

Memorandum of Offering

8200 Boundary Ave
Anchorage, AK 99518
\$1,200,000



Marketed by
Joseph Miller, CCIM
alaskainvestments@gmail.com
907.351.4794

and

Rene' Kennicott, REALTOR
rene@renekennicott.com



Prime 2.25 Acre Investment Opportunity 8200 Boundary Avenue

Unlock the potential of this expansive 2.25-acre parcel, perfectly positioned for growth and profitability. Offering ample space for development, this property is ideal for residential, commercial, or mixed-use projects, with flexibility to suit a variety of investment strategies. Its generous size allows for creative planning, while its location ensures strong future demand and value appreciation. Whether you're looking to build, hold, or subdivide, this is a rare chance to secure a substantial piece of land with limitless possibilities.



Prime 2.25 Acre Residential Development Site

8200 Boundary Avenue
Anchorage, AK 99518
T13N R3W SEC 13 LT 5

Prime Multifamily Development Opportunity

1. Executive Summary

- Size: 2.25 Acres (approx. 98,085 sq. ft.)
- Proposed Use: Multifamily Residential (Apartments, Townhomes, Senior Housing, Condominium)
- Zoning: R-3/Multi-family
- Potential Density: 40-80 units based on 20-30 units per acre
- Status: Currently has a house in the corner of the lot which could be moved or scraped

2. Investment Highlights

- High-Demand Location: Muldoon is seeing a surge in renter demand. It is also close to JBER military base.
- High-Density Potential: 2.25 acres allows for mid-rise structures or townhome density.
- Utility Access: Public water and sewer are on site.
- Amenity Rich: Proximity to Schools, Shopping Centers, Transit, and Major Employers.
- Ease of Access: Immediate access to Muldoon Road and the Seward/Glenn Highways.

3. Zoning & Site Plan Potential

- Current Zoning: R-3
- Max Height/Density: 3-4 stories, 30 units per acre
- Preliminary Site Plan Idea: See site plan attached (A-01) for a 46 unit condo association. See also site plan A-1 showing subdivision of lot with multi-family units
- Nearby Zoning: Multi Family and Single Family



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4. Due Diligence Documents Available

- Title 21 R-3: Mixed Residential District
- MOA Property Information
- Potential Site Plans by Evolv North West
- Parcel Map
- SW1241 Grid Map
- East Muldoon Improvement District
- Potential Subdivision map from one to three parcels (S4 Group)
- Sewer Easement
- Utility Easement
- Property Profile



Key Development Insights:

- **Maximum Allowed Units:**

The property can accommodate **up to 96 dwelling units** under R-3 zoning requirements:

 - First 4 units require 6,000 sq. ft.
 - Each additional unit requires 1,000 sq. ft.
 - $98,085 \text{ sq. ft.} - 6,000 = 92,085 \rightarrow 92$ additional units
 - **Total: 96 dwelling units**
 - **Dwelling Unit Definition:**

Each unit must contain a kitchen, bathroom, and a window or source of natural light. This applies to studios, 1-bedroom, or larger units.
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Development Options Discussed:

1. **Without Subdivision (Recommended Option):**
 - Develop multiple multifamily structures on a single parcel.
 - Avoids subdivision costs, surveyor fees, and time delays.
 - Only requires a driveway—not a full public road—for access.
 - Suitable for building apartment-style or townhouse-style buildings in phases.
 2. **With Subdivision:**
 - Option to create individual lots for smaller structures like duplexes, triplexes, or townhomes.
 - **Challenges:**
 - Requires hiring a licensed surveyor and going through a ~3-month subdivision process.
 - Construction of an internal road or cul-de-sac is necessary.
 - Higher upfront infrastructure costs and development complexity.
 - Best suited if individual lot sales are planned.
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Zoning & Building Constraints (R-3):

- **Permitted Uses:**
 - Single-family homes, duplexes, townhouses, multifamily apartments, and assisted living facilities.
 - Multifamily apartment buildings are allowed under R-3 zoning.
- **Design Limitations:**
 - **Townhouse Max Building Length:** 250 ft (approx. 10 units per row at 24 ft width per unit)
 - **Lot Coverage Limit:** 40%
 - **Setbacks:**

- Front: 10 ft
 - Side: 5 ft
 - Rear: 20 ft (or 10 ft if abutting an alley)
 - **Height Limit:** 35 ft (typically 3 stories above ground)
 - Multiple principal structures are permitted on a single lot.
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Parcel Map Reference:

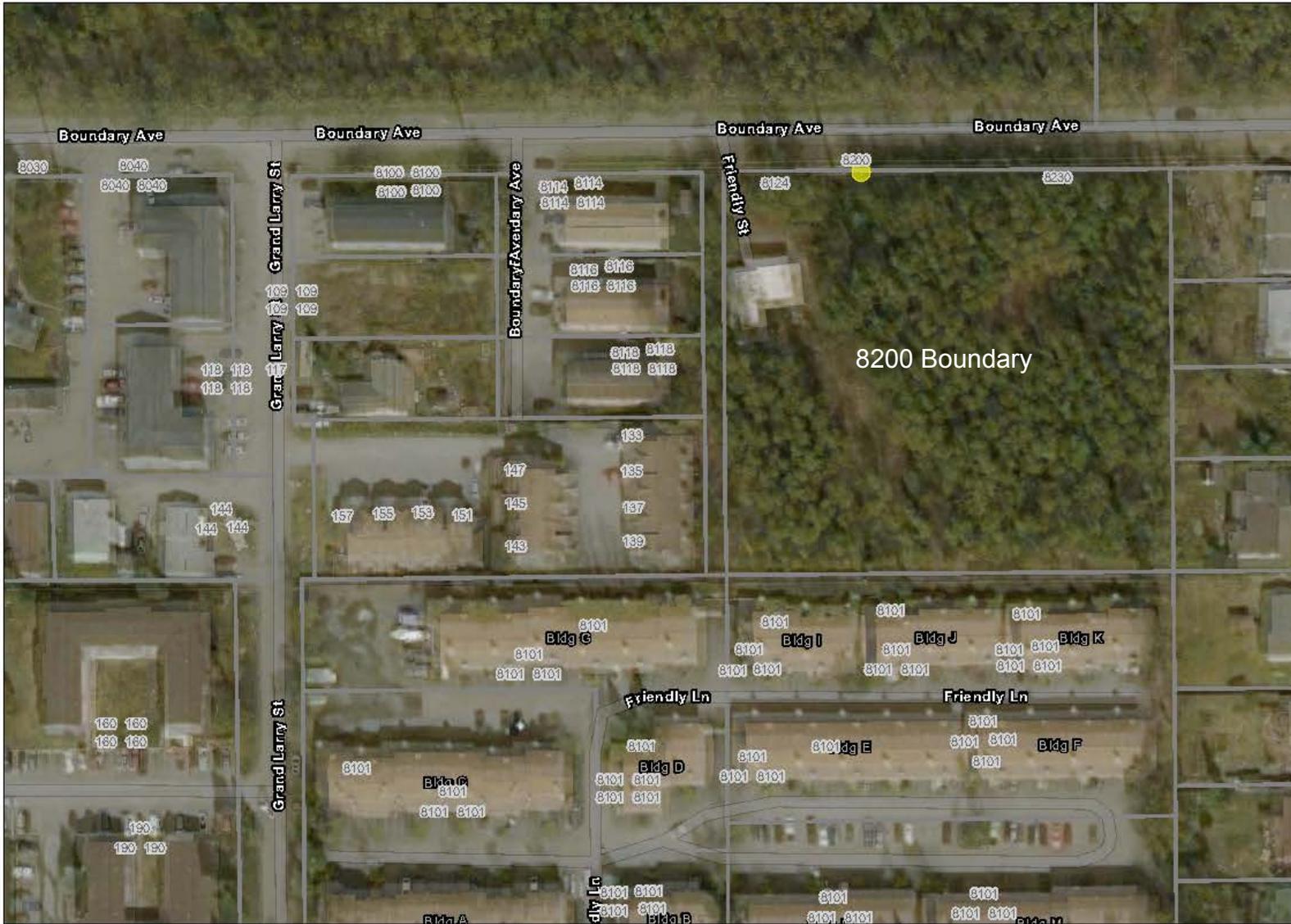
Attached is the parcel map for visual reference:

- The area **highlighted in green** represents **8200 Boundary Avenue**, the subject parcel.
- The area **highlighted in yellow** is a **subdivided lot**, demonstrating one allowable development route.
- The area **highlighted in pink** is an **non-subdivided lot**, reflecting the alternative approach of building without subdivision.

Both methods—subdividing or developing under a single parcel—are permitted under current zoning, and the best approach depends on the project’s financial strategy and end-use goals.

Conclusion:

8200 Boundary offers strong development potential for up to **96 residential units**, with flexible paths forward. For cost-efficiency and simplicity, pursuing development without subdivision is likely optimal. The project aligns with R-3 zoning’s support for increased residential density and your client’s goal of delivering affordable housing to the community.



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- MOA_Multirole_Locator
- Property Information
- Photo_2024
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3