

SSS COMMERCIAL REAL ESTATE
SKYLAND AIRPARK COMMUNITY

46689 S FISHERMANS HOP WILLOW, ALASKA

Runway-front hangar at Skyland Airpark, a secure private aviation community. 1,500-ft RAP runway, hard-surface taxiways/roadways roads, floatplane access, and much more!



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46689 S FISHERMANS HOP
WILLOW, ALASKA
99688

Runway-front hangar at Skyland Airpark



Overview

- 2,500 sq. ft runway-front hangar
- Ceiling height: 16 ft
- Hangar door: 44' x 16' Hydra-Lift with 15'5" clearance, includes a 4,000-lb aircraft lifting point.
- Access: Two exterior man doors plus one overhead garage door.

Exterior and Roof

- Siding: LP SmartSide lap siding with 26-gauge metal wainscot around the lower perimeter, approx. 5 ft high, for snow-plow and weather protection.
- Roof: 26-ga standing-seam, 5/12 pitch, 2-ft overhangs.

Foundation and Slab:

- Concrete footing and perimeter wall foundation with a finished 5" rebar-reinforced slab.

Interior and Systems:

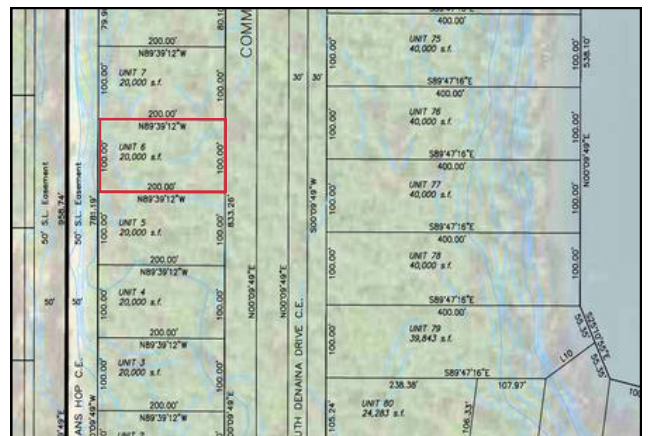
- Electrical: pre-wired
- Heat and Lights: propane forced-air overhead shop heater and LED high-output lighting
- Windows: two relite hangar windows, two egress windows, plus a 6 3.5" second-level window

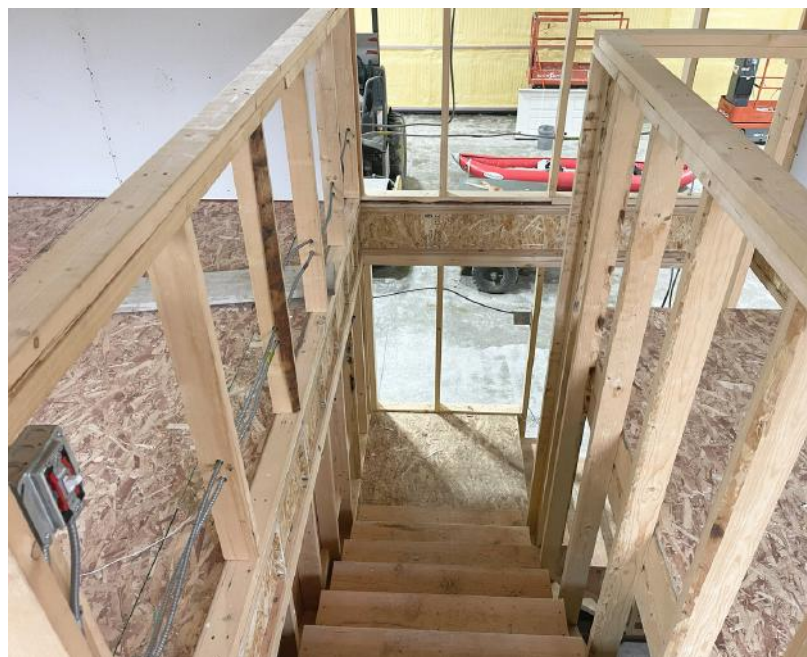
Mezzanine:

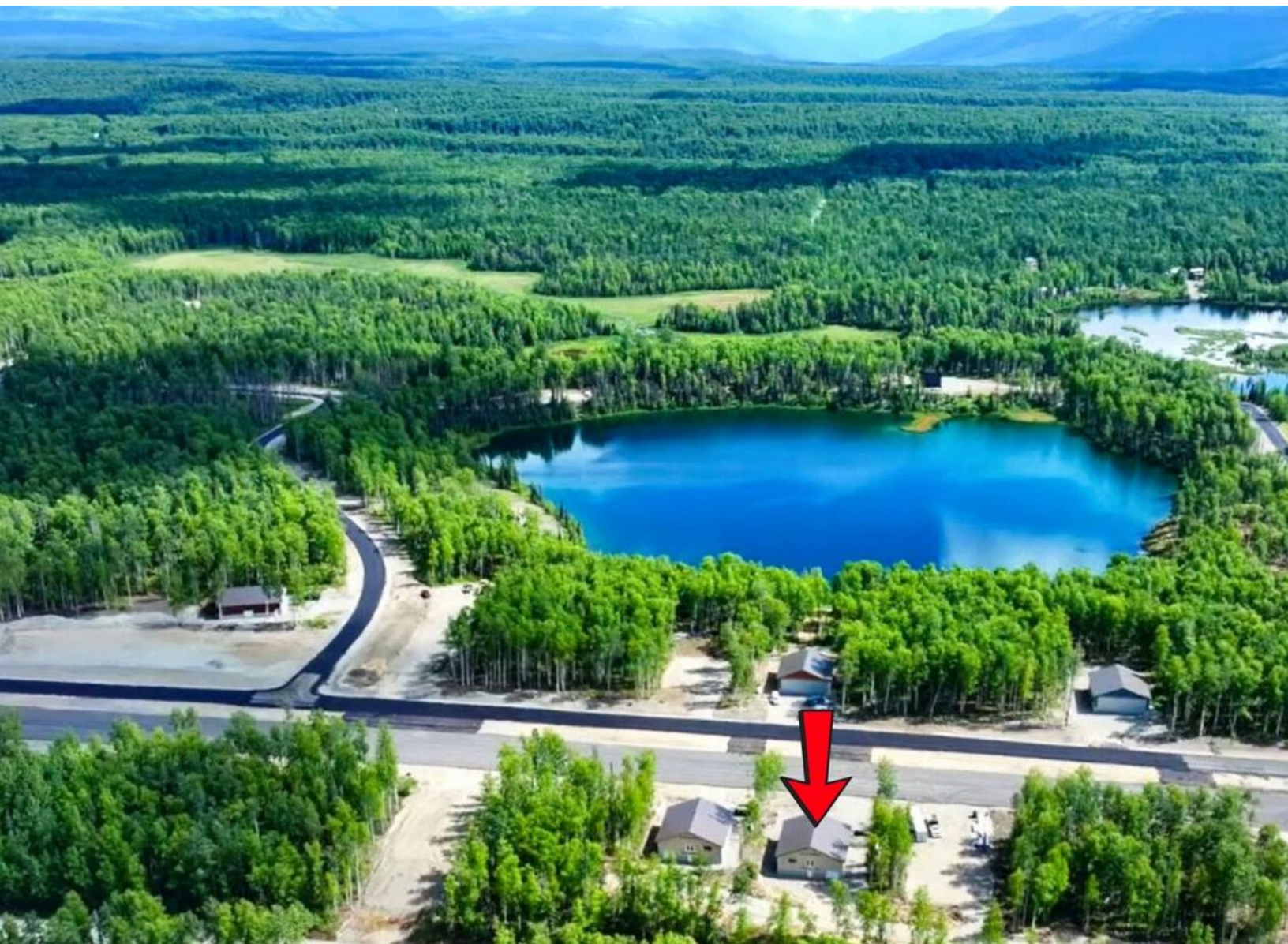
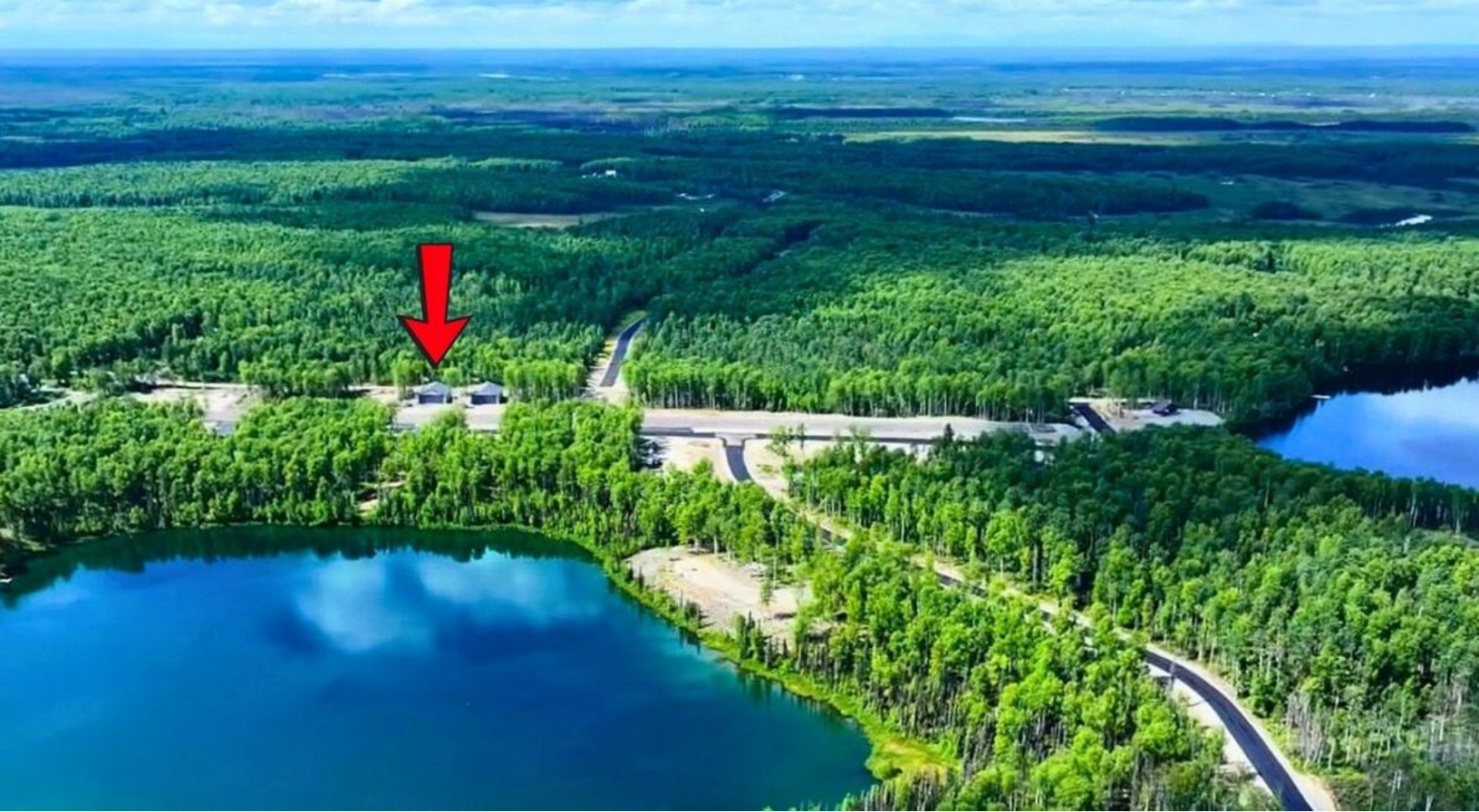
- 16' x 34' (approx. 544 sq. ft.) left unfished for buyer to build out as pilot lounge, office, or suite

Pricing Options:

- **\$465,000 – As-is shell** shown in the specs, excludes: bathroom finish, janitor sink, spigots, back deck, well, and septic. **Buyer to complete.**
- **\$495,000- Finished package** Includes: Finished bathroom, janitor sink, spigot, back deck completion, well, and septic









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

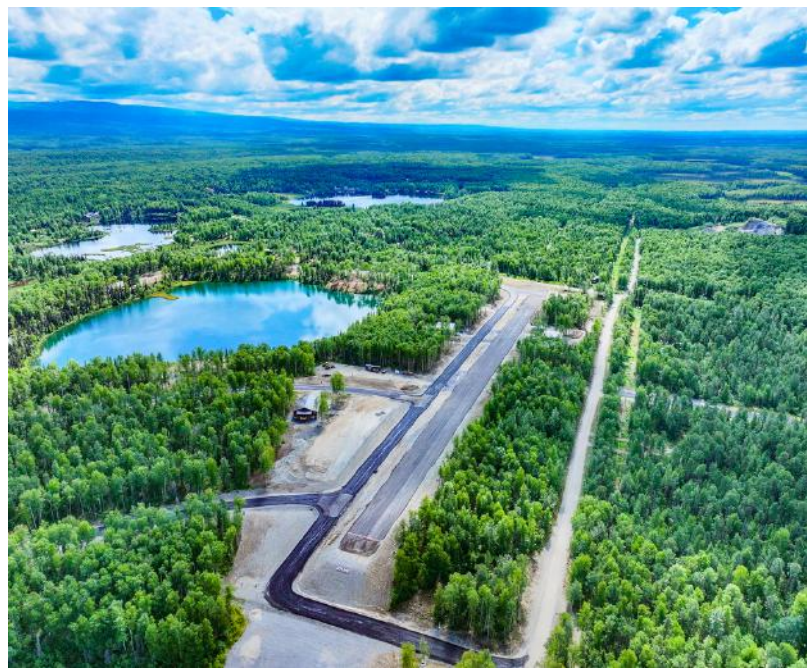
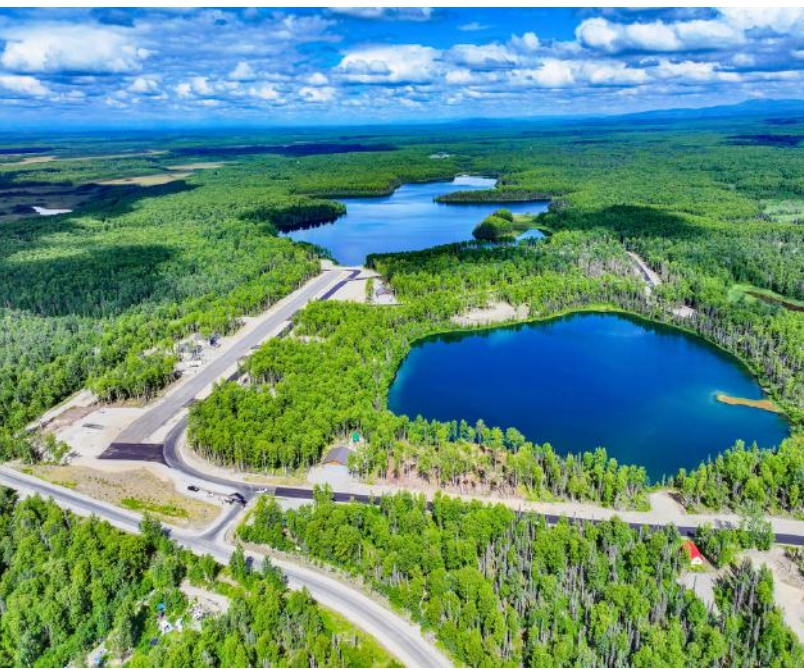
- Fire Safety & Secure Mail - Dedicated fire safety access points and federally approved mailboxes enhance security and convenience for residents.
- Emergency Medical Support - Skyland Airpark is a vital local EMS landing zone, enabling rapid medevac evacuations.
- Proven Community Asset - With multiple 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



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!

Soar Through the Alaskan Sky

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

The rarity of this expansive acreage, historical richness, and limitless potential of this property promotes an ideal environment for Alaskan adventure

Source: Skyland Airpark | Living Alaska's Greatest Adventure



CONTACT US



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