

Land For Sale

4 Acres with Highway Frontage

4203 East Meridian Loop, Wasilla, AK 99654

Jenny Willardson, CCIM

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Elevate Commercial

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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Property Summary

PRIME LAND READY FOR DEVELOPMENT

4203 E Meridian Loop offers 4.01 acres of high-potential commercial land with mountain views, excellent access, and no zoning restrictions—making it a rare opportunity for owner-users, contractors, developers, and service businesses. Located just off the Palmer-Wasilla Highway, this site provides approximately 13,000 daily vehicle impressions and is ideal for those seeking visibility and flexibility just outside the city limits.

This parcel is mostly cleared, gently sloped, and ready for development. With electric nearby and natural gas on site, infrastructure costs are reduced. The absence of zoning opens the door to a wide range of commercial or light industrial uses. The site's visibility from the Palmer-Wasilla Highway corridor—combined with mountain views and convenient access—offers an outstanding foundation for a flagship facility, yard, or multi-use project.

PROPERTY HIGHLIGHTS

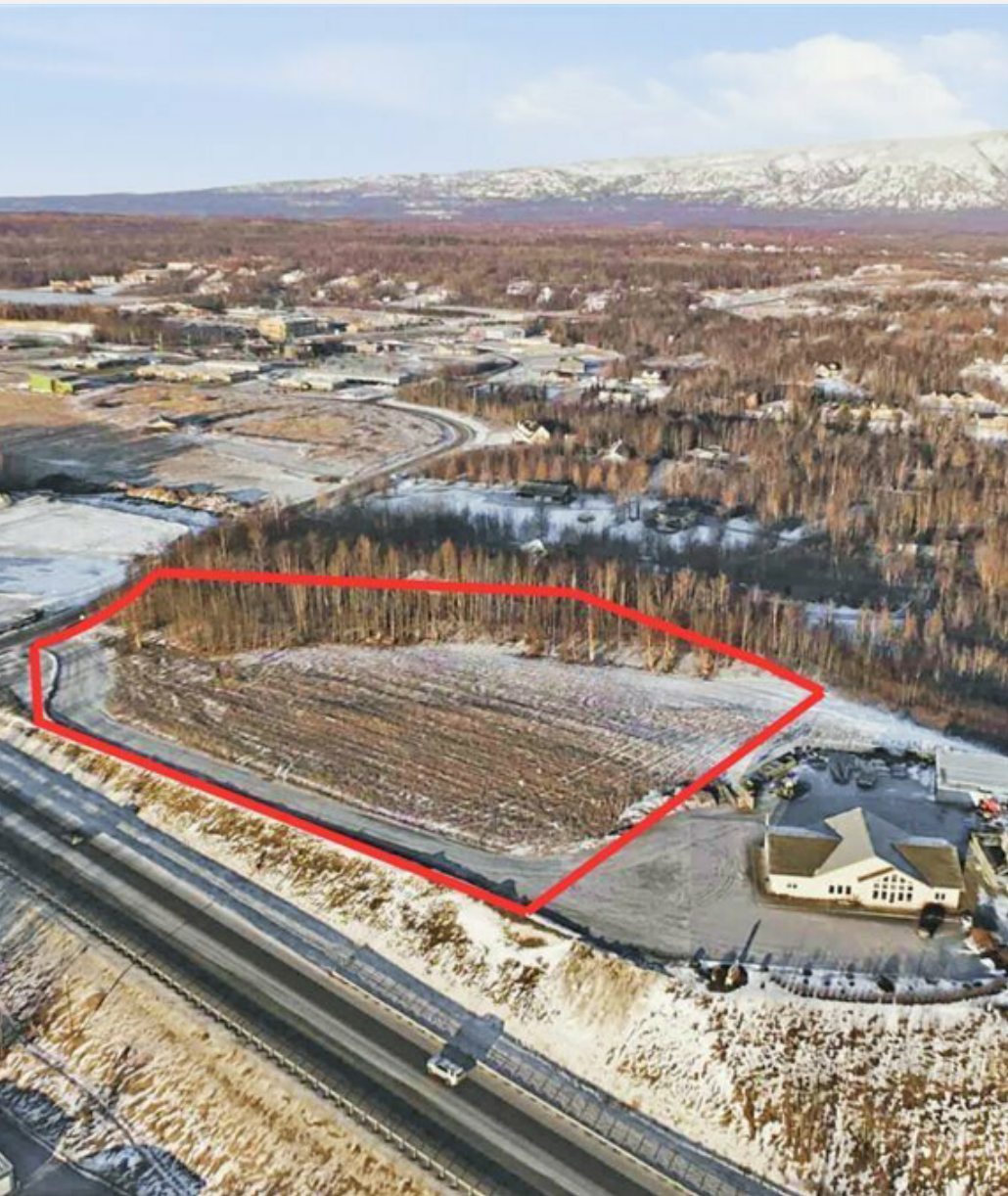
- 4.01 acres with no zoning: Flexibility for a wide range of commercial uses
- Approx. 13,000 vehicles/day nearby: Strong visibility for signage and brand exposure
- Located just off Palmer-Wasilla Highway: Easy access for customers, employees, and logistics
- Electric nearby, gas on site: Simplifies utility setup and reduces development delays
- Outside city limits: Faster permitting, fewer restrictions, and more control over use
- Scenic mountain views: Enhances site appeal and future development potential

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	4.01 Acres



Property Description



LOCATION ADVANTAGES

Situated along one of Wasilla's busiest commercial corridors, this parcel benefits from high visibility and proximity to the region's retail and service core. With direct access from East Meridian Loop and near-immediate connectivity to the Palmer-Wasilla Highway, the site supports strong customer access, efficient logistics, and signage potential. Being just outside the city limits allows for faster permitting and fewer restrictions—an ideal setting for practical, growth-oriented development.

4203 E Meridian Loop offers a rare combination of size, visibility, access, and zoning flexibility in one of Wasilla's fastest-growing commercial corridors. Whether you're a business owner seeking a permanent home or a developer looking for a versatile, high-potential site—this parcel delivers. Schedule a showing or request more information today.

USE RESTRICTIONS

Site is subject to CC&R's. Unzoned.

POWER AVAILABILITY

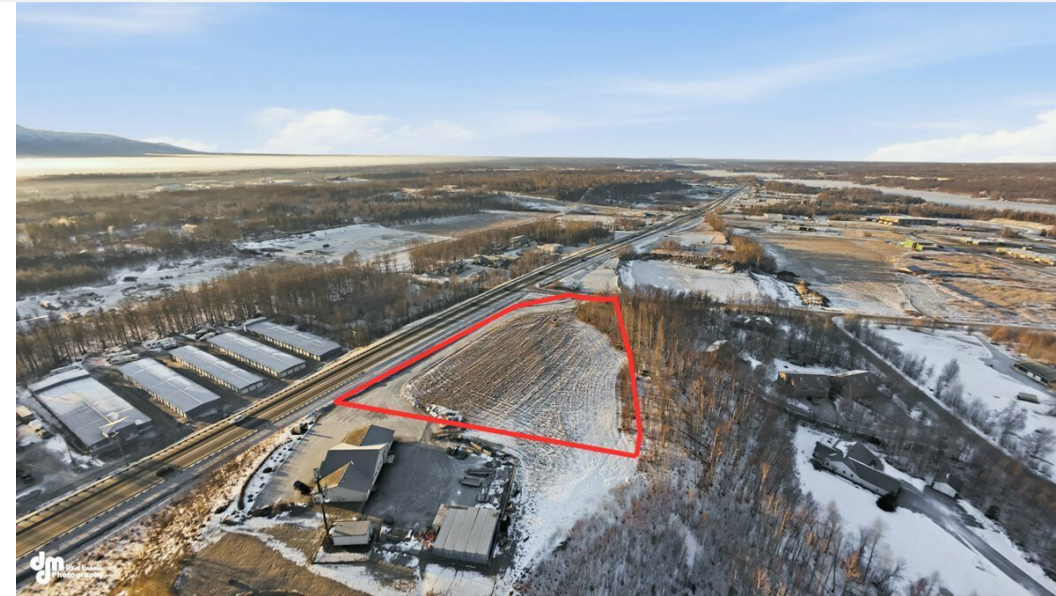
3 Phase power in vicinity

GAS AVAILABILITY

Natural gas onsite



Additional Photos





LOCATION INFORMATION

Section 2

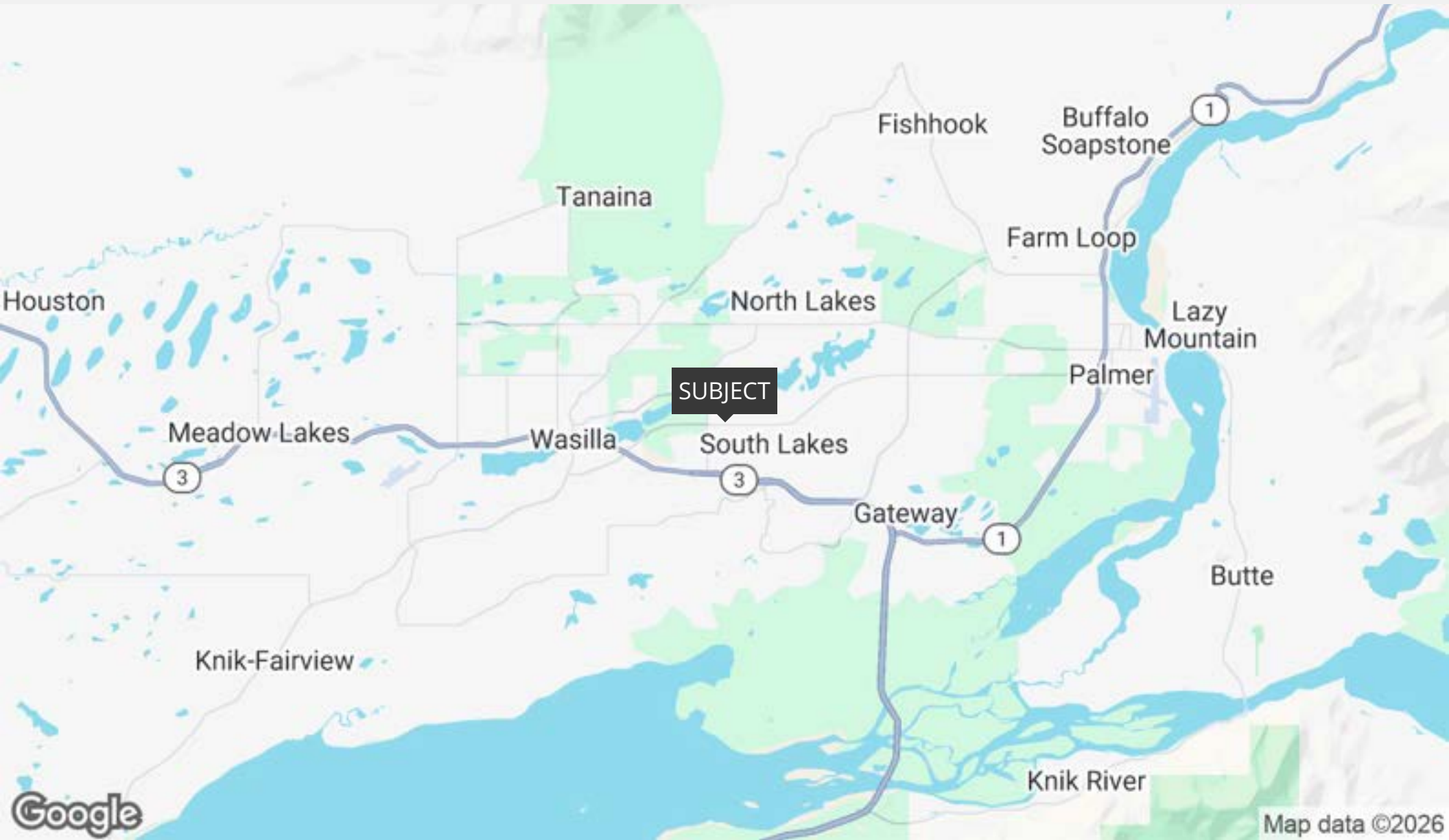
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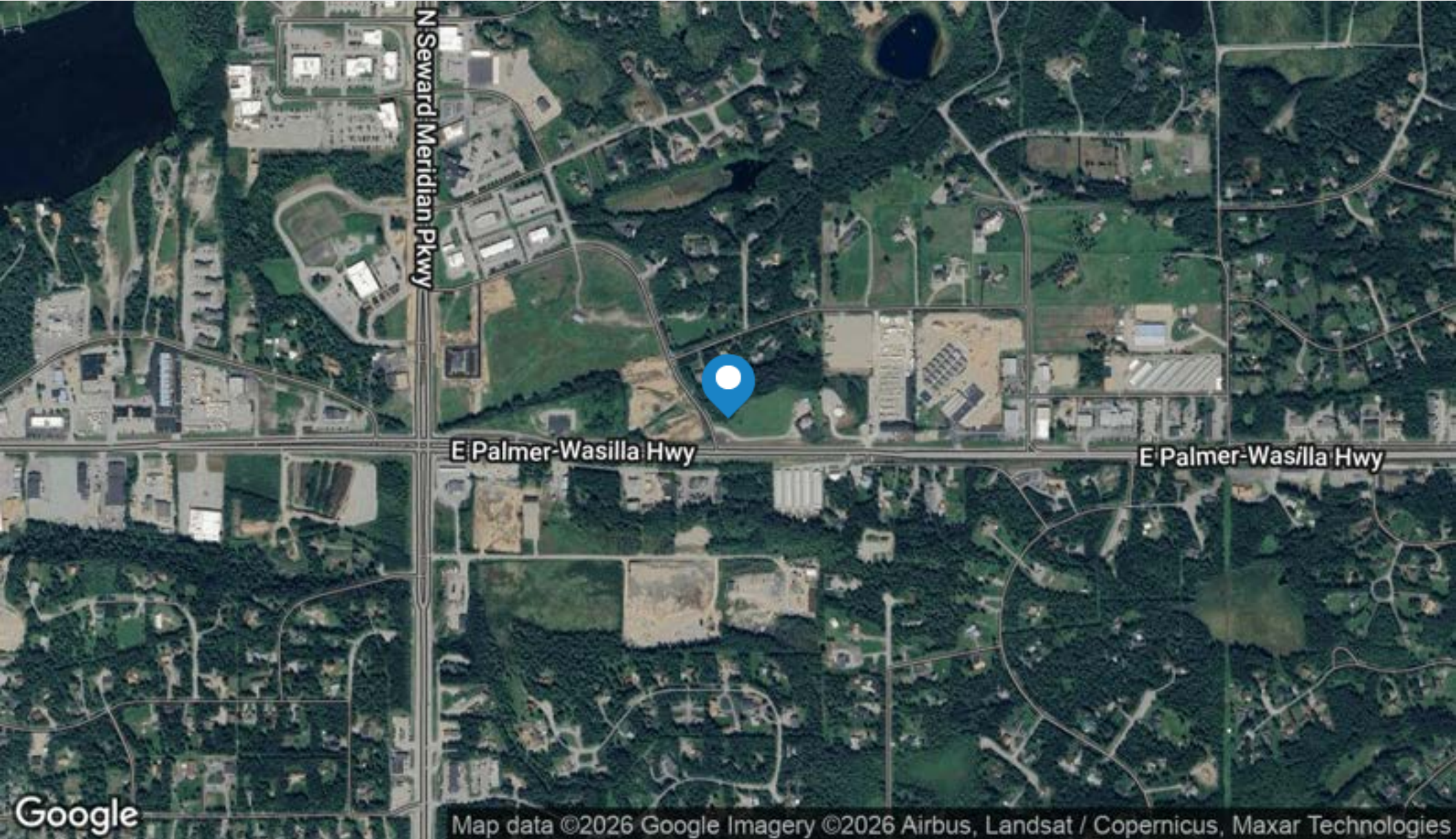
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Regional Map



Location Map



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies





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 –