

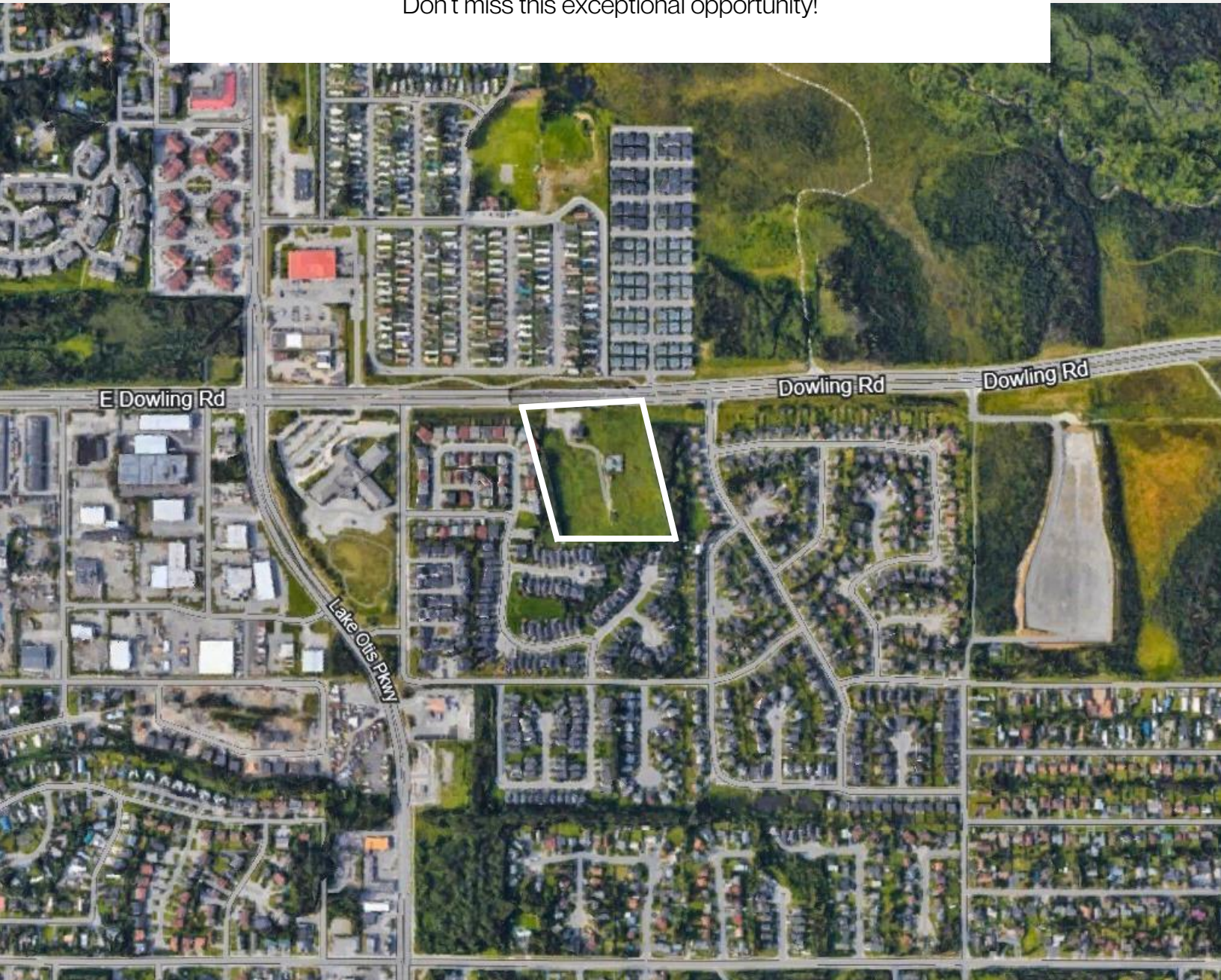
2800 E. Dowling Road Anchorage, Alaska 99507

Prime Development Opportunity – 8.81 Acres on Dowling Road

This 8.81-acre R2M-zoned parcel offers a rare chance for multifamily development. Ideally located near Lake Otis and Dowling, it features E.

Dowling frontage, utility access, and stunning mountain views.

Don't miss this exceptional opportunity!



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Contact

2800 E. Dowling Road Anchorage, AK 99503

Legal:

DOWLING ACRES TR A-1

Zoning:

R2M- Residential Two-Family Medium Density

Building Sizes:

7,200 SF Metal Building | 2,400 SF Warehouse

Property Size:

8.81 acres (383,914 sq. ft.)

Property Overview:

This rare 8.81-acre parcel is now available, presenting an excellent opportunity for multifamily development. Ideally situated near the intersection of Lake Otis and Dowling Road, this property features significant frontage on E. Dowling, ensuring convenient access to Hillside and South Anchorage, along with breathtaking mountain views.

While the former radio station at the front may be removed, the existing towers will remain, with a long-term easement established for tower rights. Essential utilities, including city water, sewer, natural gas, electricity, and telephone service, are readily available.

Some restrictions apply, the owner will keep permanent rights to use certain areas of the property for radio or telecommunications equipment. The easement will remain indefinite, and future development plans must consider this.



Street View



3D Map of On-Site Telecommunications Tower

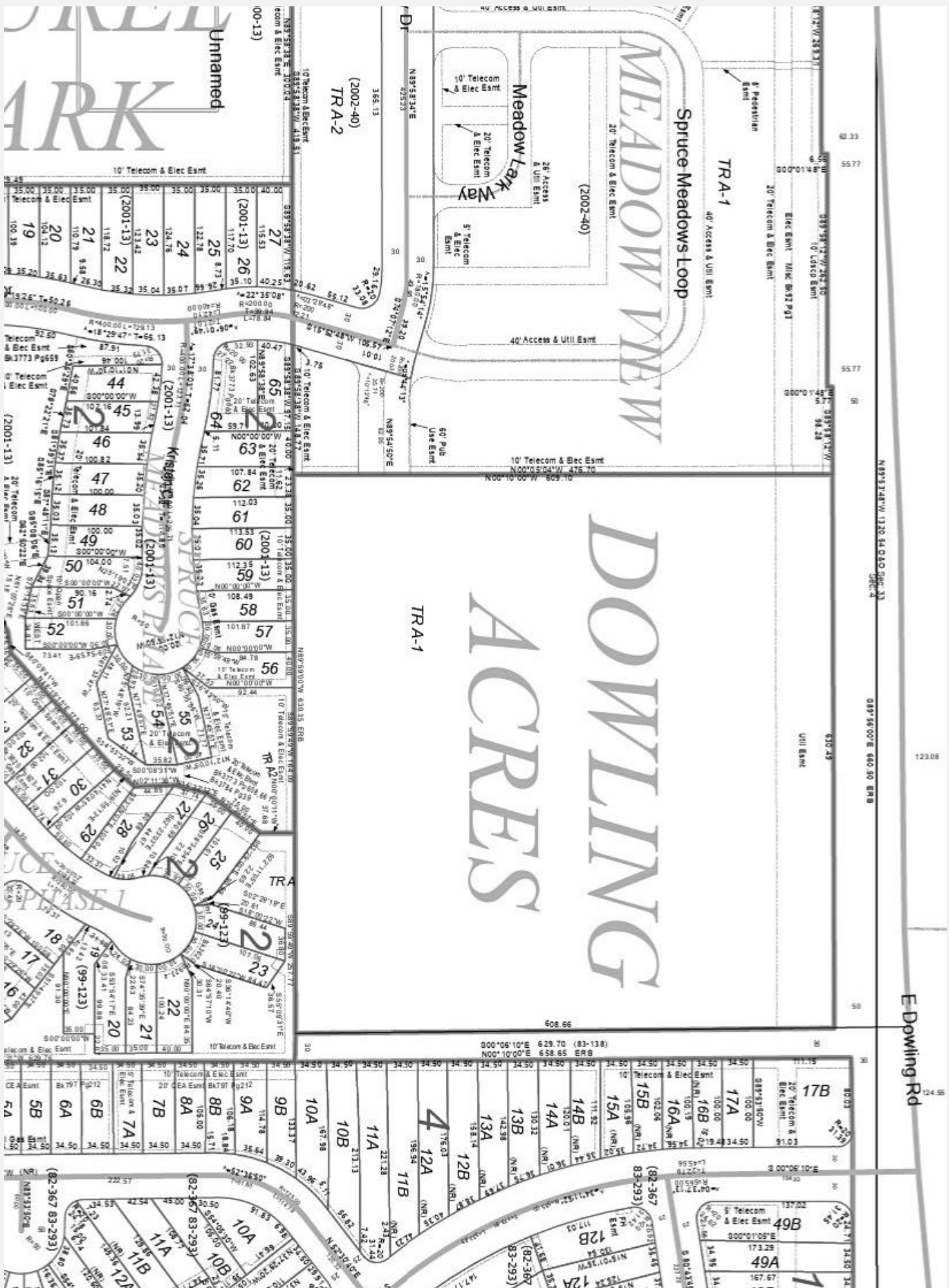
***DON'T MISS THIS EXCEPTIONAL
OPPORTUNITY TO DEVELOP IN
ONE OF ANCHORAGE'S MOST
DESIRABLE LOCATIONS!***

PRICE: \$1,250,000

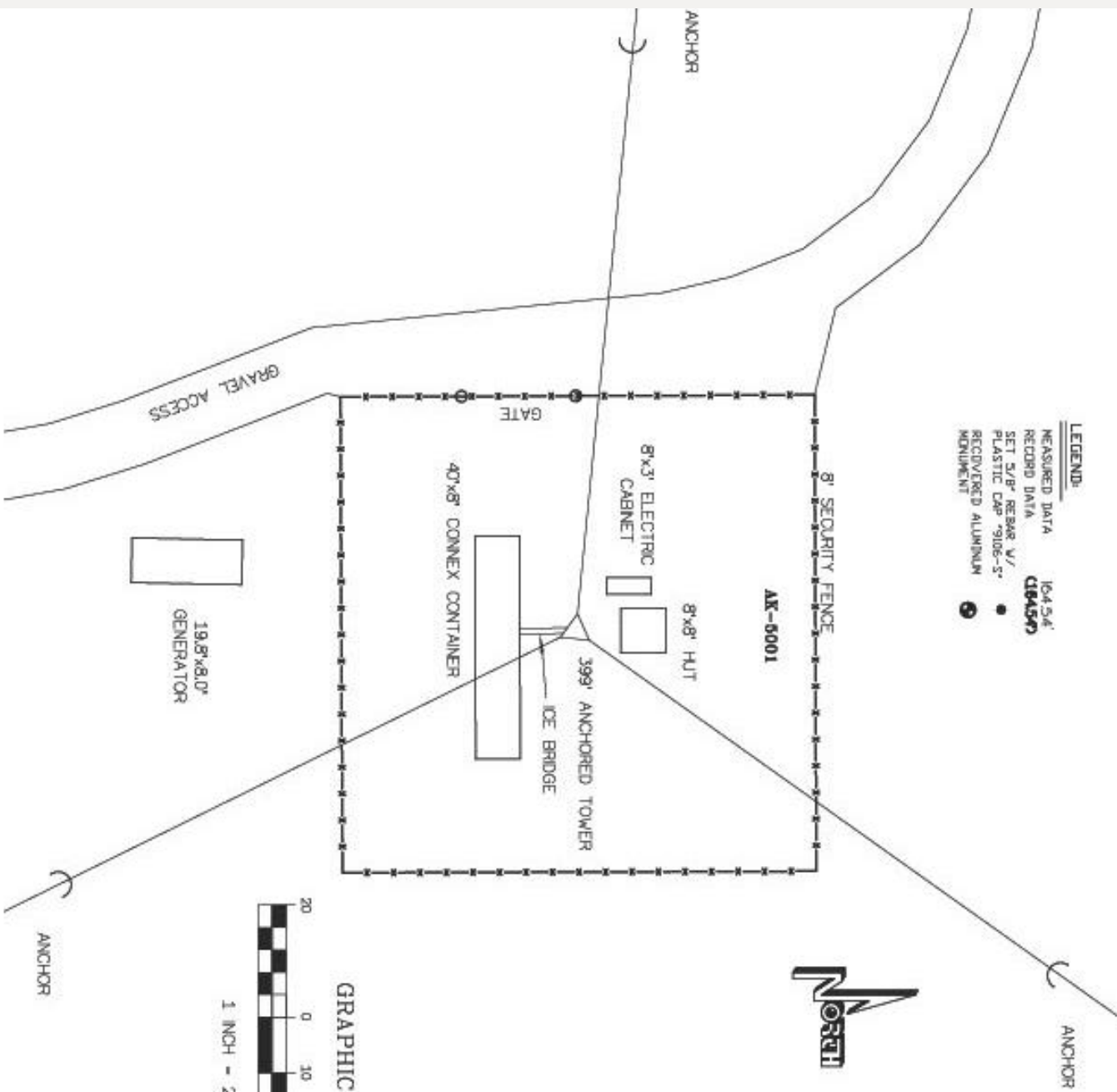
LOCATION MAP



PLAT MAP



LEGEND:
 MEASURED DATA 104.54'
 RECORDED DATA 104.54'
 SET 5/8" REBAR W/
 PLASTIC CAP "9106-S"
 RECOVERED ALUMINUM
 MONUMENT



"NORTH TOWER COMPOUND" AS-BUILT & BOUNDARY SURVEY

TRACT A-1, DONALD JONES SUBDIVISION, PLAT NO. 66-14, A.R.D.
 N SECTION 4, TOWNSHIP 12 NORTH
 RANGE 3 WEST, SEWARD PENINSULA, ALASKA



FAA 1-A TOWER LOCATION INFORMATION
 399' ANCHORED LATTICE TOWER
 NAD 83
 LATITUDE = 61°09'56.10" N ± 20"
 LONGITUDE = 148°49'43.00" W ± 20"
 GROUND ELEVATION AT BASE OF TOWER = 161.2 ± 3 MANDS
 HEIGHT OF TOP OF TOWER ABOVE GROUND = 580.21 ± 3
 HEIGHT OF HIGHEST APPURTENANCE ABOVE TOP OF TOWER = 584.2 ± 3



ROUTER GEOMATICS, LLC
 TERRY L. NICODEMUS, P.L.S.
 LAND SURVEYOR, ALASKA #910
 Date: 1/8/2018

verticalbridge

FOR: VERTICAL BRIDGE TOWERS, LLC
 SITE NAME: BRAGAW EXTENSION
 SITE NUMBER: AK 5001 & AK 5006
 ADDRESS: 2800 E. DOWLING ROAD
 ANCHORAGE, ALASKA 99507
 MUNICIPALITY OF ANCHORAGE

SURVEY WORK PERFORMED BY:
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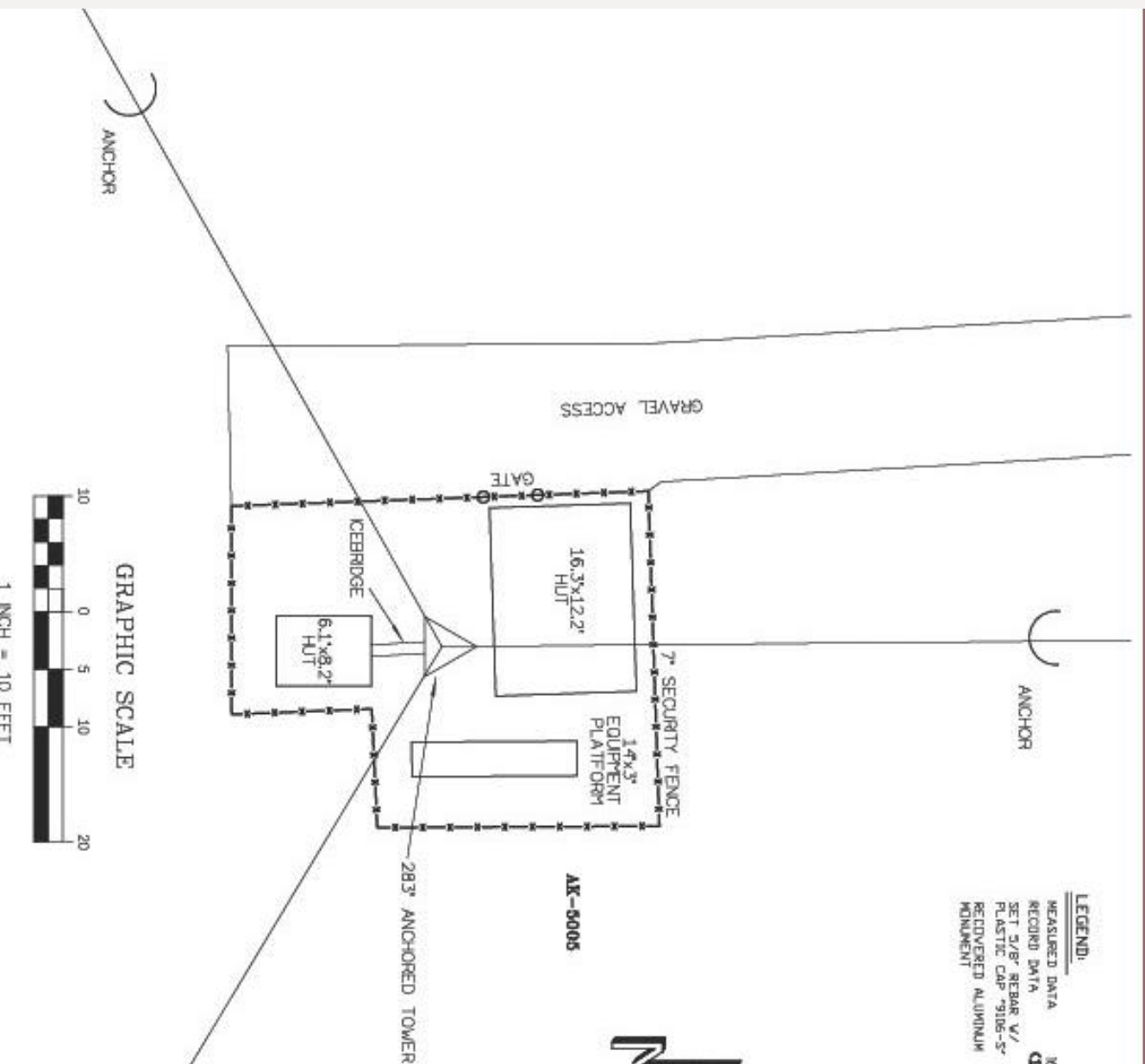
"SOUTH TOWER COMPOUND" AS-BUILT & BOUNDARY SURV

TRACT A-1, DOWLING ACRES SUBDIVISION, PLAT NO. 66-14, ARD.
IN SECTION 4, TOWNSHIP 12 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

LEGEND:
MEASURED DATA 104.54'
RECORDED DATA 104.54'
SET 3/8" REBAR W/ PLASTIC CAP 3106-S*
RECOVERED ALUMINUM MONUMENT



AK-50005



FMA 1-A TOWER LOCATION INFORMATION
283' ANCHORED LATTICE TOWER

NAD 83
LATITUDE = 61°09'53.69" N ± 20"
LONGITUDE = 148°49'43.09" W ± 20"
GROUND ELEVATION AT BASE OF TOWER = 181.9' ± 3' NAVD83
HEIGHT OF TOP OF TOWER ABOVE GROUND = 444.5' ± 3"
HEIGHT OF HIGHEST APPURTENANCE ABOVE TOP OF TOWER = 447.2' ± 3"



ACUTEX GEOMATICS, LLC
TERRY L. MACDONALD, PLS
LAND SURVEYOR, ALASKA #9106
Date: 1/6/2016

verticalbridge

FOR VERTICAL BRIDGE TOWERS, LLC
SITE NAME: BRAGAW EXTENSION
SITE NUMBER: AK 5001 & AK 5002
ADDRESS: 2800 E. DOWLING ROAD
ANCHORAGE, ALASKA 99507
MUNICIPALITY OF ANCHORAGE



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Anchorage Growth Starts Here

