



YOUR GATEWAY TO ALASKAN AVIATION LIVING

WELCOME TO SKYLAND AIRPARK

WILLOW, ALASKA

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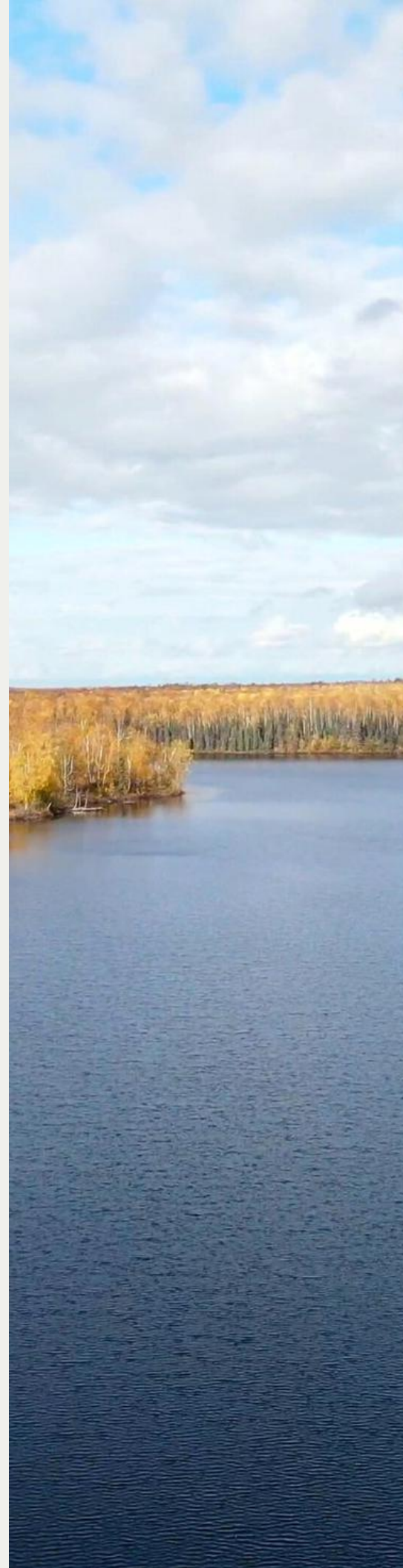
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WWW.SKYLANDAIRPARK.COM







FLY AND LIVE ALASKA

Skyland Airpark is a unique aviation community in the heart of Alaska, 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.

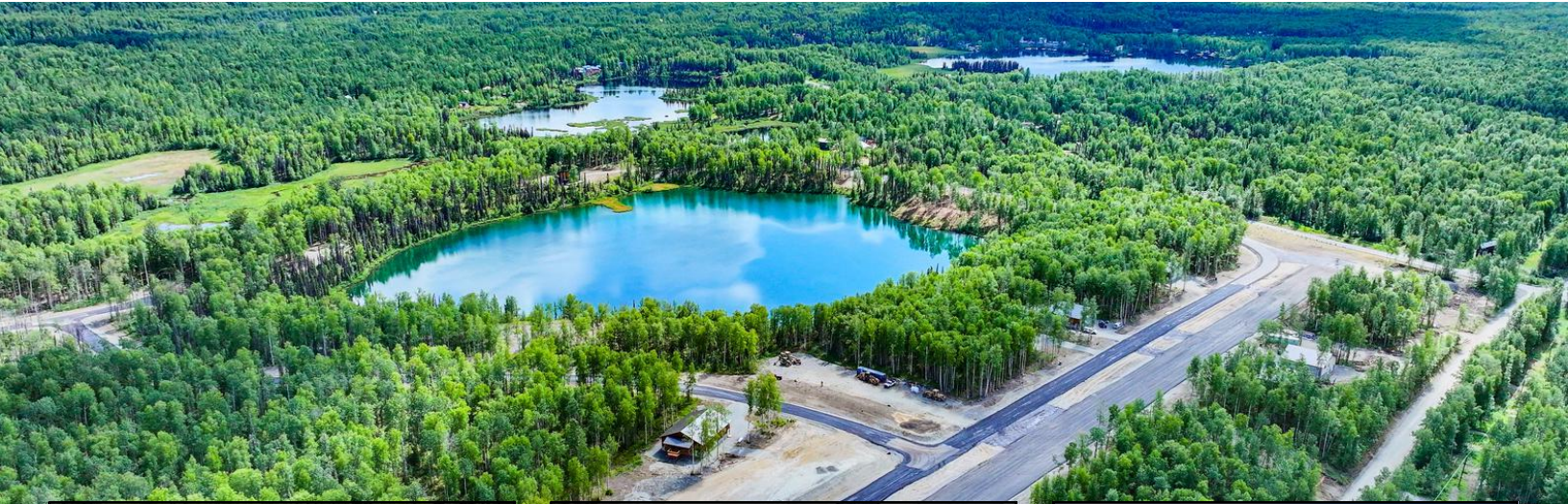
Introducing the Denali Model Hangar, an exceptional space designed for functionality and durability. With 3,300 square feet of floor space, this hangar offers a 16-foot ceiling and a 44'x16' Hydra-Lift Hangar Door, providing a 15'5" clearance for easy access. The building features propane-forced air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



Clean, comfortable, and practical. This 2-bed, 1-bath chalet offers about 900 sq ft with an airy loft bedroom, a bright living room, a kitchen with laundry, and smart storage. The one-acre lot gives you a covered porch and easy parking, plus room to breathe.

Need more space for a hangar or shop? The adjacent one-acre lot is available for \$75,000, ideal for a hangar build, a workshop, or a larger yard. Flexible terms, OAC, and we will consider trades for aircraft, gold, silver, or firearms.

20057 E. Caswell Lakes Rd.,
\$245,500



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.

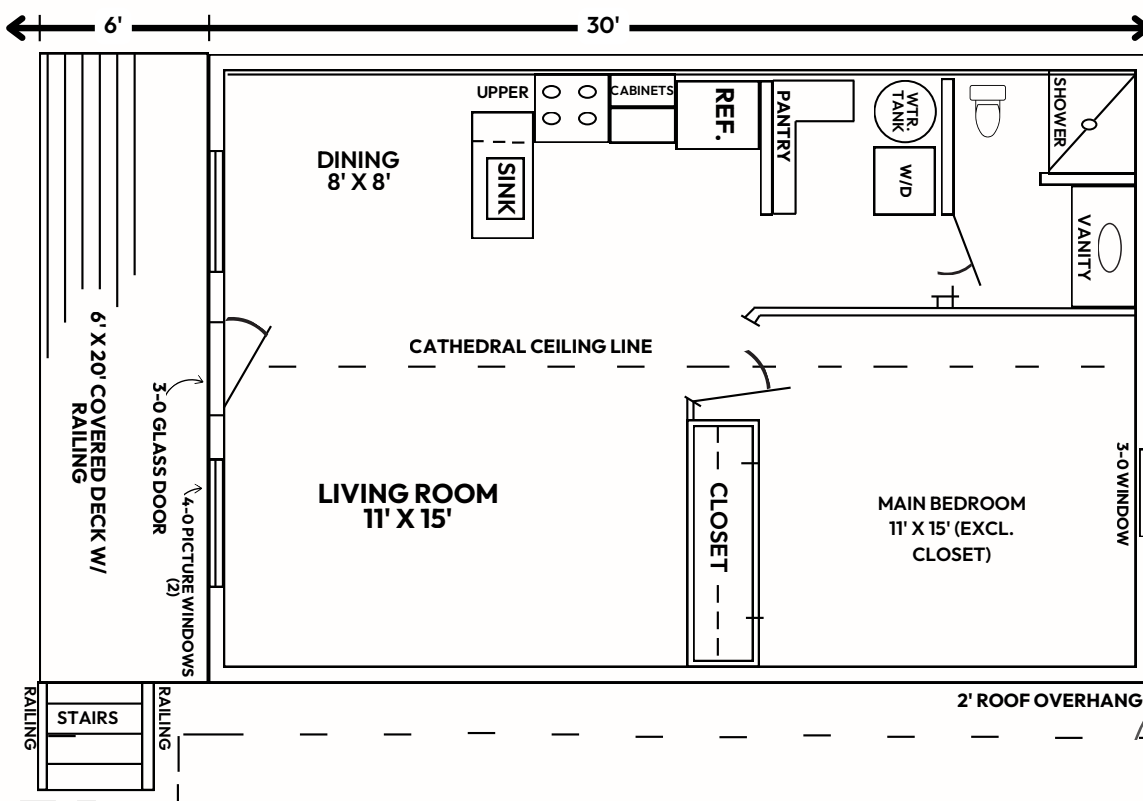
Please be aware that all upgrades and add-ons depend on availability and are not guaranteed. Prices for chalets and hangars are subject to change at any time due to factors like inflation. We reserve the right to modify or adjust pricing without prior notice.

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."

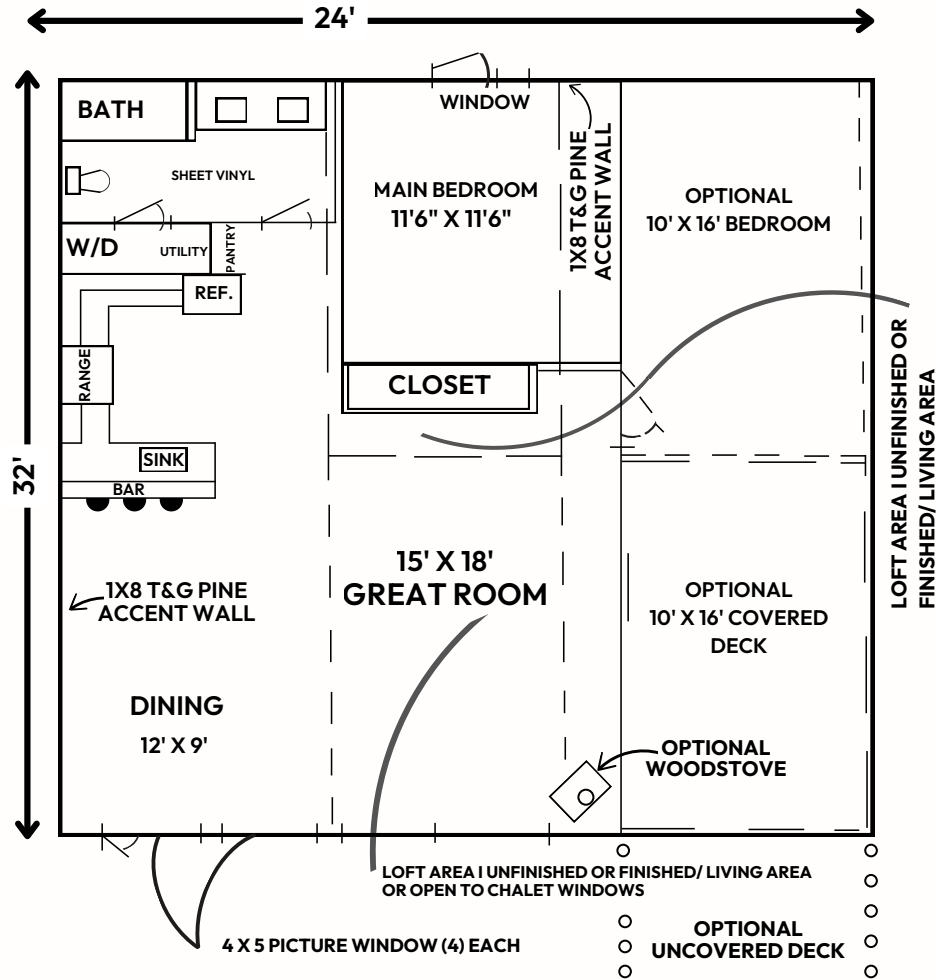
Well-Appointed Bathroom

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 Build-Ready Lakefront Lot with Runway Access



Sixty feet from the runway, right on Caswell Lake, with big mountain views. Enjoy the Prop-Wash Pavilion, private boat launch, walking trails, and great fishing in a secure, gated community. The site is cleared with a 75' x 75' professionally compacted gravel pad, prepped for a standard 50' x 50' build. Bring your plans or use ours for a hangar or chalet; this lot is ready to go.

19351 E Sky Wagon Circle Willow, Alaska 99688

\$285,000

Lakefront Lot- Skylake



One of the last remaining lots on Skylake! This property has already had approx. \$10,000 worth of clearing completed, opening up access down to the water, making it easy to walk and view the site. The lot features beautiful, mature birch trees, great southern exposure, and deep water right off the frontage, making it perfect for a future dock.

19374 E. Old Village Willow Alaska

\$165,000

Waterfront Property: Your Private Sanctuary on Skyland Lake

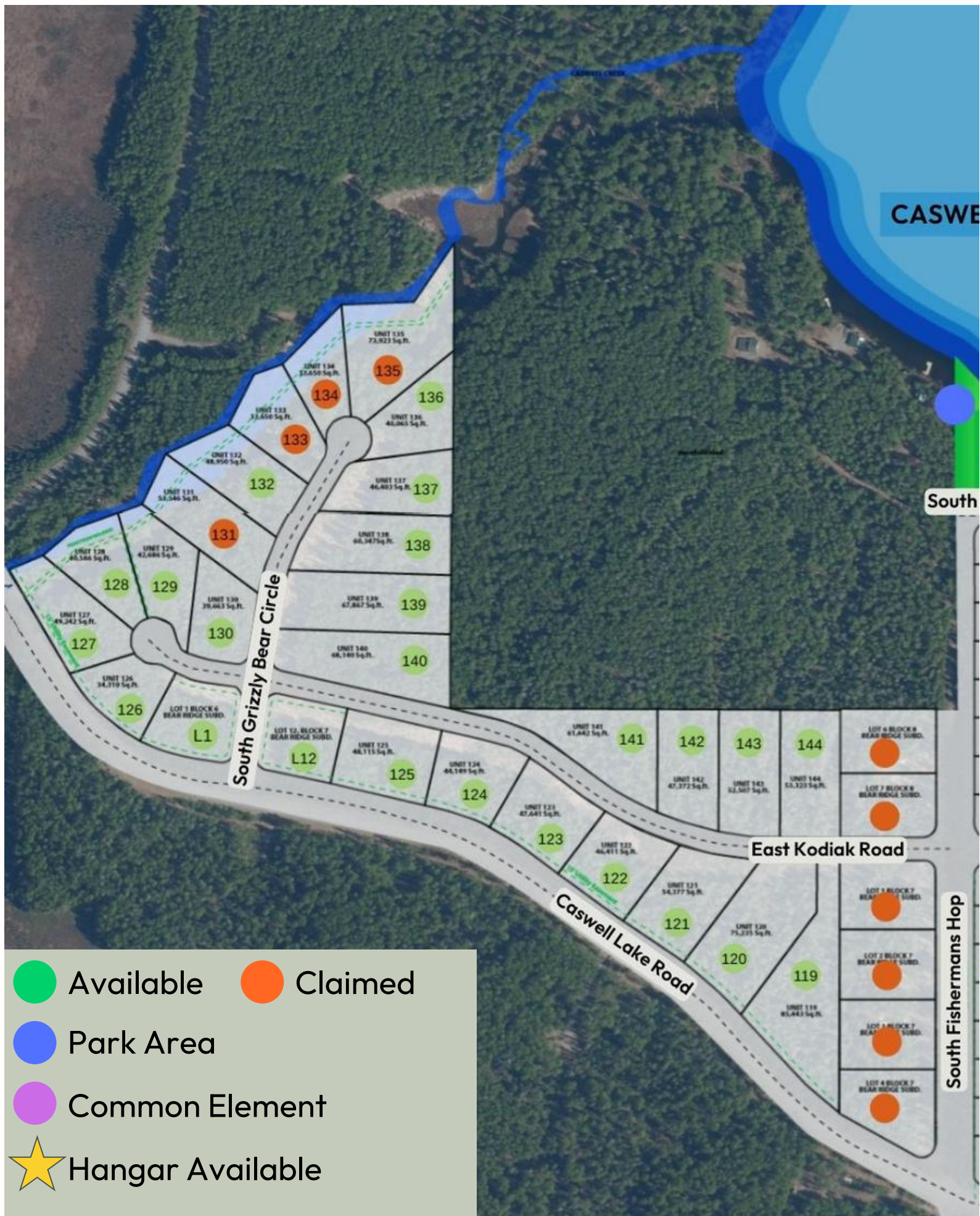


This 0.96-acre lot features sunny southern exposure, open grasslands to the south and west, and a beautiful mix of mature trees. It is an ideal location for building, offering a tranquil environment with stunning natural surroundings. Enjoy easy access to Upper Caswell by canoe or kayak along Caswell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

19865 E Sky Wagon Circle Willow, Alaska 99688

\$110,000





Skylanders!

The seasons are shifting, and so is the pace at Skyland Airpark. September brings more progress, fresh updates, and new ways to enjoy our community.

Lighting the Way

This fall, Skyland is getting brighter in all the right places. Four new light poles have been installed to improve safety and convenience: one at the main entrance 'Sky Gate', one at the Bear Ridge entrance 'Bear Gate', one at the maintenance yard, and one at the Prop-Wash Pavilion. Each pole, standing 30 feet tall, will feature energy-efficient, downcast LED fixtures that focus light where it is needed most, such as roads, taxiways, and gathering spots. The design reduces glare and keeps the night sky clear for stargazing, while providing the airpark with safer access after dark.



Prop-Wash Enhancements

Work continues at the Prop-Wash Pavilion. Cameras have already been installed through our Wi-Fi service. Construction progress also includes new sliding barn-style doors and exterior signage, bringing the pavilion closer to its finished look and making it an even better gathering place for Skyland owners and guests.

FAA Application Update

Skyland Airpark has submitted an FAA application for runway number recognition and

seaplane operations on Caswell Lake. We are waiting for final approval and will share updates as soon as we have them.

Runway and Taxiway Care

To ensure the RAP surface cures properly, we kindly ask owners to drive just outside the normal tread path along taxiways/roadways when possible. This simple act spreads the weight across the surface and allows the emulsifier to harden evenly. Your small efforts now will contribute to the long-term reliability of our taxiways.

Community Updates

Member Meeting

A member meeting is tentatively planned for October. Details will be announced once the date is confirmed.

New Skyland Swag

Fresh decals are now available for owners (as seen in the photo). Grab one from Stewart and rep Skyland on your plane, vehicle, or both!

Thank you for being part of the continued growth at Skyland Airpark. With every improvement we make, from lighting and paving to community gathering spaces, we are building a place where you can live and fly Alaska!

-Your Skyland Airpark Team
Stewart Smith, 907-727-8686
stewart@stusell.com
SSS Commercial Real Estate
Schedule your tour today!

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:

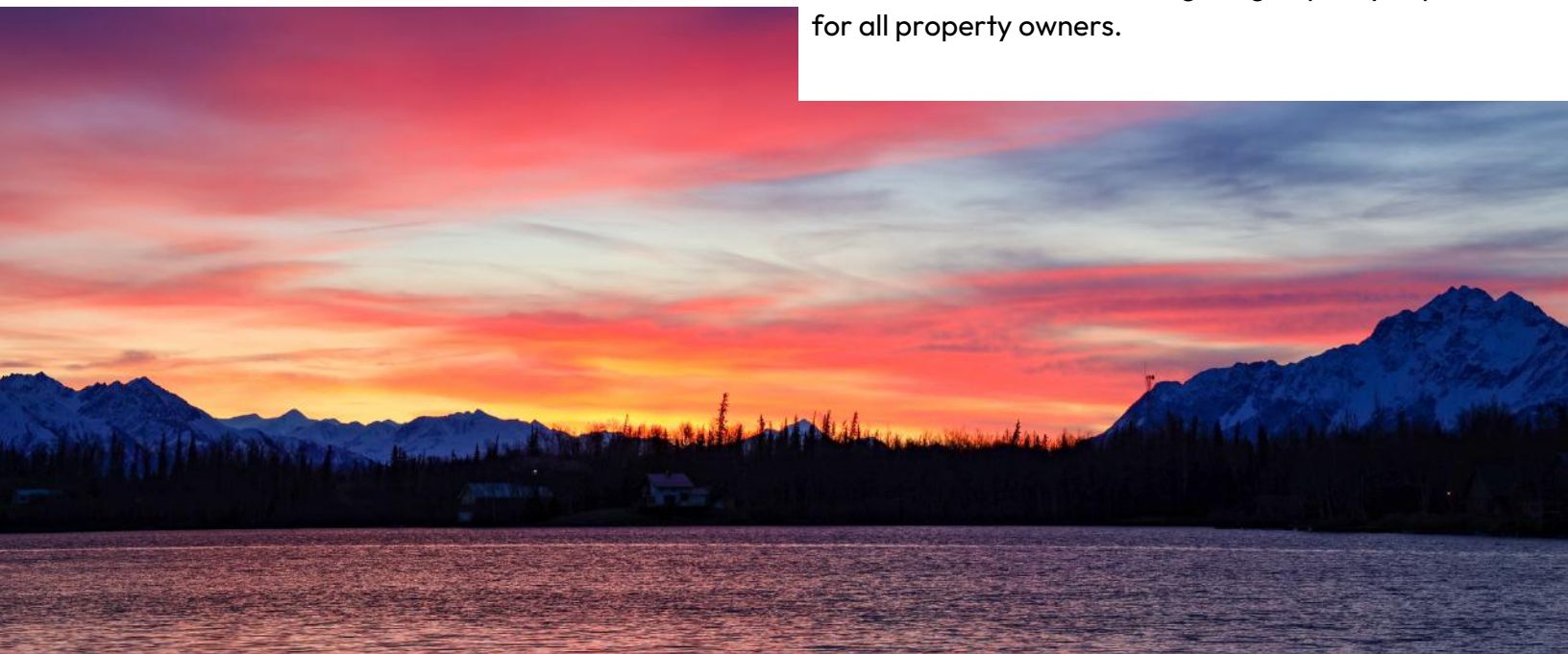
- **Access Enhancements:** A new covered entry structure has been installed at the main entrance, along with two electric security gates, Sky Gate and Bear Gate, enhancing both security and aesthetics for residents.
- **Government-Approved Mailbox:** A new mailbox, meeting strict federal standards, has 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.

SKYLAND *Airpark*



WWW.SKYLANDAIRPARK.COM

Ask about financing (OAC)



LIVE & FLY ALASKA

Welcome to Skyland Airpark, Alaska's leading private aviation community, just two hours north of Anchorage. Spread across 187 acres, Skyland offers pilots and outdoor enthusiasts a blend of freedom, security, and frontier living.

Build your custom hangar/home, weekend chalet, or full-time residence on one of our thoughtfully planned parcels, each designed to offer panoramic views of surrounding mountains, lakes, and natural forests.

With top-tier infrastructure already in place and ongoing improvements underway, Skyland is easily the number one choice for pilots who want to live and fly Alaska!



20057 E Caswell Lakes Rd, Willow, AK

BUILT FOR PILOTS

- 1,500-foot RAP runway
- 60-foot-wide hard-surface taxiways
- 20 X 30 reinforced concrete floatplane and boat launch
- Floating poly-dock
- Runway 18-36 takeoff/landing layout

ENTRANCE & SECURITY

- Private gated entrance
- Signature LED-lit archway
- Secure, year-round vehicle access

RECREATION & COMMUNITY SPACES

- Prop-Wash Pavilion with:
 - BBQ grills
 - Picnic tables
 - Fire pits
 - 6-foot windsock
- All-season stainless-steel Bison water pump
- Explore over 1 million acres of surrounding land: ATVing, snowmachining, hiking, fishing, wildlife, lakes, and more!



YOUR ALASKA FLY- IN LIFESTYLE STARTS HERE!

**Scan for
pricing,
maps, and
ready-built
hangars!**



Stewart S Smith
BROKER | OWNER DEVELOPER

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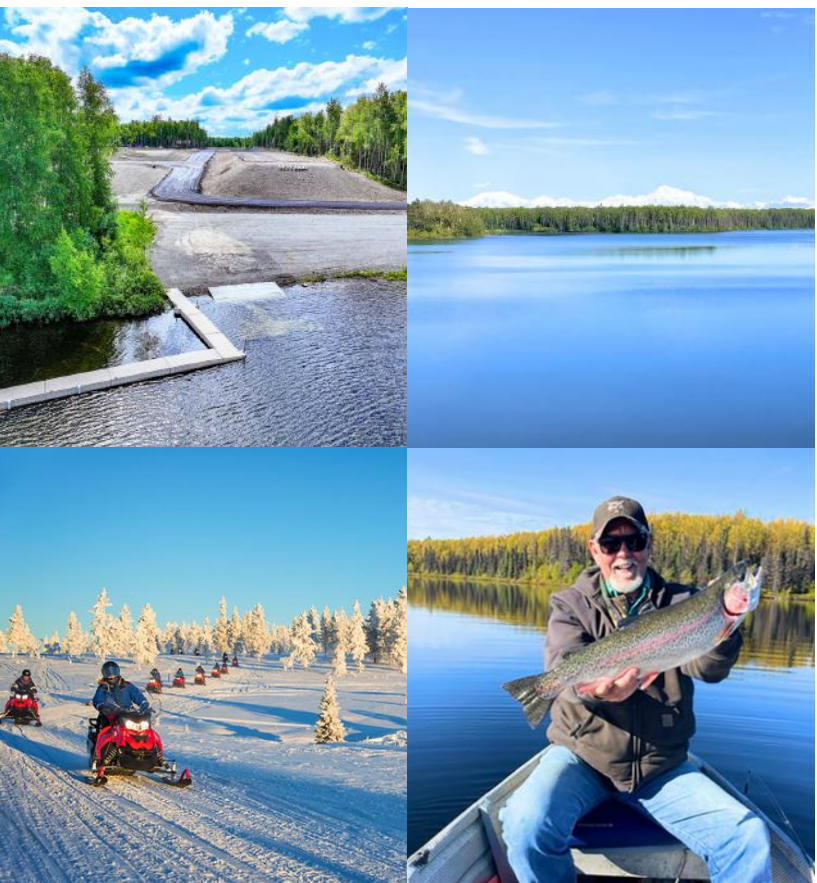
20057 E. CASWELL LAKES
WILLOW, ALASKA

SSS COMMERCIAL REAL ESTATE



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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