



YOUR GATEWAY TO ALASKAN AVIATION LIVING

WELCOME TO SKYLAND AIRPARK

WILLOW, ALASKA

INSIDE SKYLAND AIRPARK

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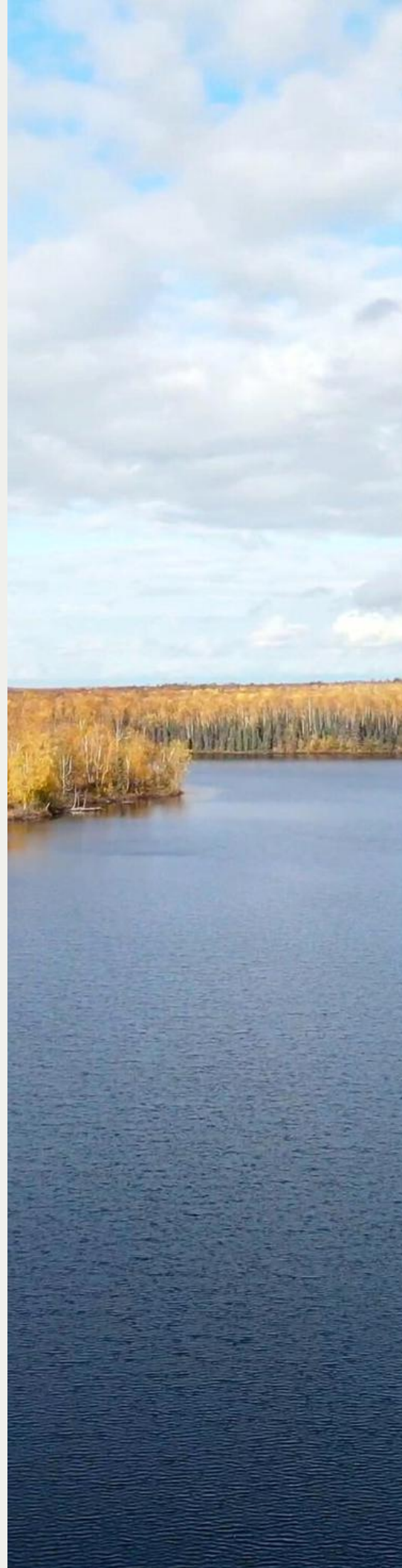
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WWW.SKYLANDAIRPARK.COM







Skyland Airpark is a unique aviation community in the heart of Alaska, located just two hours north of Anchorage. This 187-acre gated community is designed for pilots, outdoor enthusiasts, and anyone who craves space to breathe, surrounded by a panoramic landscape. With 144 well-planned parcels, the layout offers both privacy and stunning scenery, allowing residents to experience the beauty of the Last Frontier fully. Skyland now features wide, sixty-foot taxiways paved with RAP (recycled asphalt pavement) throughout the neighborhood. These upgrades provide cleaner access, eliminate dust, and ensure dependable, year-round performance.

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 Airpark offers a well-maintained, 1,500-foot RAP runway, with Caswell Lake just beyond the approach. The setup is ideal for both wheel-based aircraft and floatplanes. All takeoffs and landings follow a single-direction pattern to ensure safe and steady traffic flow. New this season, the 20' x 30' concrete floatplane and boat ramp on Caswell Lake is up and running. It's built to handle both floatplanes and boats with ease. Floating docks are available nearby, making it simple to tie up, unload, or head straight out for a day on the water.

Prop-Wash Pavilion

The Prop-Wash Pavilion, situated at the base of Big Caswell Lake, provides a great spot for residents and guests to relax and enjoy the outdoors. With picnic tables, BBQ grills, and custom fire pits, it's built for year-round gatherings. An 18-inch, 6-foot windsock on the roof gives pilots a quick wind check before takeoff. The pavilion features the same durable exterior finishes as the hangars at Skyland, designed to withstand the Alaskan elements.



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.
- \$5 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!

To view available lots, sizes, and prices, visit our website at: www.skylandairpark.com

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.

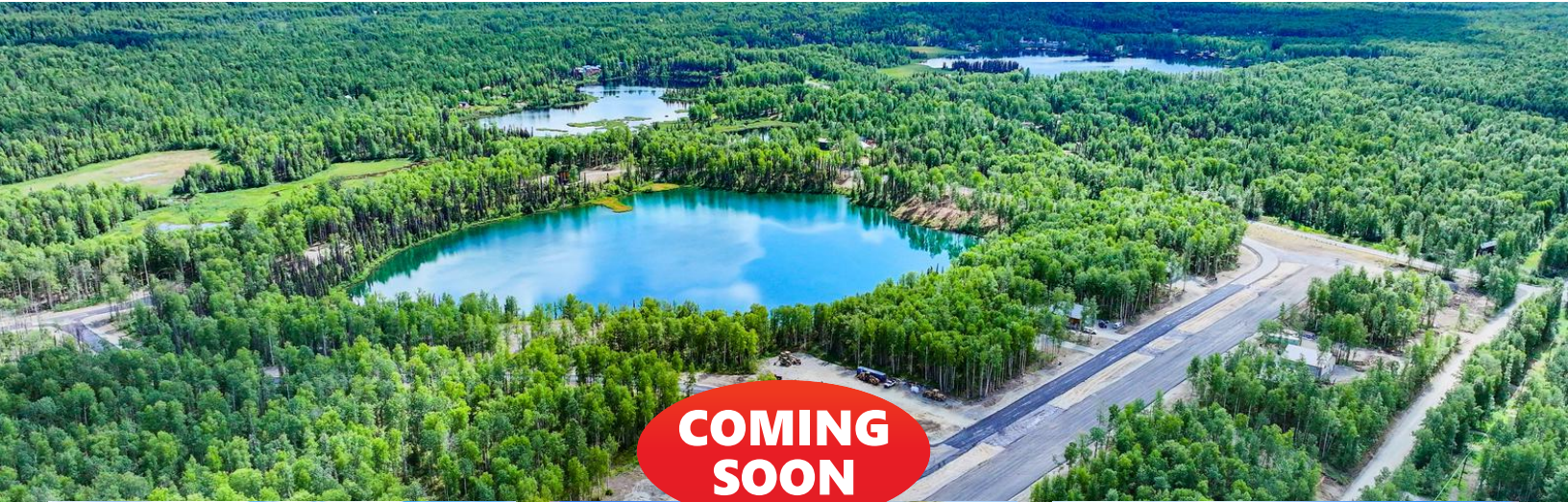
Introducing the Denali Model Hangar, an exceptional space designed for functionality and durability. With 3,300 square feet of floor space, this hangar offers a 16-foot ceiling and a 44'x16' Hydra-Lift Hangar Door, providing a 15'5" clearance for easy access. The building features propane-forced air 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



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.

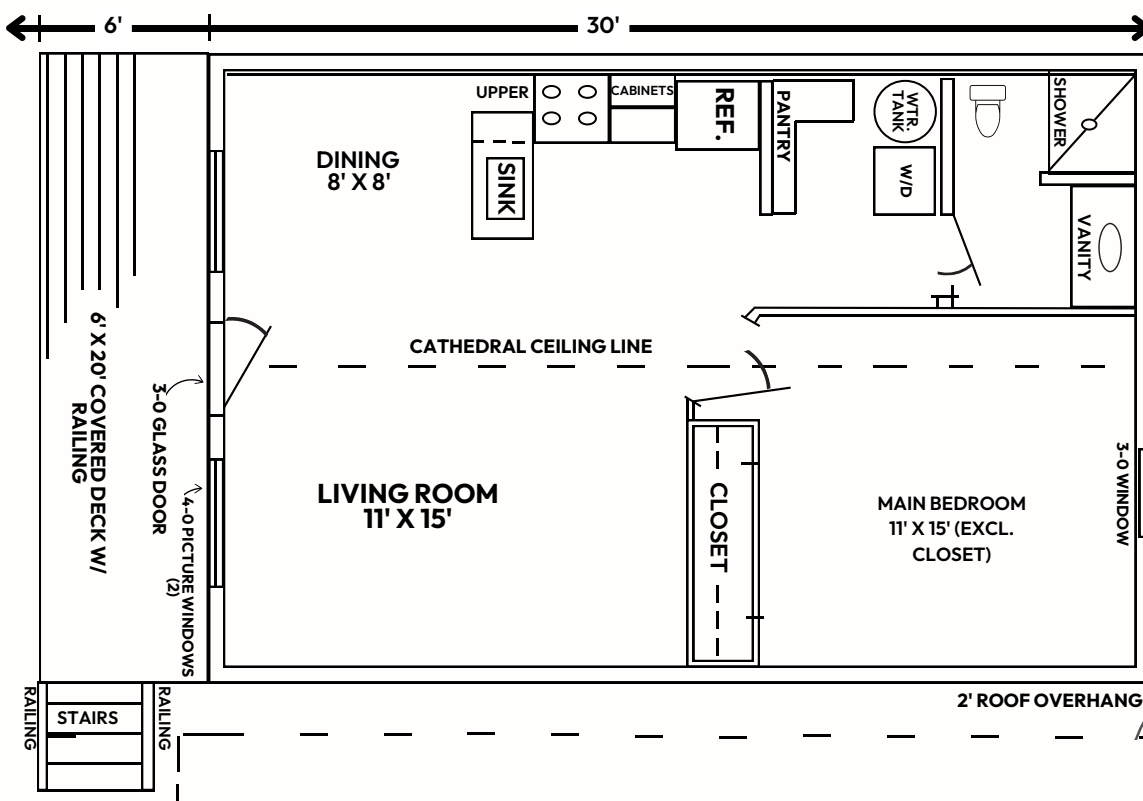
Please be aware that all upgrades and add-ons depend on availability and are not guaranteed. Prices for chalets and hangars are subject to change at any time due to factors like inflation. We reserve the right to modify or adjust pricing without prior notice.

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
Total Price	\$329,400	\$353,400	\$417,400	\$383,900	\$448,400	\$400,000	\$464,500

LIVE THE DREAM COZY CHALETs WITH STUNNING LAKE AND MOUNTAIN VIEWS

Our chalets are made for real Alaska living, comfortable, functional, and built to last. The Deluxe Chalet gives you more room to spread out, with quality finishes and smart design details throughout. The Green Chalet offers a compact footprint with a focus on efficiency and modern style. Both are built tough for the terrain and weather, but still feel like home. Pick your lot at Skyland and build the setup that fits your lifestyle.





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."

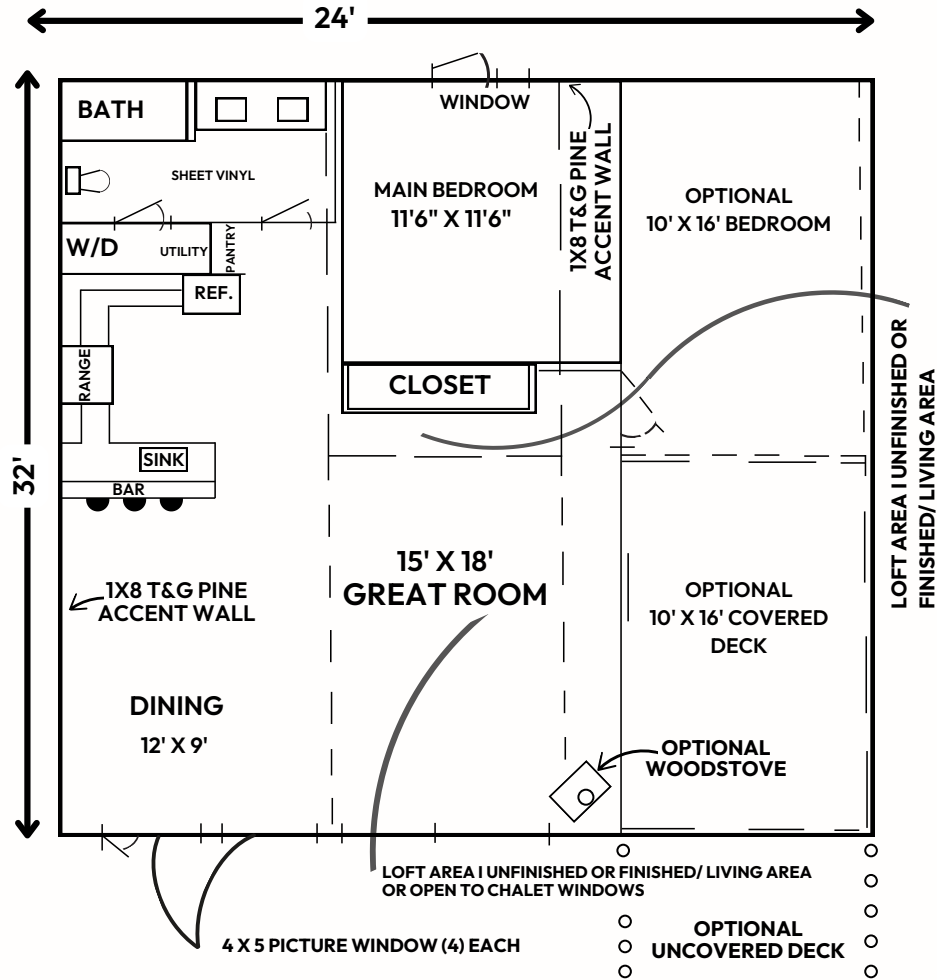
Well-Appointed Bathroom

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 Sky Lake, located at the quiet 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

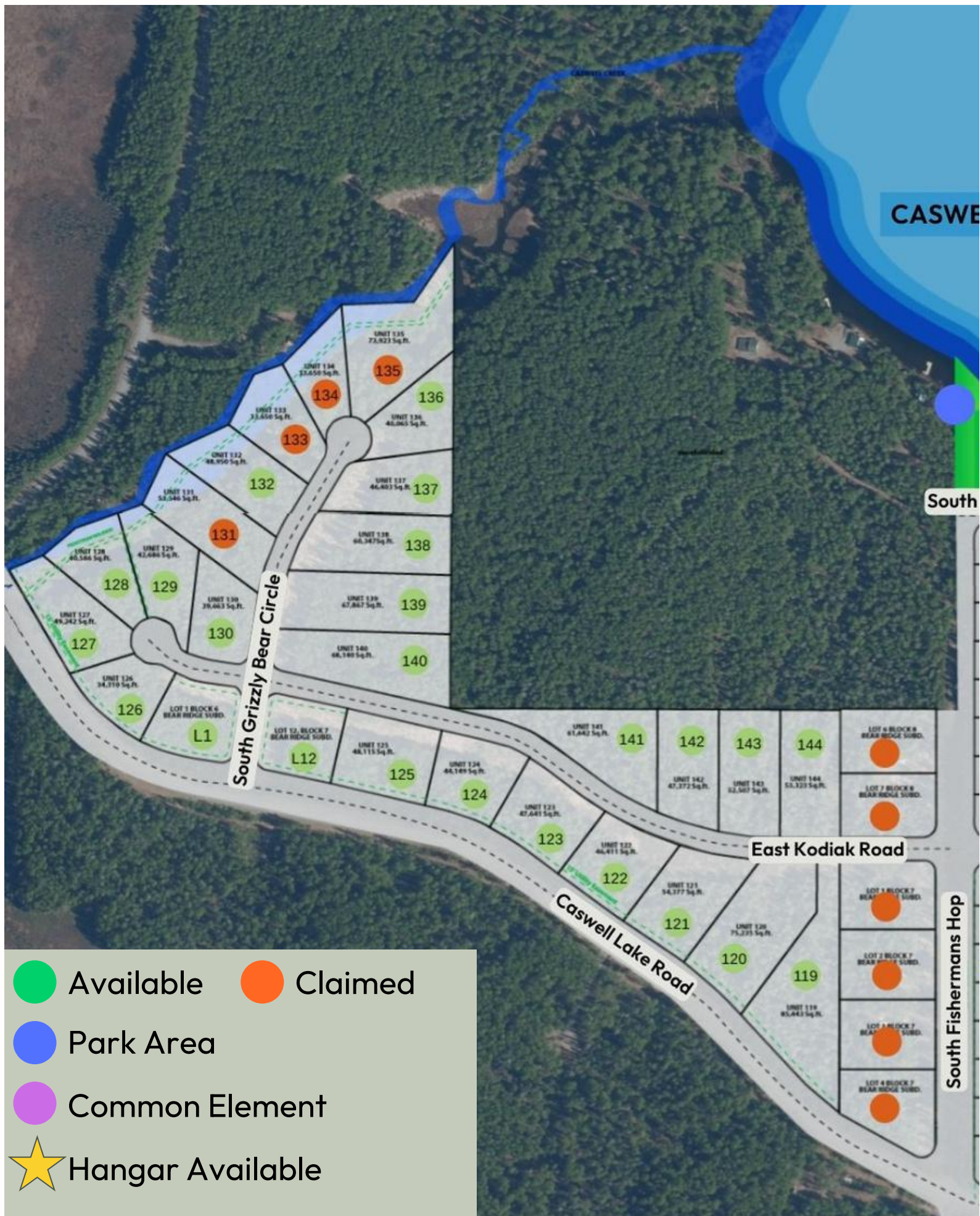


This 0.96-acre lot features sunny southern exposure, open grasslands to the south and west, and a beautiful mix of mature trees. It is an ideal location for building, offering a tranquil environment with stunning natural surroundings. Enjoy easy access to Upper Caswell by canoe or kayak along Caswell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

19865 E Sky Wagon Circle Willow, Alaska 99688

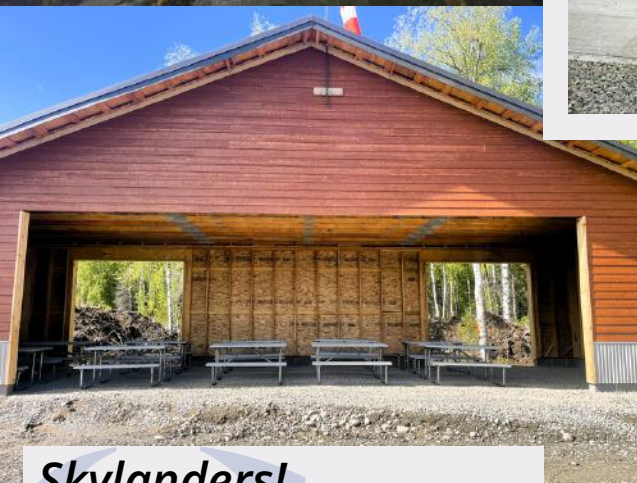
\$110,000







NEWSLETTER



Skylanders!

Summer is rolling in, and so is some exciting progress here at Skyland Airpark! Here's your June update, packed with highlights, improvements, and a few new amenities exclusive to Skyland Airpark.

Pavement Progress

Granite Construction has already been hard at work preparing the site, and in approximately three weeks, they'll begin applying hot mix asphalt. Once that's complete, the newly laid RAP (Recycled Asphalt Product) roads will be re-graded and sealed with a paving emulsifier, locking in long-term durability and creating a smooth, finished surface you can count on for years to come. Because smooth roads don't just look good, they set higher standards and boost property values.



Ramping Things Up... Lakeside

It's shaping up to be a great summer by the water. The new 20' x 30' concrete floatplane and boat ramp on Caswell Lake is fully operational and running smoothly, ready for floatplanes, boats, and

plenty of lake time. Whether you're flying out or backing in a boat, it's built to handle it all.

Just a few steps from the ramp, the Prop-Wash Pavilion is next in line for an upgrade. Picnic tables, BBQ grills, and fire rings are on the way, set for installation once hydroseeding wraps up across the roadside barrow pits. Even more reasons to stay a little longer, kick back, and enjoy the view.

Security Enhancements

We're also installing new red rotating beacons this month. These will automatically activate when the security gate is in motion, providing additional visual alerts to prevent accidents and improve safety for all.



New Skyland Sign Installed at Runway 18

A brand-new "SKYLAND" identifier sign has been installed at the top of Runway 18, facing Caswell Lake. Pilots will now fly right over the sign on final approach, adding a professional touch and clear visibility as you line up to land.

Gravel Available

Over 10,000 yards of classified #2 gravel mixed with soil are now available at a reduced rate for HOA members. It's perfect for pad sites, driveways, or other lot improvements. If you're planning a build this season, now's your chance to get a head start with high-quality fill already on-site and ready to use.

Target Completion Date

We're on track to wrap up this round of subdivision improvements, including reopening the runway for unrestricted use, by **July 15**. It's just in time for peak summer weather, with more upgrades still on the horizon.

Thank you for being part of Skyland Airpark, a place to live, fly, and thrive. Let's keep the momentum going. Invite your friends, fellow pilots, and outdoor enthusiasts to come experience Alaska's leading fly-in community.

-Your Skyland Airpark Team

Stewart Smith, 907-727-8686
SSS Commercial Real Estate
stewart@stusell.com

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:

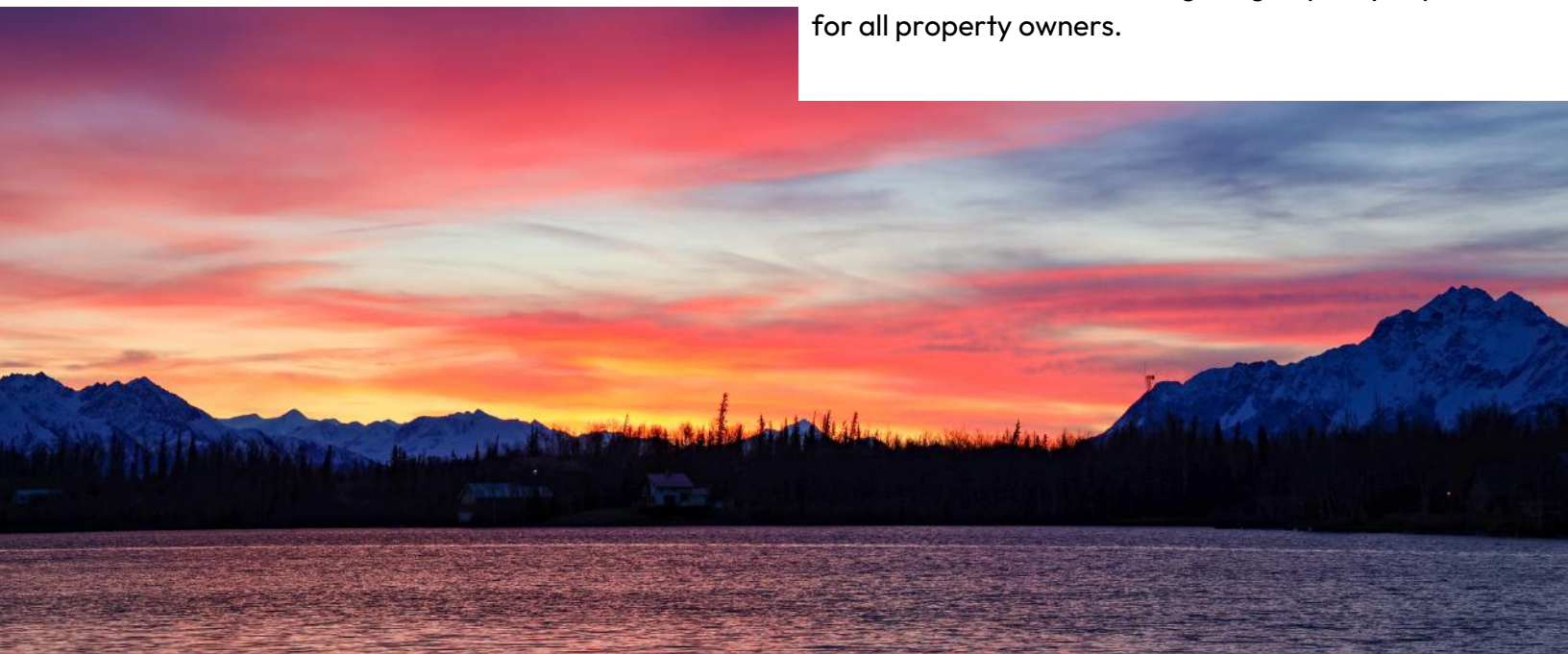
- **Access Enhancements:** A new covered entry structure has been installed at the main entrance, along with two electric security gates, Sky Gate and Bear Gate, enhancing both security and aesthetics for residents.
- **Government-Approved Mailbox:** A new mailbox, meeting strict federal standards, has been installed inside the gated community at the Skyland entrance. It is 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 to complete the pavilion, making it available for year-round community use.

- **Power Pedestals Installed:** Two new power pedestals have been added. One serves the equipment maintenance yard, supporting snow plowing and general upkeep. The other provides electrical service to the Prop-Wash Pavilion.
- **Picnic Table Refurbishment:** 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, giving residents the ability to access aviation fuel at cost.
- **Winter Runway:** During the winter months, a one-mile frozen runway will be maintained on the lake, providing added aviation access.
- **Aircraft Tie-Down Areas:** Designated tie-down areas will be added for guest aircraft, making it easier and more convenient for visiting pilots.
- **Community Events:** Skyland is building a vibrant, active community with events like fly-ins, aerobatic demonstrations, and winter 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.





DIRECTIONS

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.

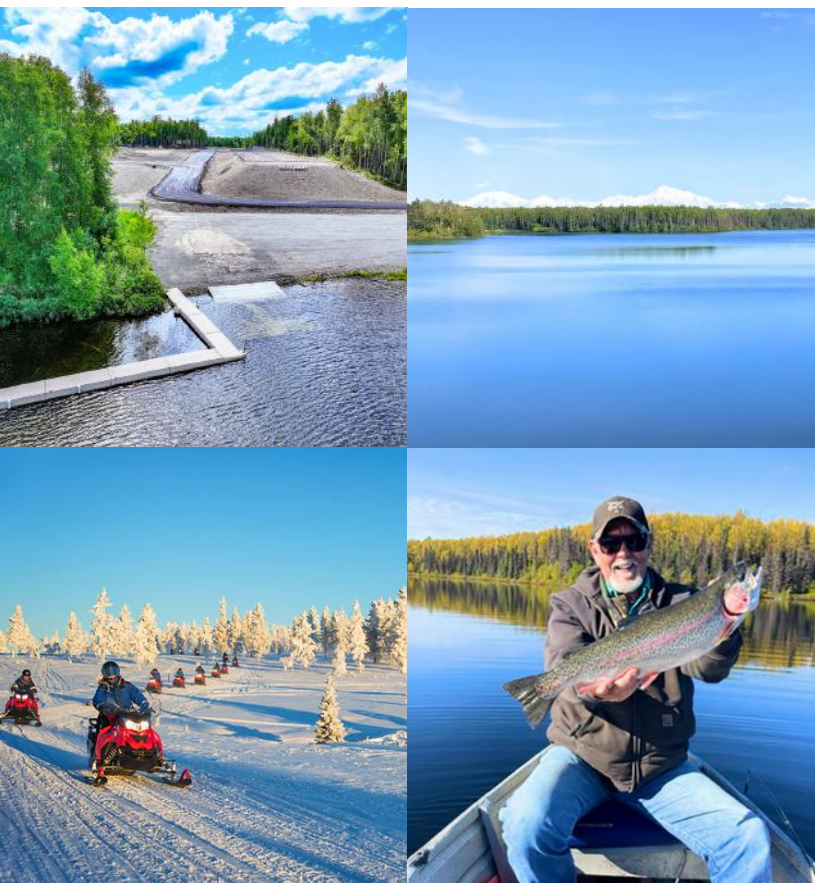
or Journey by Road

- 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.



Soar Through the Alaskan Sky

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



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

More Information

at: www.skylandairpark.com

CC&Rs & Public Offering Statement:

[https://ssscommercialrealestate
.aflip.in/SkylandAirparkCCR's2
024.html](https://ssscommercialrealestate.aflip.in/SkylandAirparkCCR's2024.html)



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