

32 Acres / 7444 West Carmel



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561 East 36th Avenue, Suite 200, Anchorage, Alaska 99503

**BERKSHIRE
HATHAWAY** | Alaska Realty
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FOR SALE: \$1,495,000 (\$1.07/SF)

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PROPERTY HIGHLIGHTS

Land Size:	Site has approximately 32 acres (1,393,920 Square Feet)
KGB Frontage	<u>1,500</u> +/- Lineal Feet along KGB
Topography	Ground is mostly level at KGB followed by grade increase in the back of tract. Site had been cleared previously
Utilities	Electric and electric at site
Location:	Corner tract, with excellent visibility, SEC of KGB & Carmel
Traffic Counts (2023)	11,000 (VPD)
Zoning:	Unzoned, Mat-Su Borough
Financing:	Cash at close, owner may consider Owner-Financing on OAC

Demographics(2024)	1 Mile	3 Miles	5 Miles
Population	2,151	10,168	18,961
Average HH Income	\$ 92,002	\$95,541	\$98,354

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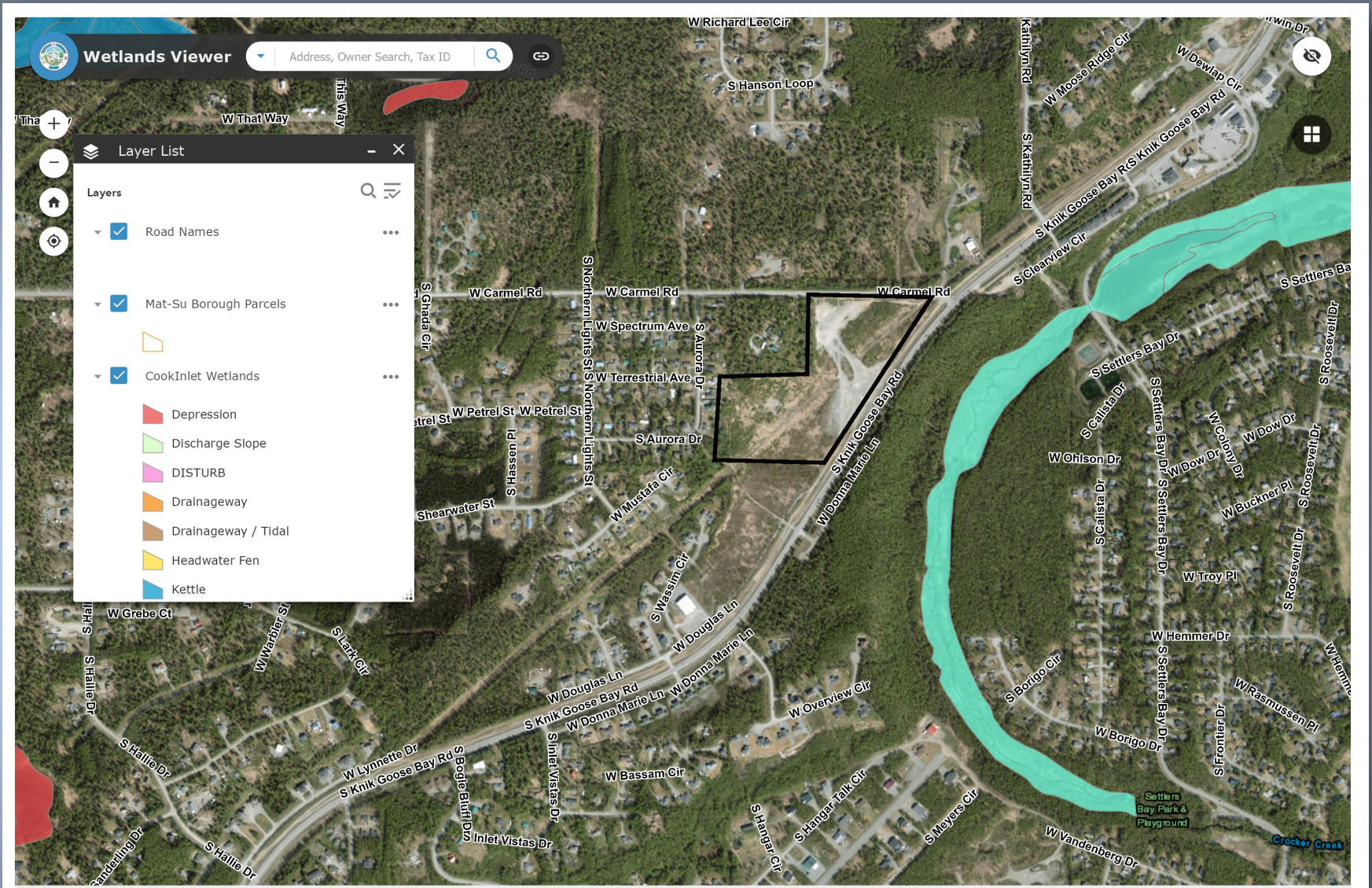
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WETLAND MAPPING



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Knik Good Bay Road: Road Construction Link

https://dot.alaska.gov/creg/kgb_cv/links-docs.shtml



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Knik Good Bay Road: Phase 2



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Knik-Goose Bay Road: Centaur Ave. to Vine Rd.

What's New:

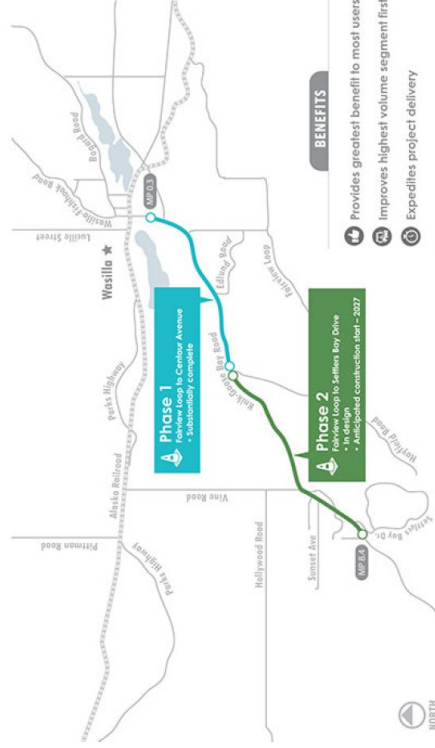
- [Design Concept](#) - January 2025
- [Project Fact Sheet](#) - January 2025
- [Knik-Goose Bay Road Safety Page](#)

Construction Phasing Plan

Construction of the segment from Centaur Avenue to Fairview Loop (Phase 1) is substantially complete. Construction on the Fairview Loop to Settlers Bay Drive segment (Phase 2) is anticipated to start in 2027. This phasing plan provides the greatest benefit to the most users, improves the highest volume segment first, and expedites project delivery.

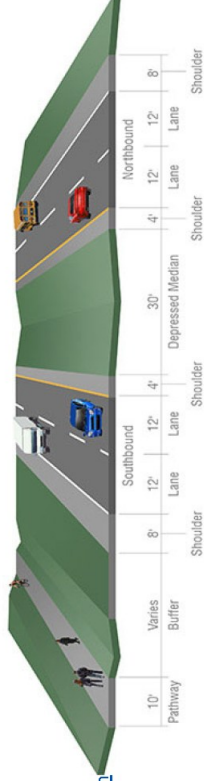
Project Overview

The Alaska Department of Transportation and Public Facilities (DOT&PF), in partnership with the Federal Highway Administration (FHWA), is developing a project to reconstruct Knik-Goose Bay (KGB) Road between Centaur Avenue and Vine Road in Wasilla and the Matanuska-Susitna Borough.



The purpose of this project is to increase capacity and improve safety. The corridor currently experiences congestion, poor performance, and high collision rates, particularly during peak hours, due to limited capacity and a high density of driveway access. Congestion issues are only expected to increase, spurred by development along KGB Road, future land development in the Point MacKenzie area, and anticipated population growth in the Matanuska-Susitna Valley. This project will add capacity and correct problems created by unconstrained access, thereby improving safety and reducing congestion for roadway users. It will be designed to accommodate both current needs and future capacity improvements.

The project will expand the corridor to a four-lane divided roadway from Centaur Avenue to Vine Road with a separated multi-use pathway on the north side, four-foot inside shoulders and eight-foot outside shoulders. In order to improve safety and reduce congestion, breaks in the median are proposed approximately every half mile to mile.



[Larger view of the Typical Section](#)



DISCLOSURE/ DISCLAIMER

Although Commercial Division of Berkshire Hathaway HomeServices Alaska Realty (“Berkshire Hathaway”), Lottie Michael, CCIM and Michael James, 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 space for possible sale, the recipient of these marketing materials understands and acknowledges that neither the owner, nor Berkshire Hathaway, nor Lottie Michael, CCIM, nor J Michael James, makes any representation as to the accuracy or completeness of this marketing material.

The recipient of these marketing materials agrees that the owner, Berkshire Hathaway, Lottie Michael, CCIM and J Michael James, 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 information has been secured from sources believed to be reliable. However, Berkshire Hathaway, Lottie Michael, CCIM and J Michael James, make no representation or warranties, expressed or implied; as to the accuracy of the information. References to square footage or age are approximate. Recipient must verify the information and bears all risk for any inaccuracies.

By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risks for any inaccuracies or omissions and to hold Berkshire Hathaway, Lottie Michael, CCIM, and J Michael James, harmless there from.

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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 initiated below:

Specific Assistance	Representation
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: 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. Consumer Initials: _____ / _____ Date: _____	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: 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. Consumer Initials: _____ / _____ Date: _____
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 Licensee 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:	<i>J Michael James</i>
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 –



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: