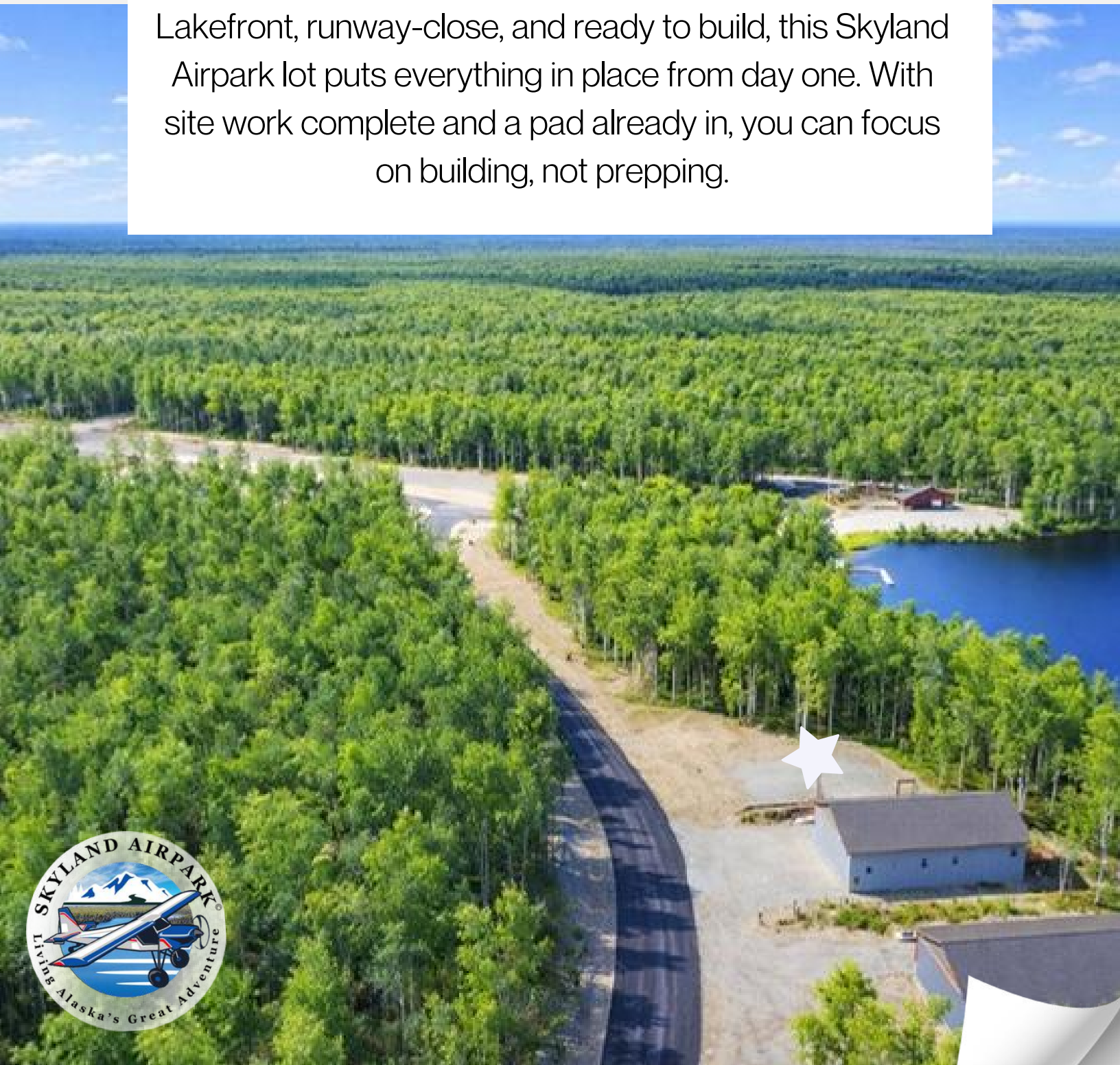


SSS COMMERCIAL REAL ESTATE
SKYLAND AIRPARK COMMUNITY

19351 E Caswell Lakes Road Skyland Airpark

Lakefront, runway-close, and ready to build, this Skyland Airpark lot puts everything in place from day one. With site work complete and a pad already in, you can focus on building, not prepping.



Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Municipality of Anchorage, Mat-Su Borough, and other public and private sources deemed reliable; however, its accuracy is not warranted or guaranteed.

The owner and Stewart Smith of SSS Commercial Real Estate make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information contained herein. This includes, but is not limited to, square footage, land size, lease terms, financial information, rental income, equipment lists, inventory, and other related data.

This offering is subject to errors, omissions, prior sale or lease, and withdrawal from the market at any time without notice.

This packet is solely the property of Stewart Smith of SSS Commercial Real Estate and is intended for the recipient's use in evaluating the subject property.



» Table of Contents

4

Property Overview

5-6

Photos

7-8

About Skyland

9

Contact Us!

19351 E Caswell Lakes Road, Willow, Alaska

Right on the water, right by the runway

Legal:

SKY LAND AIRPARK CONDO 2022-46 UNIT 21

Lot Size:

0.53 Acres 23,087 Sq. Ft.

Skyland Airpark Lot 21

This premier lakefront lot at Skyland Airpark puts you right where you want to be, just 60 taxi feet from the runway with direct frontage on Caswell Lake. It's the kind of setup that makes flying simple and downtime even better, with open mountain views and access to the community's best amenities, including the Prop-Wash Pavilion, boat launch, trails, and fishing.

The heavy lifting is already done; the site has been fully cleared and professionally prepped with a 75'x75' gravel pad, built up and compacted to a solid, concrete-like base. Ready for a standard 50'x50' build, this clean, ready-to-go opportunity to create your place at Skyland without the usual upfront work.



Price: \$285,000









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



3AK9



Live and Fly Alaska

SKYLAND AIRPARK, WILLOW, ALASKA



Ask about financing (OAC)

WWW.SKYLANDAIRPARK.COM



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.

Skyland is the place to build a custom hangar home, weekend chalet, or full-time residence on one of the thoughtfully planned parcels, each positioned to offer panoramic views of surrounding mountains, lakes, and natural forest.

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!



- 1,500-foot RAP runway
- 60-foot-wide hard-surface taxiways
- Runway 18-36 layout

20 X 30 concrete floatplane and boat launch

Private gated entrance, Secure year-round

Hangar for Sale



Call for details



Over 1 million acres of surrounding land: snowmachining, hiking, fishing, wildlife, lakes, and more!

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