

FOR SALE: \$1,475,000

2.26 Acres of Commercial Land In A High Traffic Area



Close to Major Retailers Including Costco, Walmart, Fred Meyer, Lowe's



**Lot 7B-1, Bentley Trust Property
Fairbanks, AK**

PROPERTY PHOTO – Aerial With Major Retailers



AREA OVERVIEW



Fairbanks, Alaska, is the largest city in Alaska’s interior and is often referred to as the “Golden Heart City.” With a subarctic climate, Fairbanks experiences extreme seasonal variations in daylight and temperature, from freezing winters to warm, long summer days. It serves as a hub for both tourism and outdoor recreation, offering access to natural wonders like the Northern Lights, Denali National Park, and the Yukon River. The University of Alaska Fairbanks, a major research institution, also shapes the city’s cultural and educational landscape.

Economically, Fairbanks relies heavily on a combination of government services, military presence, education, tourism, and natural resources. Fort Wainwright Army Base and Eielson Air Force Base play crucial roles, bringing defense-related jobs and personnel to the area. The state and federal governments provide significant employment, with positions tied to transportation, healthcare, and public administration. The University of Alaska Fairbanks is another large employer, contributing through education and research, particularly in fields like Arctic engineering and climate studies.

In addition to government and military influences, Fairbanks has a diversified economy that includes mining, transportation, and energy. The city is a key gateway for oil and gas projects in Alaska’s North Slope, and gold mining remains an important part of its economic history. Tourism, particularly focused on Alaska’s wilderness and wildlife, also brings in revenue. During the summer, Fairbanks attracts visitors for its outdoor activities, while the winter draws those eager to experience the aurora borealis and unique Arctic events. This mix of sectors helps keep the economy resilient despite the region’s isolation and harsh climate.

DISCLAIMER



This Offering Memorandum contains information pertaining to the business and affairs of the property owner and its tenant for real property located at **Bentley Trust Lot 7B-1, Fairbanks AK** ("Property"). The Offering Memorandum may not be all-inclusive or contain all the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Seller or Eric Sobolik of Jack White Commercial Real Estate. Furthermore, the material and information in the Offering Memorandum is unverified. Eric Sobolik and Jack White Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, of the tenant's plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any way.

Eric Sobolik and Jack White Commercial Real Estate is not sponsored by, affiliated with, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo is not intended to indicate or imply affiliation with, or endorsement or sponsorship by, said corporation of Eric Sobolik and Jack White Commercial Real Estate.

Owner and Eric Sobolik of Jack White Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity reviewing this Offering Memorandum or making any offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property herein or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including the Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner of Eric Sobolik or Jack White Commercial Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or cases of action relating to this solicitation process of the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum's creation.