot-wide hangar door, and 15.5-foot ceilings, all with LED lighting. There's enough space for a 36-foot travel trailer, airplanes, snow machines, and more. The unfinished open mezzanine allows for customization.

19371 E Caswell Lake Road #22  
4,100 sf on 0.56 acres  
\$875,000



This hangar offers direct access to the Skyland Airpark runway and features 100 feet of Sky Lake frontage. It includes water, sewer, electricity, pre-finished Smart Lap Siding, a 44' x 16' Hydra-Lift door with insulated panels, and a propane heater. An unfinished 800-square-foot pilot's lounge is also available for customization at an additional cost.

45527 S Denaina Drive #76  
2,500 sf on 0.92 acres  
\$629,900



This runway hangar features 16-foot ceilings and a 44x16-foot Hydra-lift door with a 15-foot, 5-inch clearance. Built with durable 26-gauge metal siding and a standing seam metal roof on a concrete footing and perimeter wall foundation, including a finished 5-inch concrete slab reinforced with rebar. The hangar is pre-wired for electrical power & lighting, and all site work is complete according to the plot plan.

46689 S Fishermans Hop #6  
2,500 sf on 0.46 acres  
Call for price, Stewart Smith 907-727-8686

# COMPARE OUR EXCLUSIVE HANGAR DESIGNS WITH CUSTOMIZABLE UPGRADES

We offer a variety of upgrades and add-ons to enhance your hangar. These include options such as a 10' x 8' overhead door, a driveway or parking pad at the rear, and a 14' high overhead door for RVs. Additionally, you can opt for D-1 surfacing for all drives and the apron, a dry trench or gate at the garage space, or a super-insulated upgrade. A window upgrade package is also available.

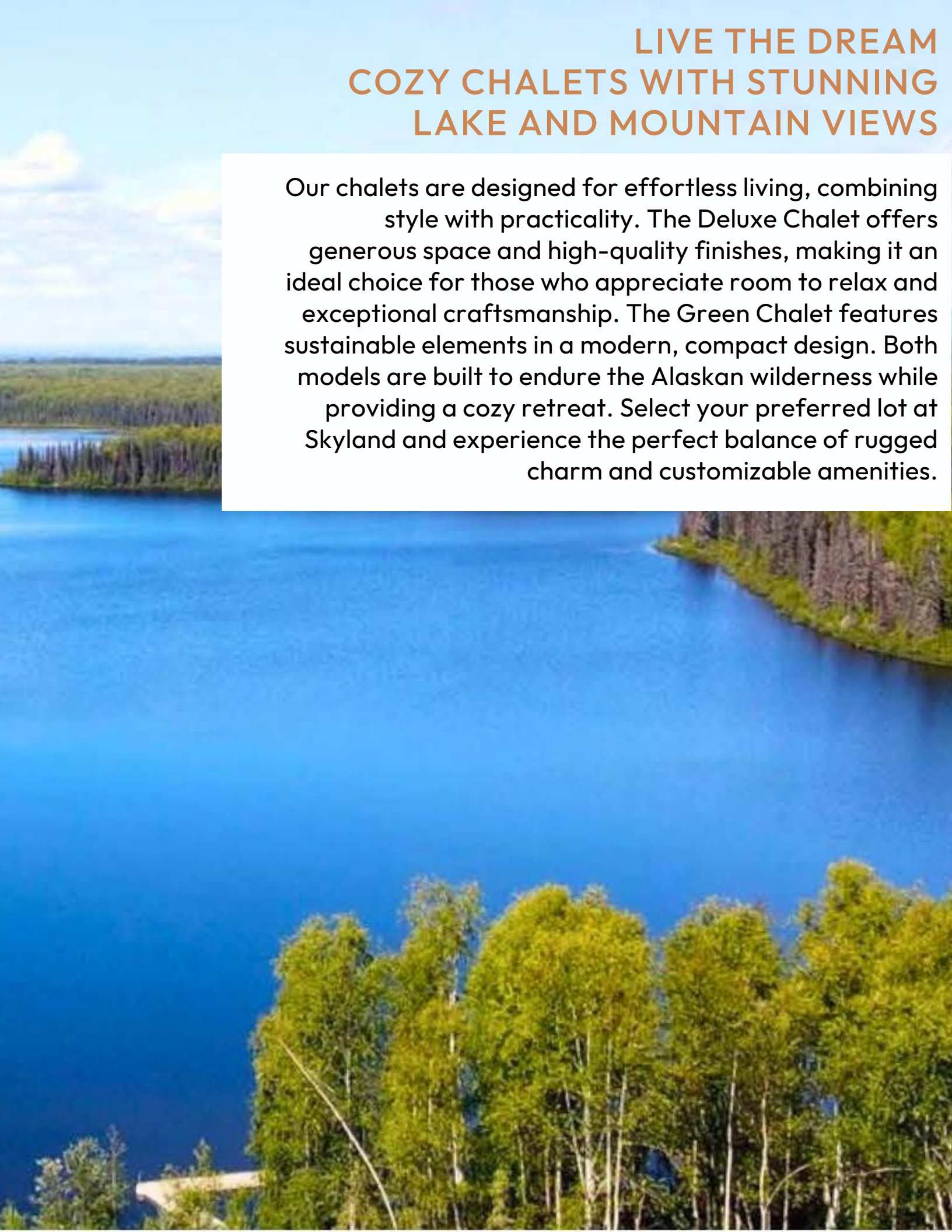
Please be aware that all upgrades and add-ons depend on availability and are not guaranteed. Prices for chalets and hangars are subject to change at any time due to factors like inflation. We reserve the right to modify or adjust pricing without prior notice.

Hangar Features at a Glance	Moose's Tooth	Mt. Hunter	Mt. Hunter XL	Foraker	Foraker XL	Denali	Denali XL
Size (Sq. Ft.)	2,500	2,500	3,300	3,300	4,100	3,300	4,100
Building Dimensions	50' x 50'	50' x 50'	50' x 66'	50' x 50'	50' x 66'	50' x 50'	50' x 66'
Ceiling Height	16'	16'	16'	16'	16'	16'	16'
Hangar Door (44' x 16')	✓	✓	✓	✓	✓	✓	✓
Roofing (26 ga. Standing Seam Metal)	✓	✓	✓	✓	✓	✓	✓
HVAC (Propane + Heater)	✓	✓	✓	✓	✓	✓	✓
Sitework (Per Plot Plan, Well, Septic)	✓	✓	✓	✓	✓	✓	✓
Windows (Relites, Egress, 6'x3.5' at 2nd Level)	✓	✓	✓	✓	✓	✓	✓
Bathroom (Shower, Sink, Spigot)	✓	✓	✓	✓	✓	✓	✓
Electrical	✓	✓	✓	✓	✓	✓	✓
"Pilot's Lounge" Mezzanine (50' x 16')	✗	✗	✗	✓	✓	✓	✓
Interior Finishes (Insulation, Fire-Taped GWB)	✗	✓	✓	✓	✓	✓	✓
Upgrades: Metal Wainscot & Insulated Panels	✗	✗	✗	✓	✓	✓	✓
Additional Overhead Door (10' x 8')	✗	✗	✗	✓	✓	✓	✓
Extras (Aircraft Lifting Point, Winch)	✗	✗	✗	✓	✓	✓	✓
Covered Deck & Patio Door	✗	✗	✗	✗	✗	✓	✓
Rear O.H Door with Driveway & Parking Pad	✗	✗	✗	✗	✗	✓	✓
Price (Per Sq. Ft.)	\$132	\$141	\$126	\$116	\$109	\$121	\$113
<b>Total Price</b>	<b>\$329,400</b>	<b>\$353,400</b>	<b>\$417,400</b>	<b>\$383,900</b>	<b>\$448,400</b>	<b>\$400,000</b>	<b>\$464,500</b>

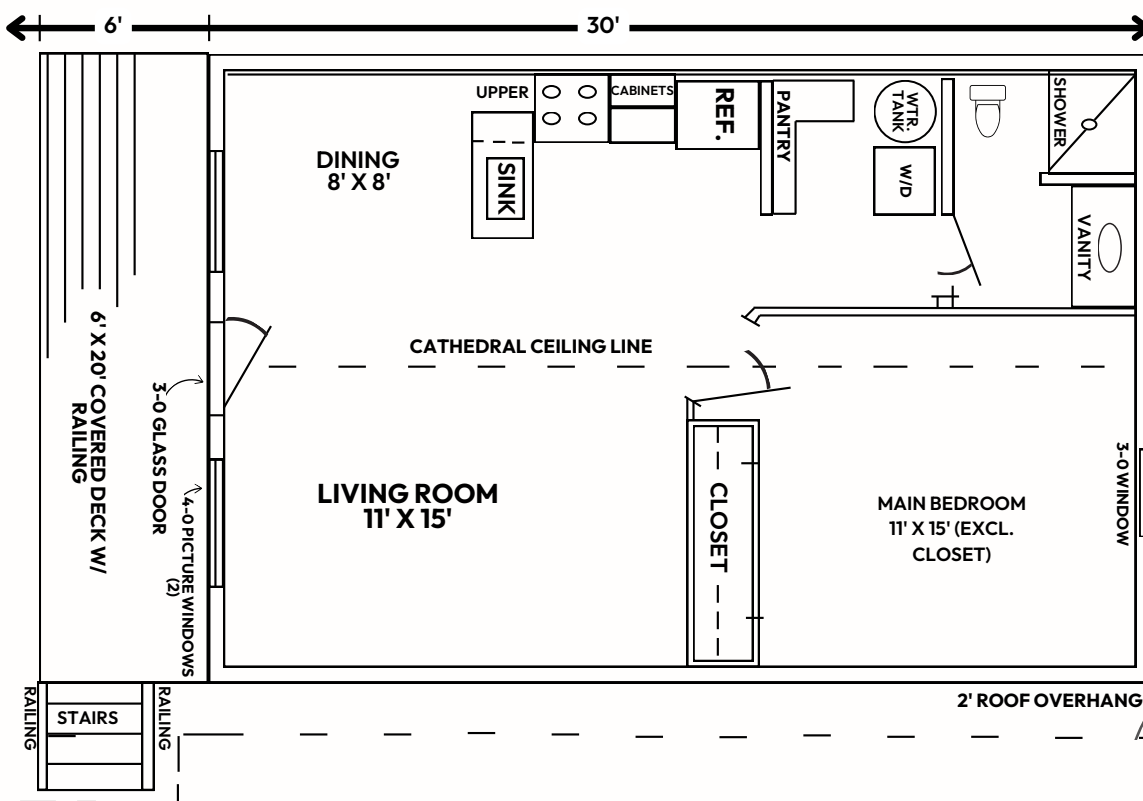


# LIVE THE DREAM COZY CHALETs WITH STUNNING LAKE AND MOUNTAIN VIEWS

Our chalets are designed for effortless living, combining style with practicality. The Deluxe Chalet offers generous space and high-quality finishes, making it an ideal choice for those who appreciate room to relax and exceptional craftsmanship. The Green Chalet features sustainable elements in a modern, compact design. Both models are built to endure the Alaskan wilderness while providing a cozy retreat. Select your preferred lot at Skyland and experience the perfect balance of rugged charm and customizable amenities.







**The Deluxe Loft Chalet** is designed for flexibility and future possibilities, making it more than just a home—it's a space that can grow with you. Whether you want a cozy retreat or are planning for expansion, this thoughtfully crafted model adapts to your lifestyle through smart design and customizable options.



The Deluxe Loft Chalet Model offers flexible living space with options for 1 to 4 bedrooms. The base model measures 24' x 32' and provides 768 square feet of living space, with an additional 320 square feet in the framed loft area. You can expand the layout to achieve a total of 1,408 square feet.

The main bedroom features a closet, and the open-concept living and dining spaces flow into a large great room. The chalet features custom loft trusses that span the entire structure, allowing for future loft construction with convenient fold-down access to a ladder.

#### Personalized Craftsmanship:

The dining room and one bedroom feature custom 1x8 tongue-and-groove pine paneling, adding warmth and character to your future "cabin in the woods."



#### Seamless Interior Design

The dining room and one bedroom feature custom 1x8 tongue-and-groove pine paneling, adding warmth and character to your future "cabin in the woods."

#### Well-Appointed Bathroom

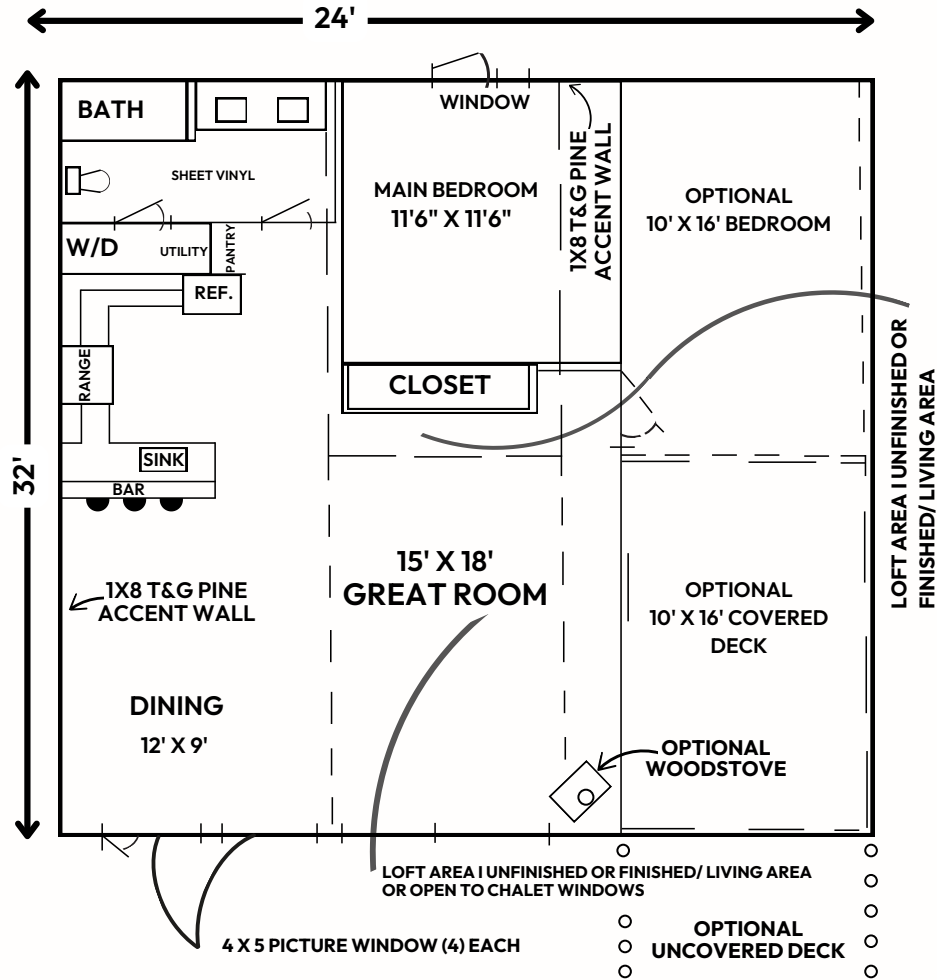
Your chalet will boast a fully finished bath-room complete with a vanity sink, a medicine cabinet, and durable sheet vinyl flooring with a rubber base for long-lasting quality.

#### Convenient Living

This thoughtfully designed home features a pantry for additional storage and hookups for a stacked washer and dryer, enhancing the convenience of daily life.

# The Deluxe Chalet





# The Green Chalet

**The Green Chalet** is thoughtfully designed for compact living, providing everything you need in an efficient, well-crafted space. Vaulted ceilings, an open-concept layout, and a covered deck create a sense of openness while maintaining a minimal footprint. Whether seeking a cozy getaway or a full-time retreat, the Green Chalet blends modern convenience with rustic charm—offering the perfect balance of sustainability and comfort.

The Green Chalet Model offers 600 square feet of interior space plus a 120-square-foot covered deck. Vaulted ceilings and large windows create an airy, open feel, while the main bedroom includes a storage closet.

## Thoughtful Interior Design

The chalet features 1x8 tongue-and-groove pine paneling throughout, except in the kitchen and bathroom. It has vinyl wood-grain plank flooring, a well-equipped kitchen with butcher block countertops, and a stainless steel sink. The fully finished  $\frac{3}{4}$  bathroom includes a vanity, a medicine cabinet, sheet vinyl flooring, and a rubber base for enhanced durability.

## Durable & Site-Ready

Built with a 5/12 metal roof, factory-finished wood-grain lap siding, and a post-and-pad foundation. Site work includes clearing, excavation, well and septic installation, a 150' driveway with a parking pad, and a power pedestal setup.

## Efficient & Comfortable Living

Includes pantry shelving, washer/dryer hookups, a Toyostove oil-fired heater, a propane tankless water heater, and energy-efficient LED lighting for modern convenience.



# CHECK OUT OUR TOP PICKS: FEATURED LOTS

## A Point Lot with Scenic Views and Water Access



This prime 217-foot creekfront lot on East Kodiak Road offers direct access to the crystal-clear waters of Caswell Creek, abundant with salmon and trout. The property features a level, gravel-based surface in a serene natural setting, making it ideal for your perfect retreat. Enjoy the creek's beauty at your doorstep, along with endless opportunities for fishing, paddling, and relaxing in nature.

**18683 E Kodiak Road Willow, Alaska 99688**

**\$120,000**

## End-of-the-Road Privacy, Lakeside Living



Lot #65 is a stunning 0.8-acre lakefront parcel on Skyland Lake, nestled at the end of East Old Village Street. This rare property features southern exposure, crystal-clear waters, and a private, end-of-road setting. With direct access to boating, fishing, and outdoor activities, it's the perfect site for building your dream home or retreat in an exclusive airpark community.

**65 E Old Village Street Willow, Alaska 99688**

**\$120,000**

## Waterfront Property: Your Private Sanctuary on Skyland Lake



This 0.96-acre lot features sunny southern exposure, open grasslands to the south and west, and a beautiful mix of mature trees. It is an ideal location for building, offering a tranquil environment with stunning natural surroundings. Enjoy easy access to Upper Caswell by canoe or kayak along Caswell Creek, making it perfect for those who love living near the water.

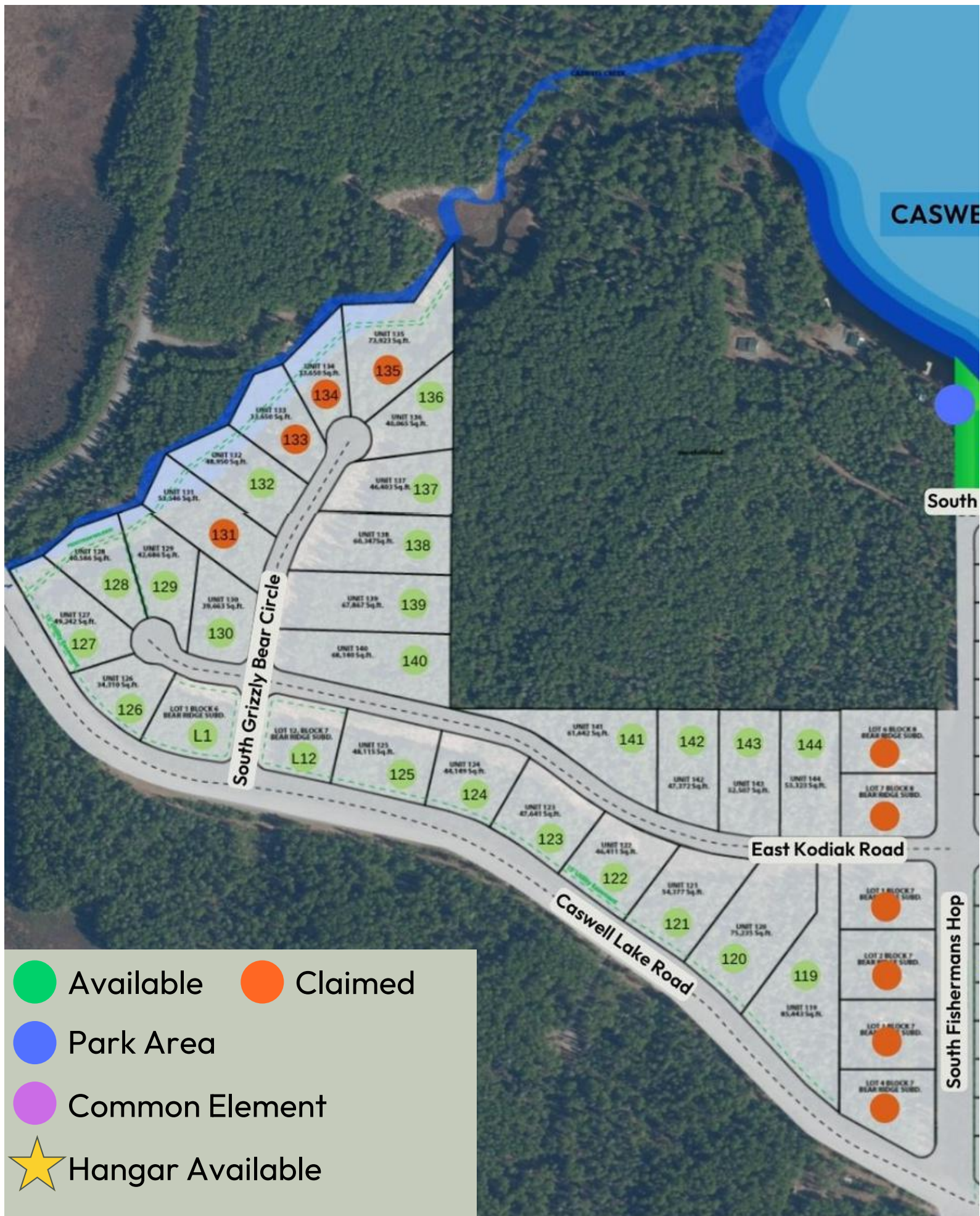
**19865 E Sky Wagon Circle Willow, Alaska 99688**

**\$110,000**











ELL LAKE

Denaina Drive

East Sky Wagon Circle

South Upwind Circle

East Old Village Street

S Rainbow Ridge Dr

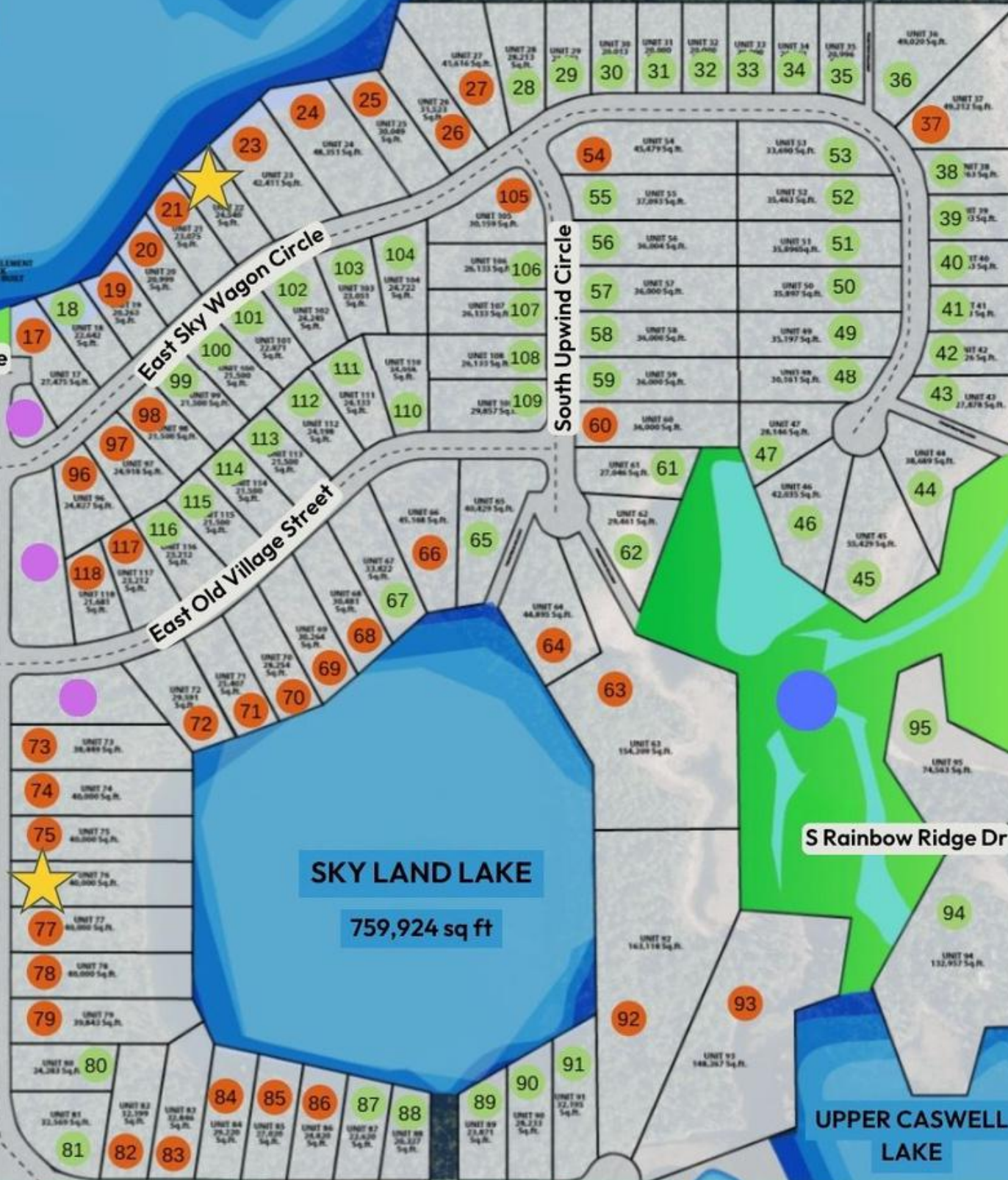
UPPER CASWELL  
LAKE

SKY LAND LAKE

759,924 sq ft

E Good Land Dr

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# IMPROVEMENTS COMING TO SKYLAND AIRPARK - SPRING 2025!

Major paving upgrades are scheduled for early spring, as soon as weight restrictions are lifted by the state of Alaska. This project will significantly improve the roads throughout Skyland Airpark, enhancing both convenience and property values.

## What to expect:

- **Entryways & Road Intersections:** Expect a durable, multi-layer paving process that includes 3-4 inches of recycled asphalt, followed by a 2-inch overlay of new asphalt for a smooth and long-lasting finish.

- **Runway Enhancements:** We're also clearing the runway asphalt pile that's been stored for the last two years, allowing for full use of the entire 1,800-foot runway.



## BETTER ROADS, BETTER VALUE \$\$\$

- **The Rest of Skyland:** The remaining roads will receive 3-4 inches of recycled asphalt, applied by Granite Construction's large highway paving machine—the same trusted equipment being used for the East Caswell Lake Road project.
- **Granite Construction:** Chosen for the East Caswell Lake Road project, will also oversee Skyland's road improvements. Their expertise will make Skyland one of the few developments north of Houston, Alaska, with high-quality paved roads—enhancing property values and the overall appeal of the community.

## Additional Benefits:

- **D1 Material Use:** The leftover D1 material from East Caswell will be spread across Skyland's common areas and used to enhance the Pavilion area. The remaining D1 will be stockpiled in the MASS Gravel pit, offering Skyland owners a chance to purchase it at a discounted rate for future building sites or driveways.

We're excited to see these improvements unfold, knowing they'll increase the value and beauty of Skyland Airpark for years to come. Stay tuned for more updates as we prepare for spring 2025! A path to a smoother future!

Discover Skyland Airpark, where Alaska meets the aviation lifestyle. Explore our secure community, top-tier amenities, and breathtaking landscapes. See why Skyland Airpark is your next hub for adventure in the surrounding regions!





# SKYLAND AIRPARK

## 2024 ANNUAL REPORT

We are pleased to share the **Skyland Airpark 2024 Annual Report**, highlighting the significant improvements and developments completed. Our ongoing efforts reflect our commitment to enhancing the community and ensuring a premier living experience for property owners. Below are the key milestones achieved and upcoming projects for 2025:

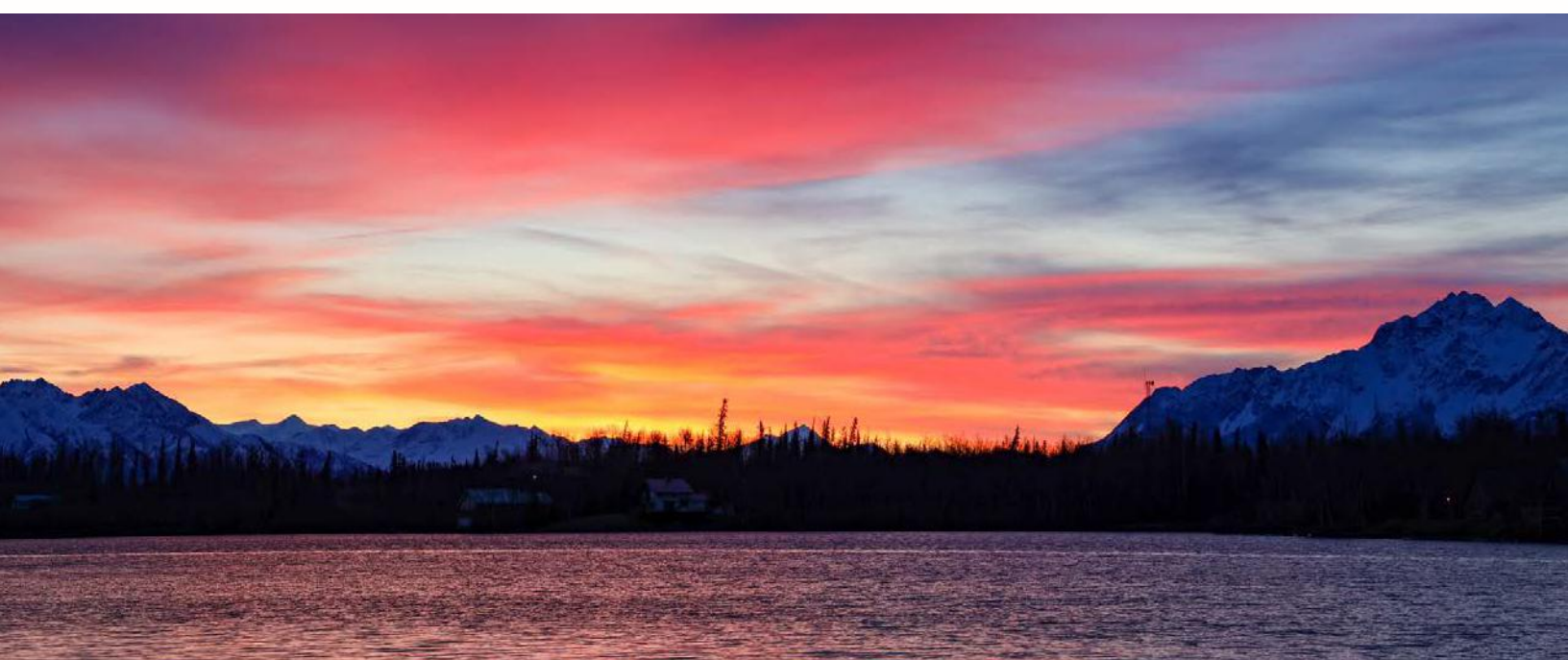
- **Access Enhancements:** A new covered entry structure has been installed at the main entrance, along with two electric security gates—Sky Gate and Bear Gate—enhancing both security and aesthetics for residents.
- **Government-Approved Mailbox:** A new mailbox, meeting strict federal standards, has been installed inside the gated community at the Skyland entrance—one of only two such mailboxes in the entire region to receive approval for a secured location.
- **Postal and Fire Safety Upgrades:** Two new secure access boxes have been installed to allow the Postal Service and Fire Protection teams to enter the subdivision independently.
- **The Prop-Wash Pavilion:** In spring 2025, a gravel floor and hangar door will be added for year-round community use, completing the pavilion.

- **Power Pedestals Installed:** We added two new power pedestals—one for our equipment maintenance yard, which supports snow plowing and general upkeep, and another that provides electrical service to the Prop-Wash Pavilion.
- **Picnic Table Refurbishment:** All 10 picnic tables have been refurbished with new paint and wood reinforcements. They will be available for use at the pavilion in spring 2025.
- **Concrete Ramp Installation:** In the spring of 2025, a state-approved concrete ramp for boats and floatplanes will be installed at the waterfront.

### FUTURE PLANS

- **Fuel Co-Op:** Plans are underway to establish a fuel co-op, which would allow residents to access aviation fuel at cost.
- **Winter Runway:** During the winter months, a mile-long frozen runway will be created on the lake for additional aviation access.
- **Aircraft Tie-Down Areas:** Designated tie-down areas will be developed for guest aircraft, providing more convenience for visiting pilots.
- **Community Events:** Skyland aims to foster a vibrant and active community by hosting fly-ins, aerobatic demonstrations, and snowmachine gatherings.

We look forward to the developments in 2025 as we continue to enhance our projects. These initiatives reflect our commitment to delivering a high-quality experience for all property owners.







## 20057 E. Caswell Lake Willow, AK

### Take flight

- Departure from Merrill Field (PAMR):  
Coordinates: Approximately 61.2208° N, 149.8770° W
- **Initial Heading:** Take off from Merrill Field and head northwest to depart the Anchorage area.
- Follow a northwest heading out of Anchorage, clearing the terminal area toward Willow, Alaska (PAUO), with coordinates approximately 61.5771° N, 149.9352° W
- Overfly Willow, Alaska PAUO (24-hour aviation fuel available)
- From Willow, follow on a heading of 343° magnetic for approximately 16 miles to Skyland Airpark.
- It is recommended that you overfly the airport in a left-hand pattern over Big Caswell Lake before landing 180° south.
- **Approach to Skyland Airpark:**  
Skyland Airpark is located at approximately 61.8595° N, 149.5635° W.

### or Journey by Road

- Starting at Ted Stevens Anchorage International Airport (ANC):
- Head north out of Anchorage toward Wasilla, taking the Glenn Highway to the Parks Highway.
- Continue for approximately 40 miles.
- Take the exit toward Wasilla/Palmer
- Pass through Wasilla, heading toward Willow for about 17 miles.
- Turn onto Hidden Hills Subdivision just prior to Sheep Creek Lodge.
- Turn right onto Hidden Hills Road, heading east for approximately one mile.





From Vision to Reality – Your Alaskan Retreat Starts Here!  
Ask about financing (OAC)

## More Information

at: [www.skylandairpark.com](http://www.skylandairpark.com)

## Soar Through the Alaskan Sky

"It's More Than a Lifestyle—  
It's an Adventure!"



## CC&Rs & Public Offering Statement:

<https://ssscommercialrealestate.aflip.in/SkylandAirparkCCR's2024.html>



Stewart Smith

Broker, Owner, Developer  
SSS Commercial Real Estate



907-727-8686



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