

FOR SALE

COMMERCIAL LAND MEADOW LAKES COMMERCIAL DEVELOPMENT

7570 W. Parks Hwy., Wasilla, Alaska



\$4,600,000 | 23.5 ACRES | 1,023,660 SF

PROPERTY HIGHLIGHTS

- Prime development opportunity in the rapidly growing Meadow Lakes community of the Matanuska-Susitna Borough, west of Wasilla
- 1,200 feet of Parks Hwy frontage
- Excellent location halfway between Wasilla and Big Lake
- Property has been cleared and filled with gravel

FOR MORE INFORMATION CONTACT:

Carl D. Kuhn
CCIM, SIOR

907.301.1155
carl@cdkuhn.com

Jill Hall

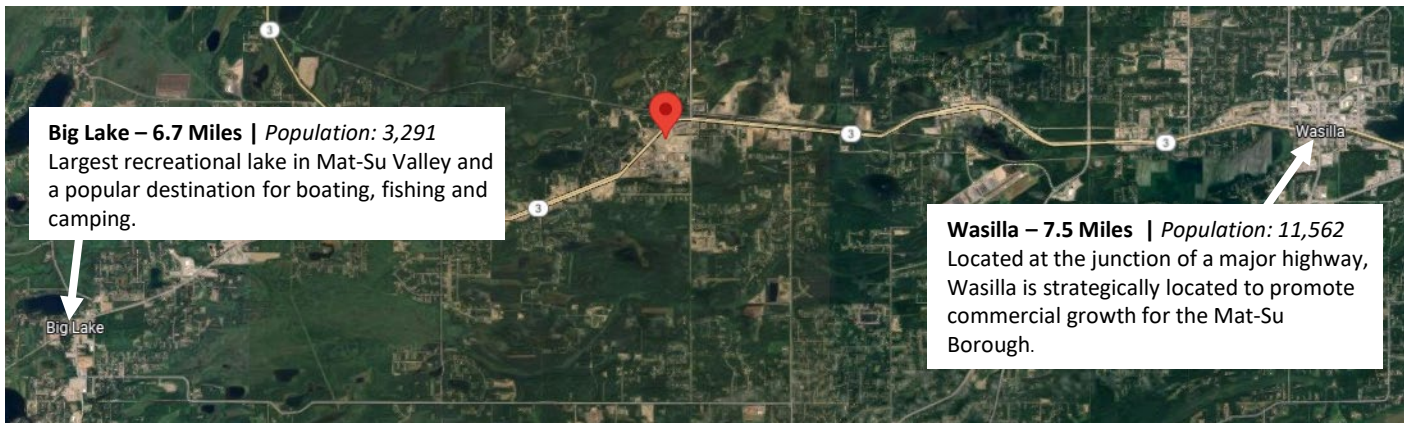
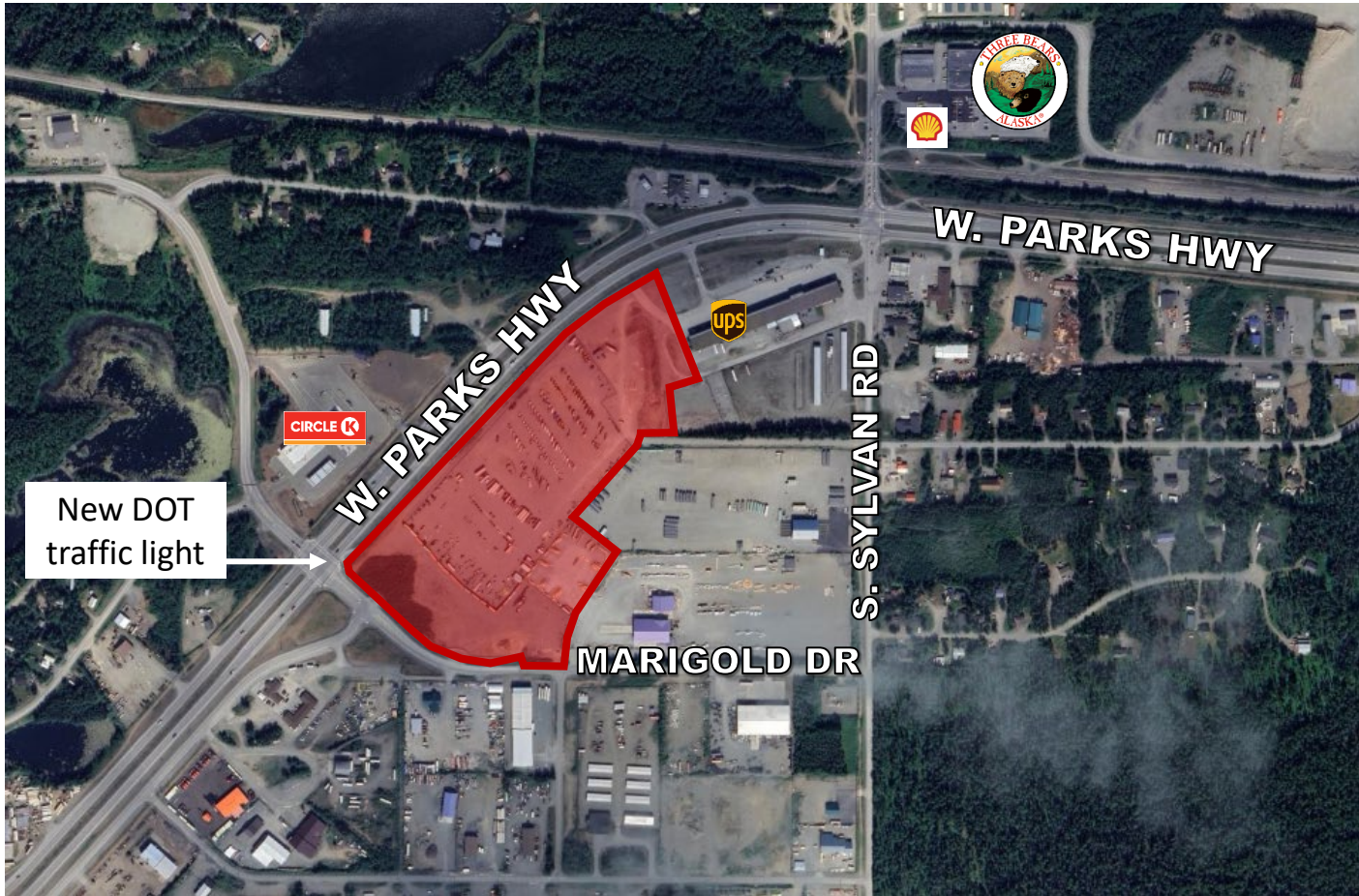
907.301.2713
jill@cdkuhn.com



AERIAL MAP

Commercial Land For Sale
MEADOW LAKES COMMERCIAL DEVELOPMENT

7570 W. Parks Hwy., Wasilla, Alaska



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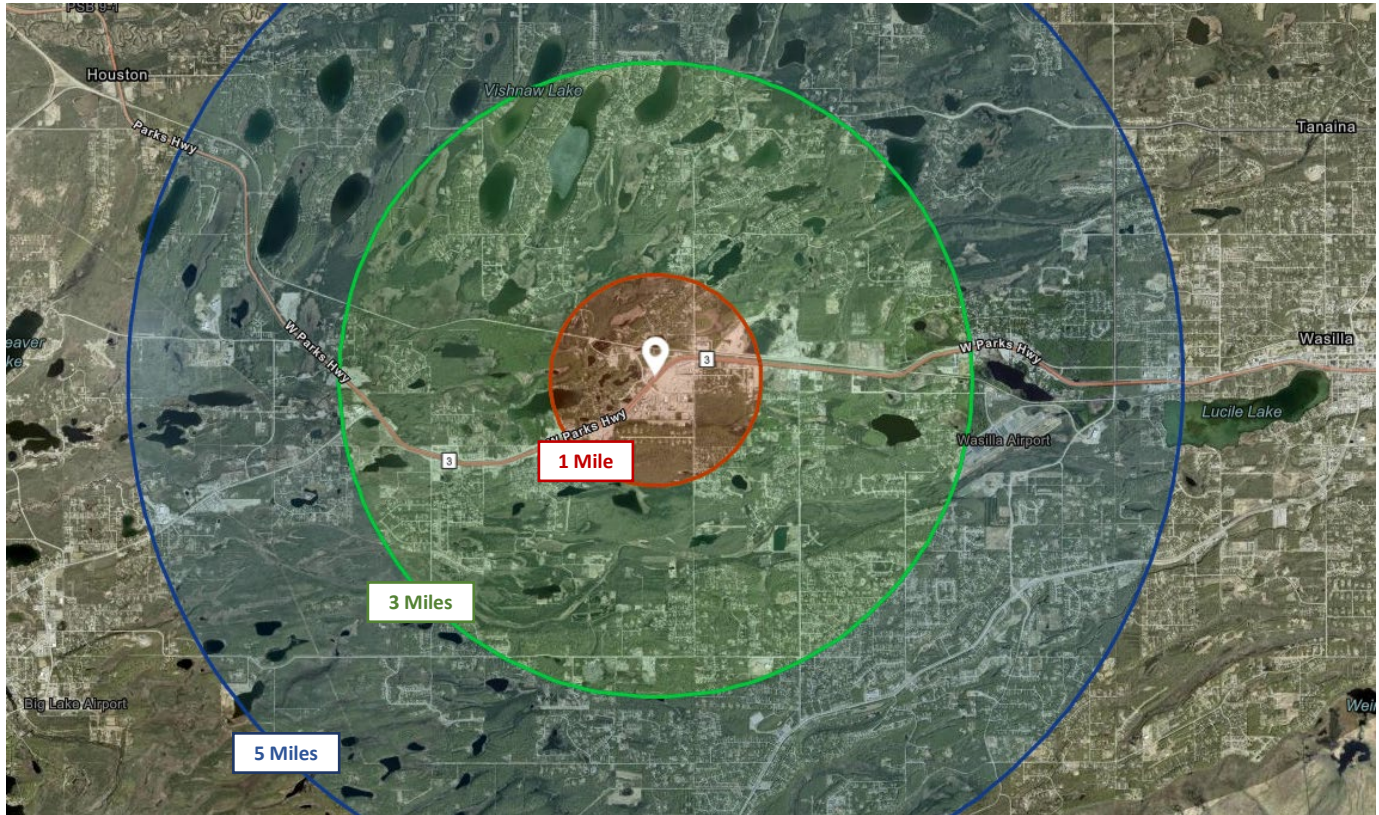
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DEMOGRAPHICS

Commercial Land For Sale
MEADOW LAKES COMMERCIAL DEVELOPMENT

7570 W. Parks Hwy., Wasilla, Alaska



The Wasilla area and Meadow Lakes specifically are experiencing significant population increases. The Matanuska-Susitna Borough, including these areas, has experienced rapid growth in recent years, with the borough growing by 2.4% last year. The Matanuska-Susitna Borough has a regional population of over 110,000 residents.

Population	1 mile	3 miles	5 miles
2024 Total Population	788	7,384	23,267
2029 Total Population	814	7,681	24,318
2024-2029 Growth Rate: Population	0.7%	0.8%	0.9%
Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$108,810	\$106,401	\$112,154

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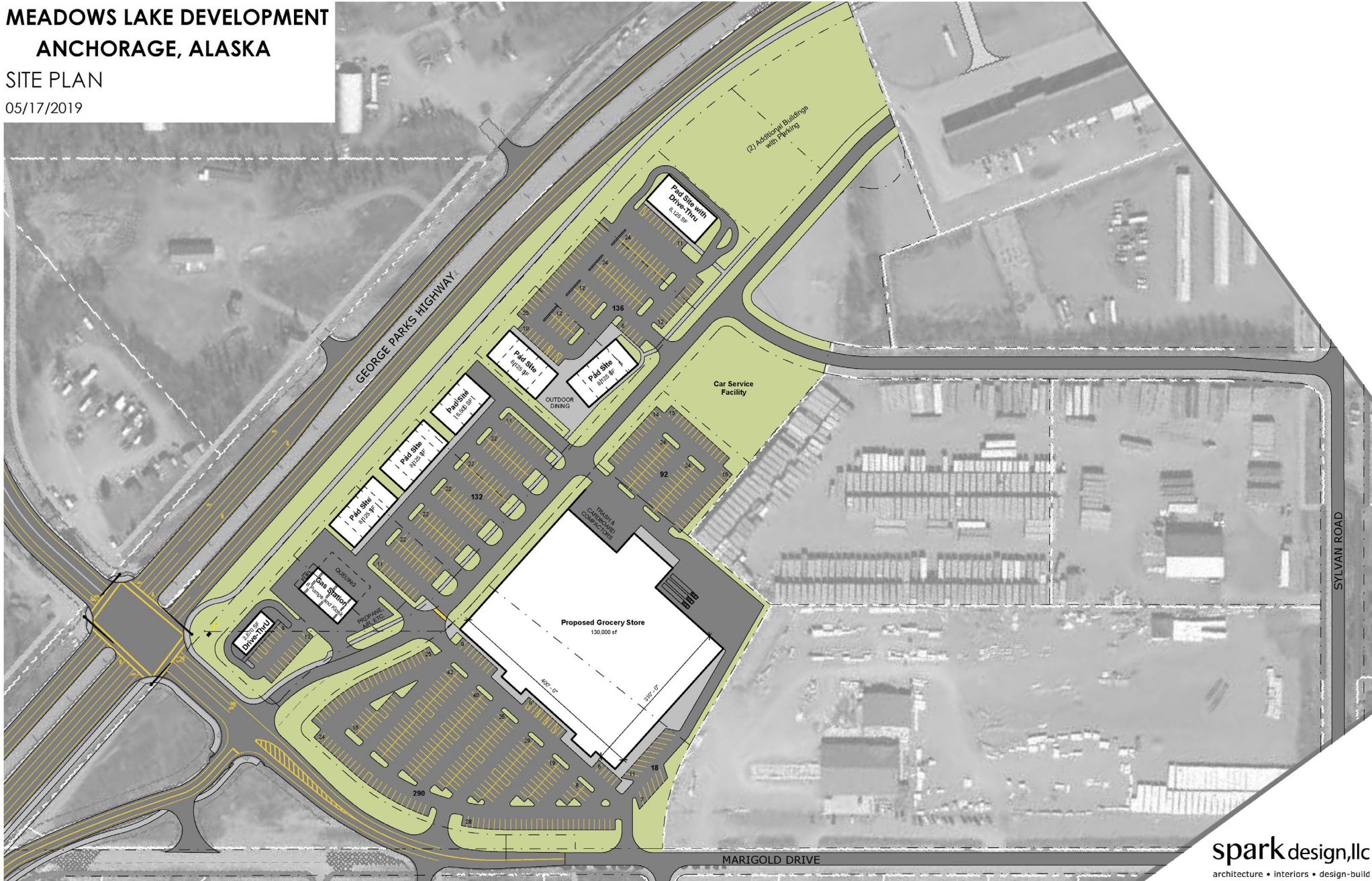
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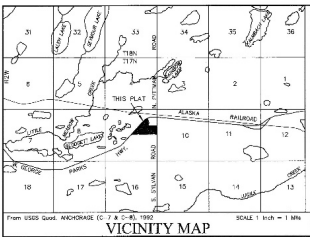


**MEADOWS LAKE DEVELOPMENT
ANCHORAGE, ALASKA**

SITE PLAN

05/17/2019





Line Table

Line	Start	End	Distance
L1	N89°00'00"E	29.84	
L2	N17°14'30"W	126.87	
L3	N89°00'00"E	29.84	
L4	N89°00'00"E	29.84	
L5	N89°00'00"E	29.84	
L6	N89°00'00"E	29.84	
L7	N89°00'00"E	29.84	
L8	N89°00'00"E	29.84	
L9	N89°00'00"E	29.84	
L10	N89°00'00"E	29.84	
L11	N89°00'00"E	29.84	
L12	N89°00'00"E	29.84	
L13	N89°00'00"E	29.84	

Curve Table

Curve	Station	Delta	Length	Chord	Chord Bearing	Offset
C1	1+00.00	180.00	31.77	74.10	S89°00'00"W	737.85
C2	1+31.77	180.00	31.77	74.10	S89°00'00"W	737.85
C3	1+63.54	180.00	31.77	74.10	S89°00'00"W	737.85
C4	1+95.31	180.00	31.77	74.10	S89°00'00"W	737.85
C5	2+27.08	180.00	31.77	74.10	S89°00'00"W	737.85
C6	2+58.85	180.00	31.77	74.10	S89°00'00"W	737.85
C7	2+90.62	180.00	31.77	74.10	S89°00'00"W	737.85
C8	3+22.39	180.00	31.77	74.10	S89°00'00"W	737.85
C9	3+54.16	180.00	31.77	74.10	S89°00'00"W	737.85
C10	3+85.93	180.00	31.77	74.10	S89°00'00"W	737.85
C11	4+17.70	180.00	31.77	74.10	S89°00'00"W	737.85
C12	4+49.47	180.00	31.77	74.10	S89°00'00"W	737.85
C13	4+81.24	180.00	31.77	74.10	S89°00'00"W	737.85
C14	5+13.01	180.00	31.77	74.10	S89°00'00"W	737.85
C15	5+44.78	180.00	31.77	74.10	S89°00'00"W	737.85
C16	5+76.55	180.00	31.77	74.10	S89°00'00"W	737.85
C17	6+08.32	180.00	31.77	74.10	S89°00'00"W	737.85
C18	6+40.09	180.00	31.77	74.10	S89°00'00"W	737.85
C19	6+71.86	180.00	31.77	74.10	S89°00'00"W	737.85
C20	7+03.63	180.00	31.77	74.10	S89°00'00"W	737.85
C21	7+35.40	180.00	31.77	74.10	S89°00'00"W	737.85
C22	7+67.17	180.00	31.77	74.10	S89°00'00"W	737.85
C23	7+98.94	180.00	31.77	74.10	S89°00'00"W	737.85
C24	8+30.71	180.00	31.77	74.10	S89°00'00"W	737.85
C25	8+62.48	180.00	31.77	74.10	S89°00'00"W	737.85
C26	8+94.25	180.00	31.77	74.10	S89°00'00"W	737.85
C27	9+26.02	180.00	31.77	74.10	S89°00'00"W	737.85
C28	9+57.79	180.00	31.77	74.10	S89°00'00"W	737.85
C29	9+89.56	180.00	31.77	74.10	S89°00'00"W	737.85
C30	10+21.33	180.00	31.77	74.10	S89°00'00"W	737.85
C31	10+53.10	180.00	31.77	74.10	S89°00'00"W	737.85
C32	10+84.87	180.00	31.77	74.10	S89°00'00"W	737.85
C33	11+16.64	180.00	31.77	74.10	S89°00'00"W	737.85
C34	11+48.41	180.00	31.77	74.10	S89°00'00"W	737.85
C35	11+80.18	180.00	31.77	74.10	S89°00'00"W	737.85
C36	12+11.95	180.00	31.77	74.10	S89°00'00"W	737.85
C37	12+43.72	180.00	31.77	74.10	S89°00'00"W	737.85
C38	12+75.49	180.00	31.77	74.10	S89°00'00"W	737.85
C39	13+07.26	180.00	31.77	74.10	S89°00'00"W	737.85
C40	13+39.03	180.00	31.77	74.10	S89°00'00"W	737.85
C41	13+70.80	180.00	31.77	74.10	S89°00'00"W	737.85
C42	14+02.57	180.00	31.77	74.10	S89°00'00"W	737.85
C43	14+34.34	180.00	31.77	74.10	S89°00'00"W	737.85
C44	14+66.11	180.00	31.77	74.10	S89°00'00"W	737.85
C45	14+97.88	180.00	31.77	74.10	S89°00'00"W	737.85
C46	15+29.65	180.00	31.77	74.10	S89°00'00"W	737.85
C47	15+61.42	180.00	31.77	74.10	S89°00'00"W	737.85
C48	15+93.19	180.00	31.77	74.10	S89°00'00"W	737.85
C49	16+24.96	180.00	31.77	74.10	S89°00'00"W	737.85
C50	16+56.73	180.00	31.77	74.10	S89°00'00"W	737.85
C51	16+88.50	180.00	31.77	74.10	S89°00'00"W	737.85
C52	17+20.27	180.00	31.77	74.10	S89°00'00"W	737.85
C53	17+52.04	180.00	31.77	74.10	S89°00'00"W	737.85
C54	17+83.81	180.00	31.77	74.10	S89°00'00"W	737.85
C55	18+15.58	180.00	31.77	74.10	S89°00'00"W	737.85
C56	18+47.35	180.00	31.77	74.10	S89°00'00"W	737.85
C57	18+79.12	180.00	31.77	74.10	S89°00'00"W	737.85
C58	19+10.89	180.00	31.77	74.10	S89°00'00"W	737.85
C59	19+42.66	180.00	31.77	74.10	S89°00'00"W	737.85
C60	19+74.43	180.00	31.77	74.10	S89°00'00"W	737.85
C61	20+06.20	180.00	31.77	74.10	S89°00'00"W	737.85
C62	20+37.97	180.00	31.77	74.10	S89°00'00"W	737.85
C63	20+69.74	180.00	31.77	74.10	S89°00'00"W	737.85
C64	21+01.51	180.00	31.77	74.10	S89°00'00"W	737.85
C65	21+33.28	180.00	31.77	74.10	S89°00'00"W	737.85
C66	21+65.05	180.00	31.77	74.10	S89°00'00"W	737.85
C67	21+96.82	180.00	31.77	74.10	S89°00'00"W	737.85
C68	22+28.59	180.00	31.77	74.10	S89°00'00"W	737.85
C69	22+60.36	180.00	31.77	74.10	S89°00'00"W	737.85
C70	22+92.13	180.00	31.77	74.10	S89°00'00"W	737.85
C71	23+23.90	180.00	31.77	74.10	S89°00'00"W	737.85
C72	23+55.67	180.00	31.77	74.10	S89°00'00"W	737.85
C73	23+87.44	180.00	31.77	74.10	S89°00'00"W	737.85
C74	24+19.21	180.00	31.77	74.10	S89°00'00"W	737.85
C75	24+50.98	180.00	31.77	74.10	S89°00'00"W	737.85
C76	24+82.75	180.00	31.77	74.10	S89°00'00"W	737.85
C77	25+14.52	180.00	31.77	74.10	S89°00'00"W	737.85
C78	25+46.29	180.00	31.77	74.10	S89°00'00"W	737.85
C79	25+78.06	180.00	31.77	74.10	S89°00'00"W	737.85
C80	26+09.83	180.00	31.77	74.10	S89°00'00"W	737.85
C81	26+41.60	180.00	31.77	74.10	S89°00'00"W	737.85
C82	26+73.37	180.00	31.77	74.10	S89°00'00"W	737.85
C83	27+05.14	180.00	31.77	74.10	S89°00'00"W	737.85
C84	27+36.91	180.00	31.77	74.10	S89°00'00"W	737.85
C85	27+68.68	180.00	31.77	74.10	S89°00'00"W	737.85
C86	28+00.45	180.00	31.77	74.10	S89°00'00"W	737.85
C87	28+32.22	180.00	31.77	74.10	S89°00'00"W	737.85
C88	28+63.99	180.00	31.77	74.10	S89°00'00"W	737.85
C89	28+95.76	180.00	31.77	74.10	S89°00'00"W	737.85
C90	29+27.53	180.00	31.77	74.10	S89°00'00"W	737.85
C91	29+59.30	180.00	31.77	74.10	S89°00'00"W	737.85
C92	29+91.07	180.00	31.77	74.10	S89°00'00"W	737.85
C93	30+22.84	180.00	31.77	74.10	S89°00'00"W	737.85
C94	30+54.61	180.00	31.77	74.10	S89°00'00"W	737.85
C95	30+86.38	180.00	31.77	74.10	S89°00'00"W	737.85
C96	31+18.15	180.00	31.77	74.10	S89°00'00"W	737.85
C97	31+49.92	180.00	31.77	74.10	S89°00'00"W	737.85
C98	31+81.69	180.00	31.77	74.10	S89°00'00"W	737.85
C99	32+13.46	180.00	31.77	74.10	S89°00'00"W	737.85
C100	32+45.23	180.00	31.77	74.10	S89°00'00"W	737.85

Certificate of Ownership and Dedication
 We, the undersigned, hereby certify that we are the owners of the property described herein and that we hereby accept this plan of subdivision by our free consent, and dedicate all rights-of-way to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Signature: *Dave Cottrell* Date: 8/16/10
 Dave Cottrell, Manager
 Mod Plant, LLC
 351 E. 104th Avenue, Suite 150
 Anchorage, Alaska 99515

Notary Acknowledgment
 Subscribed and sworn to before me this 9th Day of Aug. 2010
 For: *Dave Cottrell*



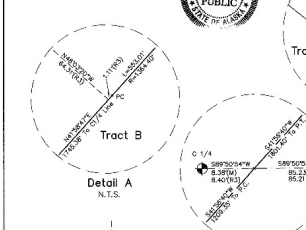
Notary for the State of Alaska
 My Commission Expires: 11-12-12

Signature: *Frank J. Bettler* Date: 8-9-10
 Frank J. Bettler, Trustee
 Big Lake Forest Church Inc. of Houston, Alaska
 P.O. Box 870320
 Wasilla, Alaska 99687

Notary Acknowledgment
 Subscribed and sworn to before me this 9th Day of Aug. 2010
 For: *Frank J. Bettler*



Notary for the State of Alaska
 My Commission Expires: 11-12-12



Parcel 1
 MSB WAIVER 96-13-PWm
 RECORDED AT BK 559 Pg 543

Parcel 2
 MSB WAIVER 96-13-PWm
 RECORDED AT BK 559 Pg 543

Parcel A-1
 MSB WAIVER 2006-280-PWm
 RECORDED AT SERIAL NO. 2006-036741-0

Parcel A-2
 MSB WAIVER 2006-280-PWm
 RECORDED AT SERIAL NO. 2006-036741-0

Parcel A-3
 MSB WAIVER 2006-280-PWm
 RECORDED AT SERIAL NO. 2006-036741-0

Parcel A-4
 MSB WAIVER 2006-280-PWm
 RECORDED AT SERIAL NO. 2006-036741-0

Parcel A-5
 MSB WAIVER 2006-280-PWm
 RECORDED AT SERIAL NO. 2006-036741-0

Planning and Land Use Director's Certificate
 I certify that this subdivision plan has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the planning authority by oral resolution number 2010-08-02-0448 dated August 17, 2010 and that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska.



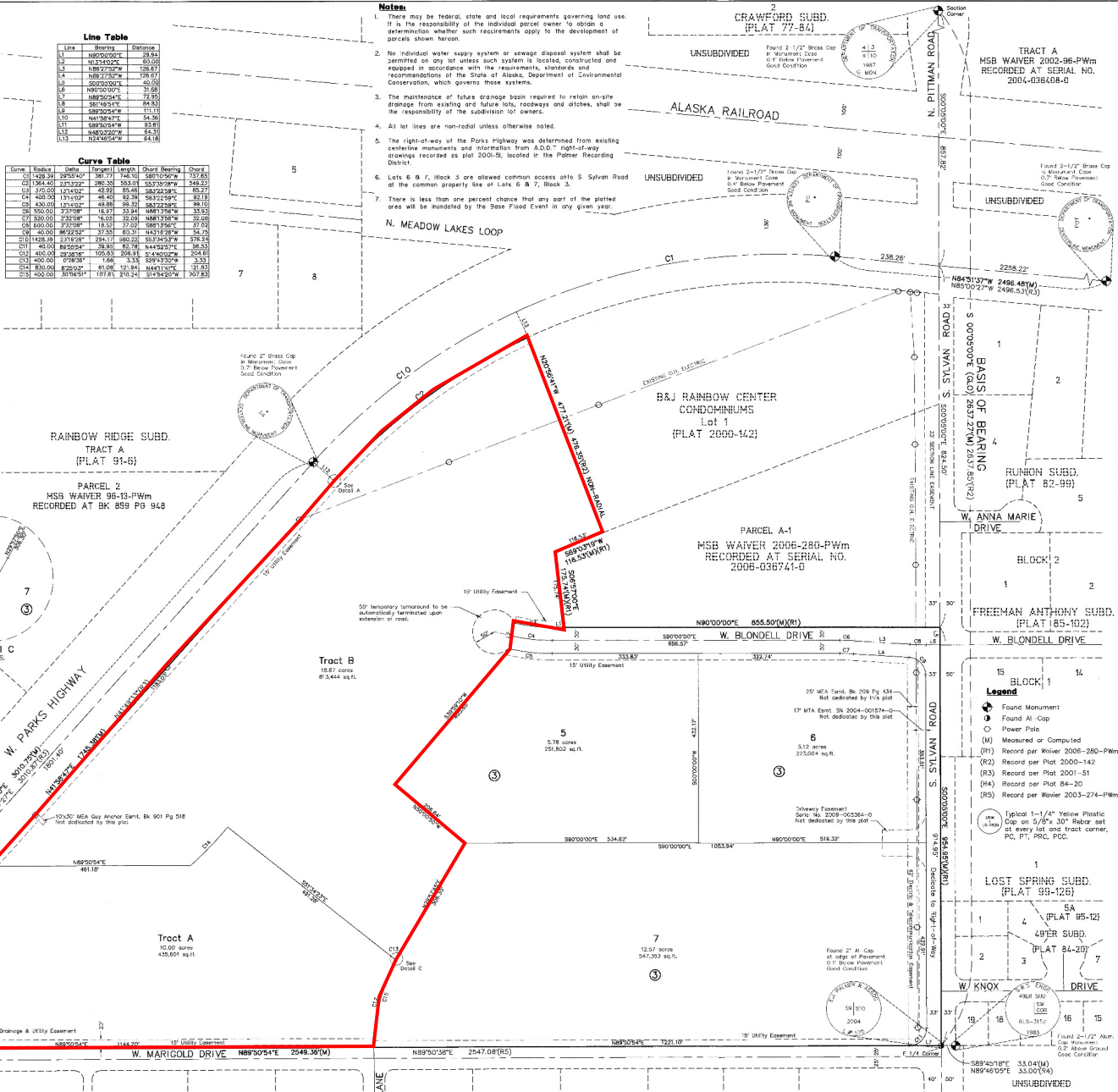
Signature: *Marlene M. Lewis*
 Planning & Land Use Director
 Date: 8/16/10
 Attest: *Marlene M. Lewis* Platting Clerk

Certification of Payment of Taxes
 I hereby certify that all current taxes and special assessments, through August 31, 2010, against the property, included in the subdivision, including any resubdivision herein have been paid.

Surveyors Certificate
 I, Michael L. Jokela, hereby certify that I am a registered professional land surveyor in the State of Alaska and that this plat represents a survey made by me or under my direct supervision, and that all dimensions and other details are true and correct to the best of my knowledge.

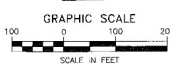


- Notes**
- There may be federal, state and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of parcels shown herein.
 - No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation, which governs these systems.
 - The maintenance of future drainage basin required to retain on-site drainage from existing and future lots, roadways and ditches, shall be the responsibility of the subdivision lot owners.
 - All lot lines are non-radial unless otherwise noted.
 - The right-of-way of the Parks Highway was determined from existing exterior measurements and information from A.D.C.'s right-of-way drawings recorded as plat 2000-S, located in the Palmer Recording District.
 - Lots 6 & 7, Block 3 are allowed common access onto S. Sylvan Road of the common property line of Lots 6 & 7, Block 3.
 - There is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.



- Legend**
- Found Monument
 - Found All-Cap
 - Power Pole
 - (M) Measured or Computed
 - (R1) Record per Waiver 2006-280-PWm
 - (R2) Record per Plat 2000-142
 - (R3) Record per Plat 2001-51
 - (R4) Record per Plat 84-20
 - (R5) Record per Waiver 2003-274-PWm
 - Typical 1-1/4" Yellow Plastic Cap on 5/8" 30" Rebar set at every lot and tract corner. PC, PT, PCC, PCC

2010-73
 Plat #
 PALMER
 Sep 16 2010
 The 2:53 PM



Plat of:
MEADOW LAKES TOWN CENTER
PHASE 1

A Subdivision of:
 Parcel B-1A, MSB Waiver 2006-280-PWm recorded at serial number 2006-036741-0 and Parcel B-2, MSB Waiver 2003-274-PWm recorded at serial number 2003-038391-0, Palmer Recording District, located within the N.E. 1/4 Section 9, 17N, R2W, Seward Meridian, Alaska, Containing 94.25 acres, more or less.



CRW Engineering Group LLC
 Surveying and Mapping Division
 3940 Arctic Blvd., Suite 300
 Anchorage, Alaska, 99508-3440

Project No: A1901.00
 Scale: 1"=100'
 Field Book: ST 2006-1

Drawn By: MLJ
 Date: AUG 2010
 Sheet Number: 1 of 1

DISCLAIMER

Commercial Land For Sale
MEADOW LAKES COMMERCIAL DEVELOPMENT

7570 W. Parks Hwy., Wasilla, Alaska

This property is listed with Jack White Commercial, Carl D. Kuhn, CCIM, SIOR. The recipient of this information should consult with the listing Broker regarding licensee disclosures prior to touring the facility.

Although Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective buyer in its evaluation of the subject property for possible purchase, the recipient of these marketing materials understands and acknowledges that neither the owner nor Jack White Commercial nor Carl D. Kuhn, CCIM, SIOR, makes any representation as to the accuracy or completeness of this marketing material. The recipient of this information is strongly encouraged to consult professional engineers, attorneys, accountants, and/or other professionals with regards to the accuracy and veracity of this information.

The recipient of these marketing materials agrees that the owner, Jack White Commercial and Carl D. Kuhn, CCIM, SIOR, shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This property is offered subject to prior offers, price changes, and/or withdrawal from the market without notice to prospective buyers.

Carl D. Kuhn, CCIM, SIOR

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carl@cdkuhn.com

Jill Hall

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jill@cdkuhn.com





THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:					
Licensee Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

Relationship(s) MUST be indicated for each Licensee listed below.

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N*

*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:

Team Name:

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –