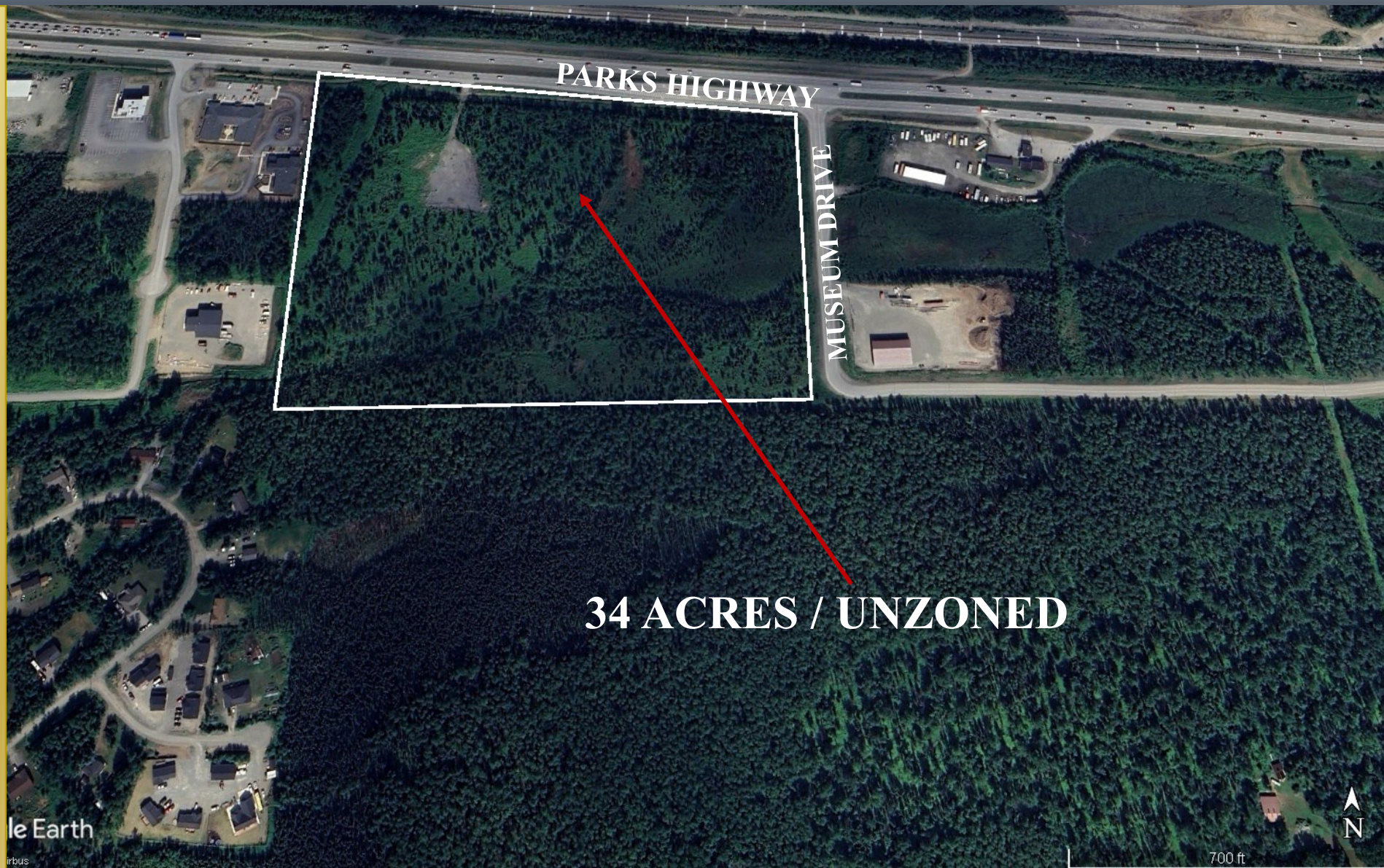


34 Acres / 5508 W Parks Hwy



FOR SALE: \$1,490,000 (\$1.00/SF)

MICHAEL JAMES
(907) 646-3652
jmjamesak@gmail.com

LOTTIE MICHAEL
(907) 646-3603
lottie@lottiemichael.com

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34 Acres / 5508 W Parks Hwy



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PROPERTY HIGHLIGHTS

Land Size:	Site encompasses approximately 34 acres (1,488,010 Square Feet)
Frontage	Approximately 1,400+/- Lineal Feet along the Parks Highway
Topography	Ground is mostly level , combination of gravel, trees and wetlands
Utilities	Electric and gas, at site or adjacent
Location:	Site fronts along the Parks Highway, located at the SWC of Museum Drive and Parks Highway. Intersection is a divided highway, allowing for access both east and west.
Traffic Counts (2023)	20,400 (VPD)
Zoning:	Mat-Su Borough, Unzoned, outside Wasilla city limits

Demographics(2024)	1 Mile	3 Miles	5 Miles
Population	1,069	11,030	32,847
Average HH Income	\$101,611	\$108,919	\$110,127

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MSB Property Detail

34 Acres / 5508 W Parks Hwy



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 217N02W11B007

Site Information

Account Number	217N02W11B007	Subdivision	
Parcel ID	79180	City	None
TRS	S17N02W11	Map HO09	Tax Map
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 2W SECTION 11 LOT B7		
Site Address	5508 W Parks Hwy		

Ownership

Owners	VALLEY REAL ESTATE LLC	Buyers	
Primary Owner's Address	PO BOX 873088 WASILLA AK 99687-3088	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$669,600.00	\$0.00	\$669,600.00	2024	\$669,600.00	\$0.00	\$669,600.00
2023	\$669,600.00	\$0.00	\$669,600.00	2023	\$669,600.00	\$0.00	\$669,600.00
2022	\$669,600.00	\$0.00	\$669,600.00	2022	\$669,600.00	\$0.00	\$669,600.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2024	Yes	0038	13.91	\$9314.14
2023	Yes	0038	13.683	\$9162.14
2022	Yes	0038	14.638	\$9801.60

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/24/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-016859-0
3/28/2008	QUITCLAIM DEED (ALL TYPE)	Palmer 2008-007112-0
10/6/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-028994-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$4,657.06		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
34.16	34.16	Assembly District 004	27-405	136 WEST LAKES FSA	027 Meadow Lakes RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

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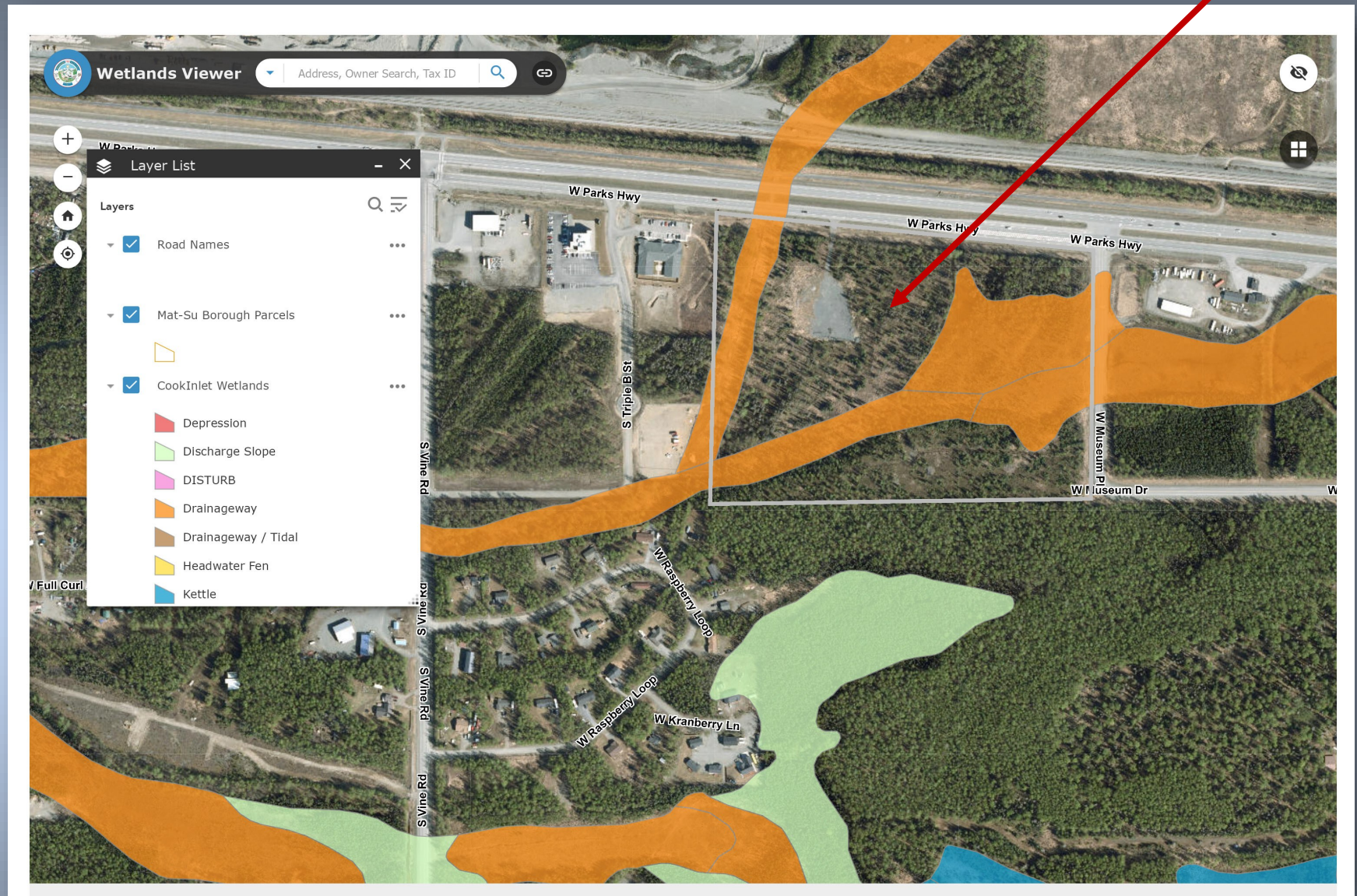
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WETLAND MAPPING

34 Acres / 5508 W Parks Hwy



MICHAEL JAMES
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jmjamesak@gmail.com

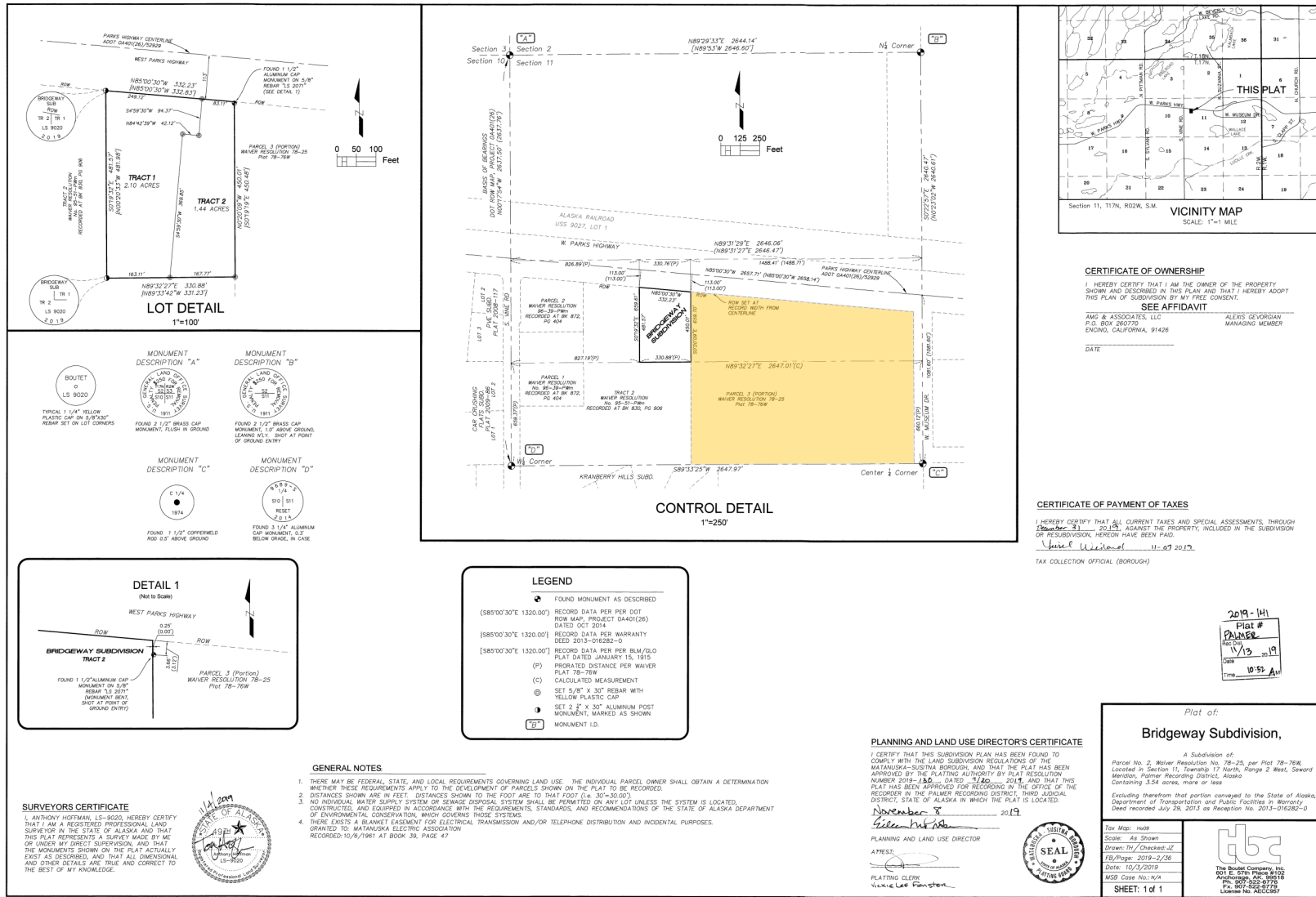
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(907) 646-3603
lottie@lottie michael.com

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Plat Map



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

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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: