

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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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

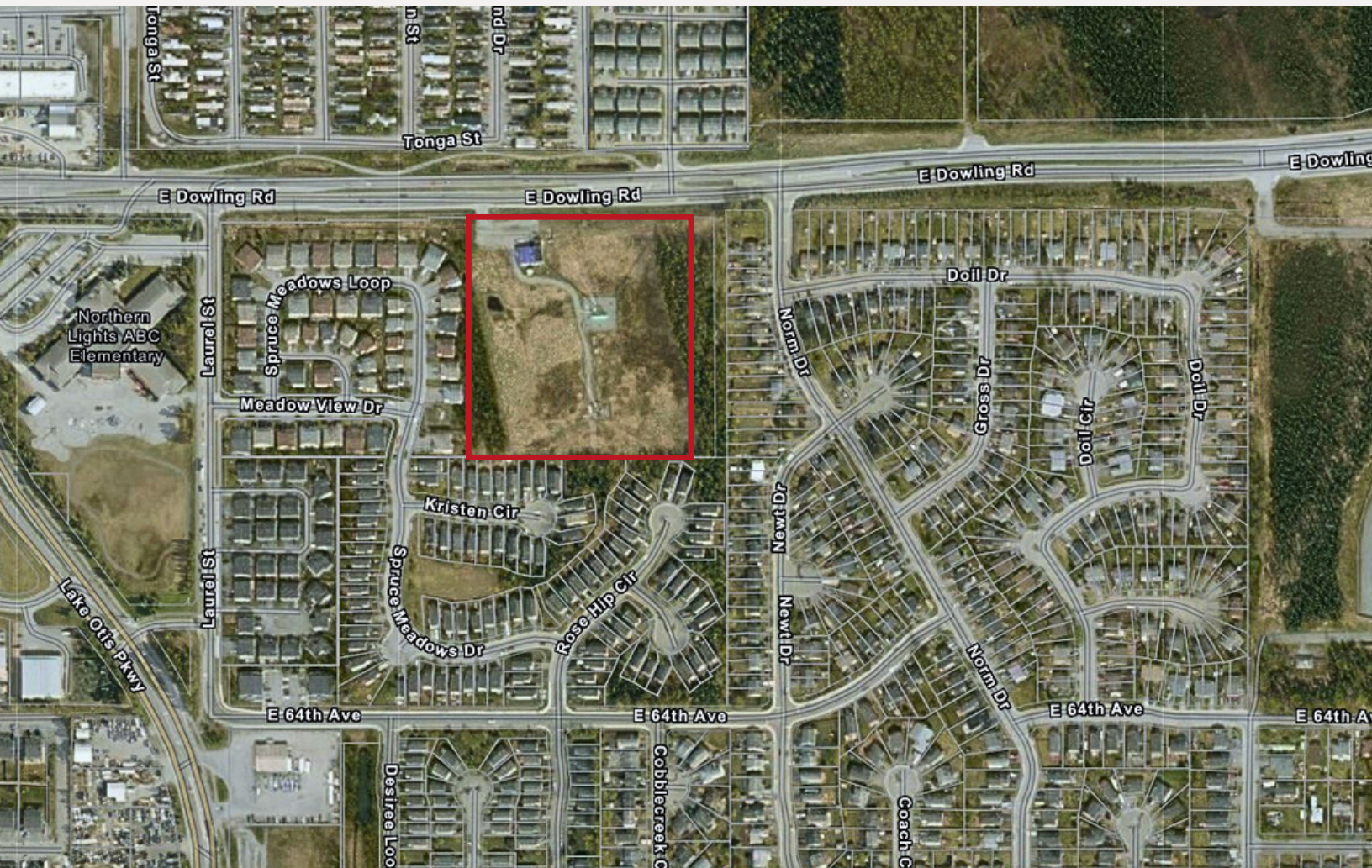


3D Map of On-Site Telecommunications Tower

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

PRICE: \$1,250,000

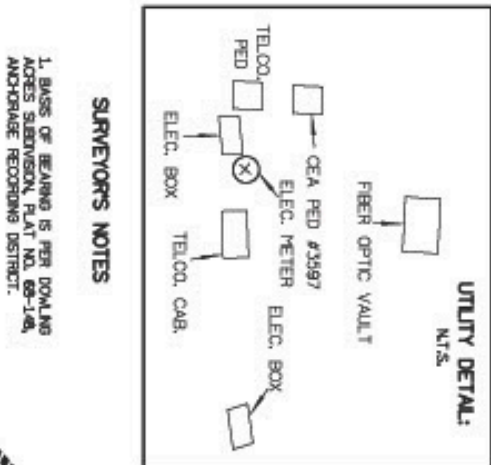
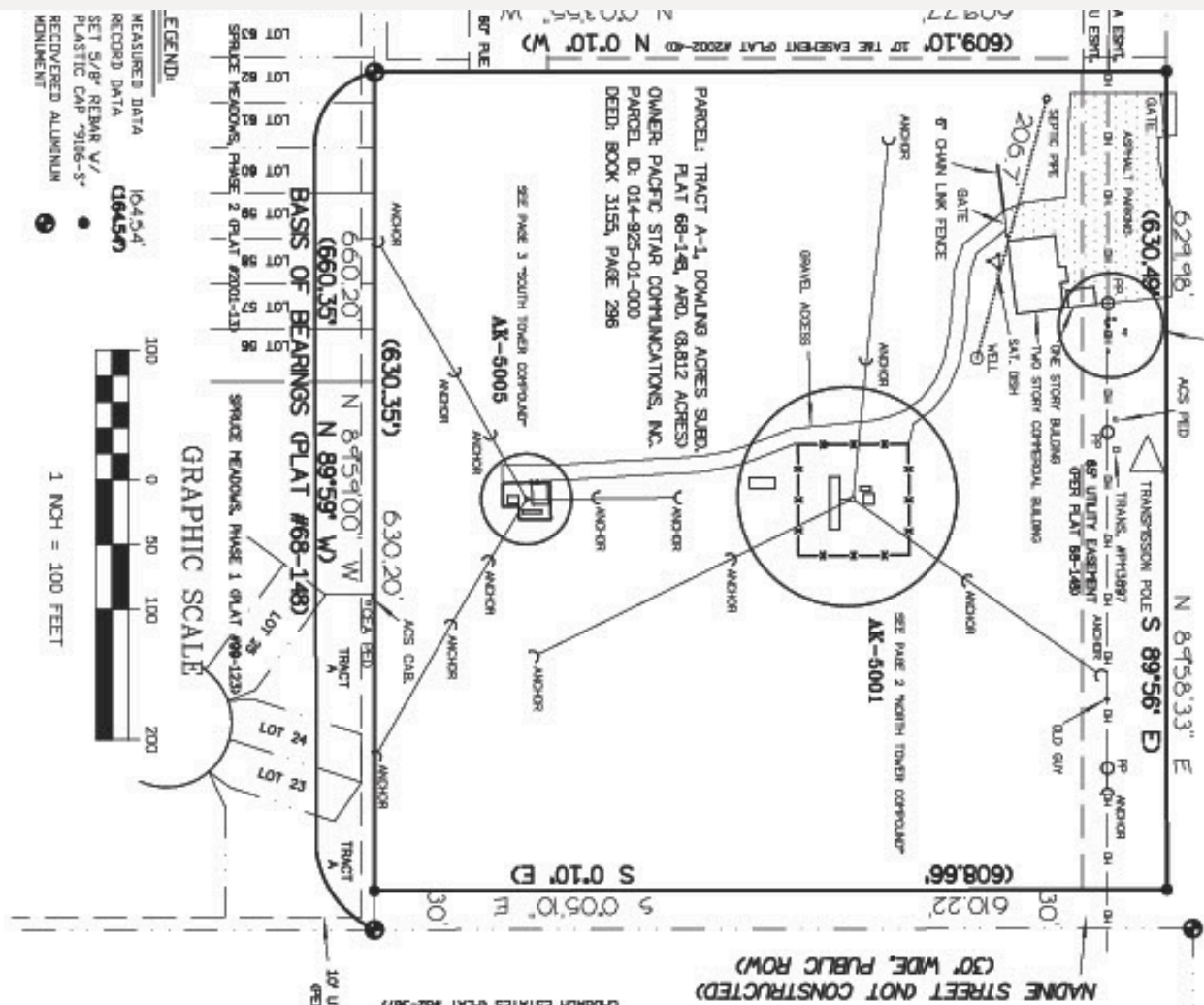
LOCATION MAP



**E. DOWLING ROAD (ASPHALT)
 173' +/- WIDE, PUBLIC ROW**

**"OVERVIEW"
 AS-BUILT & BOUNDARY SURVEY**

TRACT A-1, DOWLING ACRES SUBDIVISION, PLAT NO. 89-148, AND
 IN SECTION 4, TOWNSHIP 12 NORTH,
 RANGE 3 WEST, SEWARD PENINSULA, ALASKA



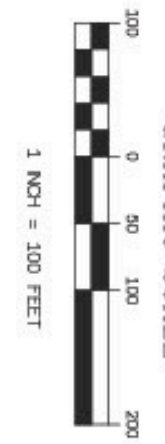
SURVEYORS NOTES

1. BASIS OF BEARING IS PER DOWLING ACRES SUBDIVISION, PLAT NO. 89-148, ANCHORAGE RECORDING DISTRICT.
2. NO SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. ALL VISIBLE TOWER EQUIPMENT AND APPROVED ARE CONTAINED WITHIN THE DESCRIBED AREA.
4. EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT OF DOWLING ACRES, ADJACENT PLATS, AND FROM ALASKA USA TITLE AGENCY COMMITMENT FOR TITLE INSURANCE, FILE NO. 1488427, DATED JANUARY 2, 2018.
5. SURVEY COMPLETED ON 3/23/15.



SURVEYORS CERTIFICATION
 I, JENNIFER GERTY, TDS,
 VERTICAL BRIDGE SURVEYING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

AUTOTEK RECONSTRUCTORS, LLC
 TERRY WOODRUFF, PLS
 LAND SURVEYOR, ALASKA #911
 Date: 1/8/2018



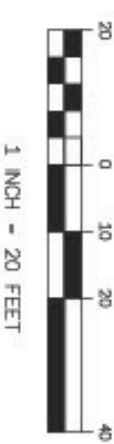
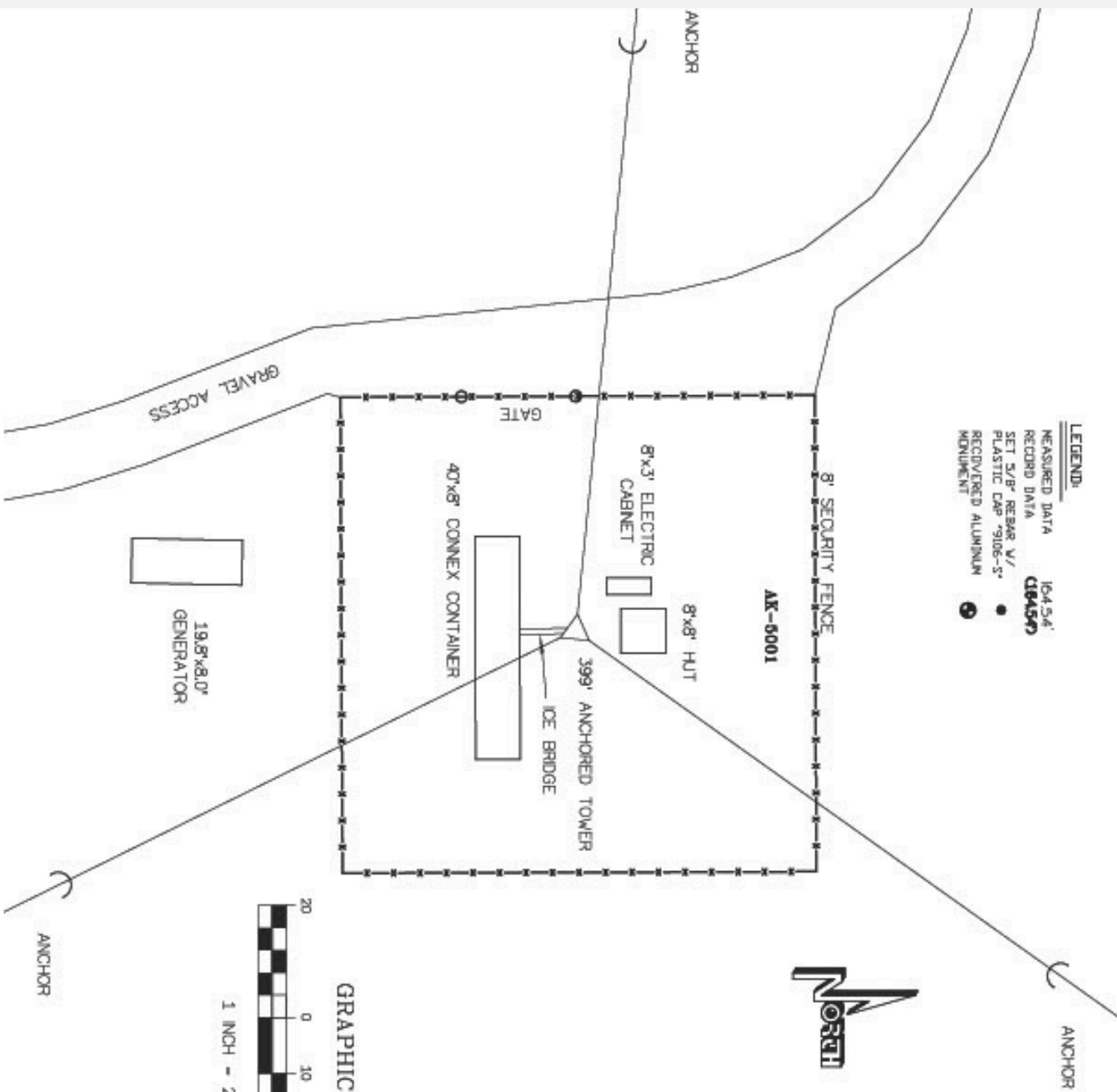
verticalbridge
 FOR: VERTICAL BRIDGE SURVEYING, LLC
 SITE NAME: BRAGAW EXTENSION
 SITE NUMBER: AK 5001 & AK 5004
 ADDRESS: 2800 E. DOWLING ROAD
 ANCHORAGE, ALASKA 99507
 MUNICIPALITY OF ANCHORAGE

Autotek
 GEOMATICS LLC
 5089 E. BLUE LUPIN, DR #104, WASILLA, AK
 (907) 376-8800 FAX (907) 376-9679
 DAWN BR TOSCANI (CREATED BY TERRY) JOB # 15-
 NATIONAL SURVEY SERVICES COORDINATION

GEOLINE SURVEYING, INC.
 13450 HWY 104th Year
 Anchorage, AK 99515
 Phone: (907) 545-0000
 Fax: (907) 545-0000
 WWW.GEOLINEINC.COM

SHEET 1 OF 3

- LEGEND:**
- MEASURED DATA 104.5/4
 - RECORD DATA 1945/9
 - SET 5/8" REBAR V/ 1
 - PLASTIC CAP "9106-S"
 - RECOVERED ALUMINUM MONUMENT



**"NORTH TOWER COMPOUND"
AS-BUILT & BOUNDARY SURVEY**

TRACT A-1, DONALD JONES SEBASTON, PLAT NO. 66-14, AFD,
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°09'58.10" N ± 20"
LONGITUDE = 149°49'43.00" W ± 20"
GROUND ELEVATION AT BASE OF TOWER = 161.2 ± 3' NAVD83
HEIGHT OF TOP OF TOWER ABOVE GROUND = 590.2 ± 3'
HEIGHT OF HIGHEST APPURTENANCE ABOVE TOP OF TOWER = 564.2 ± 3'



ROUTEK GEOMATICS, LLC
TERRY L. NICODEMUS, R.S.
LAND SURVEYOR, ALASKA #910
Date: 1/8/2016

verticalbridge

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

ROUTEK
GEOMATICS, LLC
5089 E. BELLE LUPIN DR #104, NASTILA, AK
(907) 376-8800 FAX (907) 376-9429 ROUTEK@ROUTEK.COM
GRAHAM ST. TENDRA CHECKED BY: TENDR JOB # 13-1

NATIONAL SURVEY SERVICES COORDINATOR
13420 HWY 104th, Seward
Anchorage, AK 99575
Clerk@geoline.com 418-0000
Fax: (907) 463-9999
WWW.GEOLINEALASKA.COM

"SOUTH TOWER COMPOUND" AS-BUILT & BOUNDARY SURV

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

- LEGEND:**
- MEASURED DATA 104.34'
 - RECORD DATA 104.50'
 - SET 5/8" BEAR 1/2" PLASTIC CAP "9106-S" MONUMENT
 - RECOVERED ALUMINUM MONUMENT



AK-6006



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

NAD 83
LATITUDE = 61°09'33.89" N ± 20"
LONGITUDE = 148°47'43.00" W ± 20"

GROUND ELEVATION AT BASE OF TOWER = 181.9' ± 3' NAVD83
HEIGHT OF TOP OF TOWER ABOVE GROUND = 44.65±3'
HEIGHT OF HIGHEST APPURTENANCE ABOVE TOP OF TOWER = 447.25±3'



ACUTEX GEOMATICS, LLC
TERRY L. NOODENUS, P.L.S.
LAND SURVEYOR, ALASKA #911
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



2105 S. STATE LUTHER DR. #1104, ANCHORAGE, ALASKA 99503
(907) 376-8888 FAX (907) 376-8669
NATIONAL SURVEY SERVICES CORPORATION
DRAWN BY: TERRY CHECKED BY: TERRY JOB # 3

GEOLINE SURVEYING, INC.
13430 HAW THORN DR.
ANCHORAGE, AL 99515
(907) 418-0500
FAC: (907) 462-0888
WWW.GEOLINEINC.COM



Jim Patton

REALTOR®

SSS COMMERCIAL REAL ESTATE

jim@stusell.com | 907-570-1179

Stewart Smith

BROKER | REALTOR®

SSS COMMERCIAL REAL ESTATE

2521 Mountain Village Drive

Suite B PMB 727

Wasilla, Alaska 99654

stewart@stusell.com | 907-727-8686

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