



A RARE ALASKA DEVELOPMENT OPPORTUNITY

A rare, buildable waterfront parcel in Southeast Alaska, just minutes from the region's premier tourism gateway — an exceptional opportunity for the discerning buyer seeking a signature hospitality landmark or world-class private estate.

Price Available Upon Request

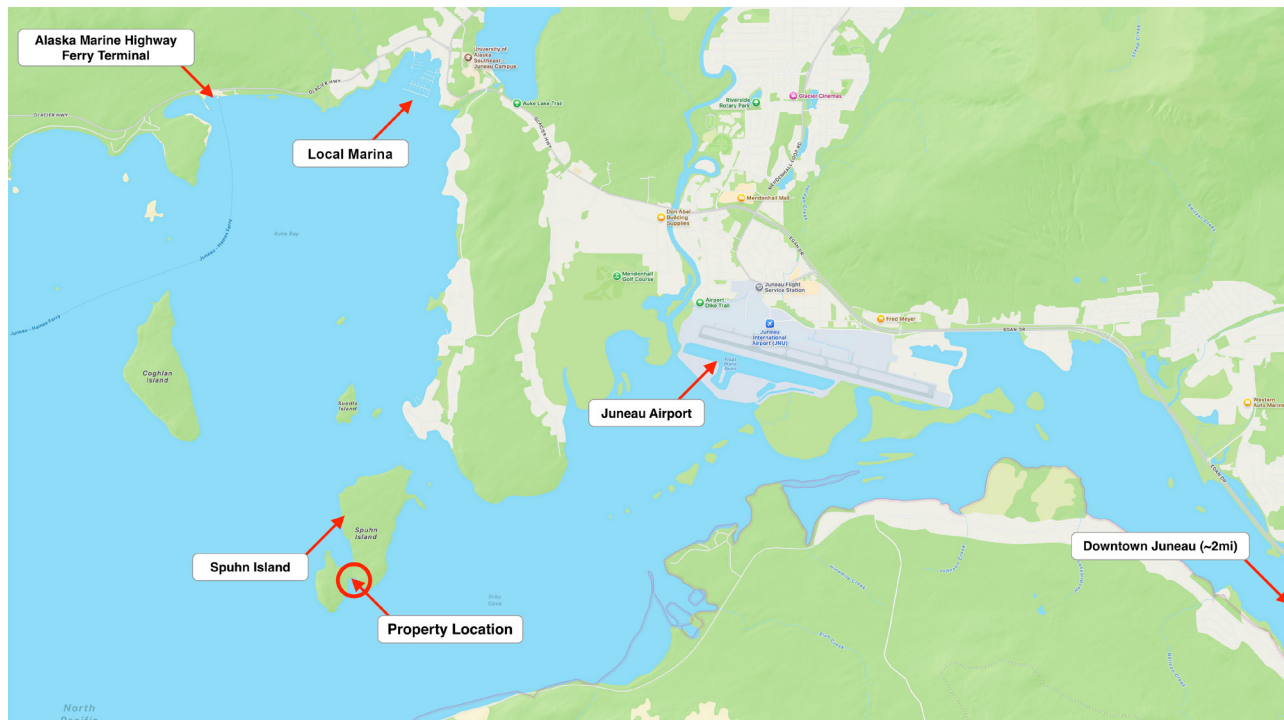
THE OPPORTUNITY:

SPUHN ISLAND PARCEL A

- 27 Acres of Pristine Waterfront Property
- Potential for commercial dock and breakwater.
- Fiber optic high speed internet.
- Access to 3-phase power, fiber optic, and city water — a rarity for Alaska Island Development
- Additional acreage available for expansion.
- Unique potential to add Mainland Waterfront Marina Operations and/or Acreage on Mainland for Offices / Additional Operations



“A rare chance to acquire one of Alaska’s premier development parcels with full modern utilities and deep-water access.”

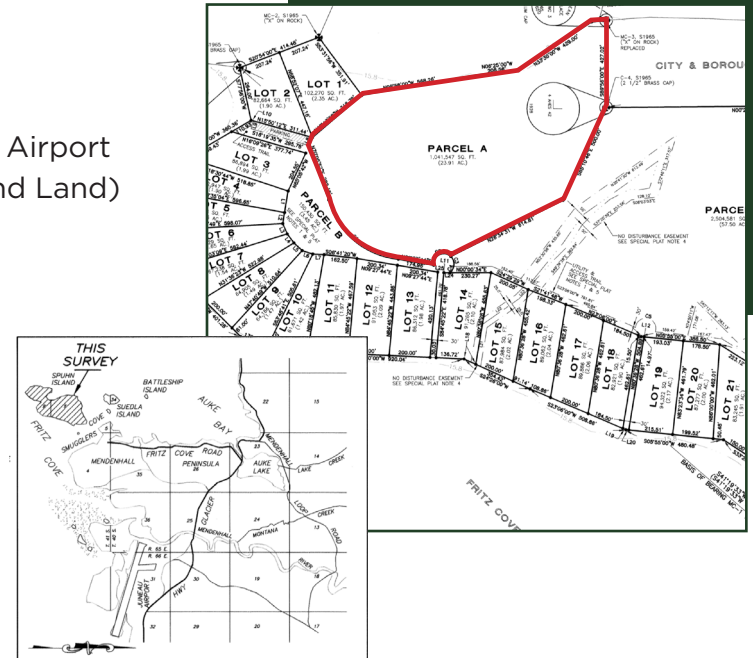




LOCATION HIGHLIGHTS

- Located in close proximity to Downtown Juneau, Juneau International Airport and Auke Bay Marina (Potential for purchase in addition to Spuhn island Land)
- Situated at convergence of Auke Bay, Smuggler's Cove, and Fritz' Cove.
- Protected Inside Passage waters with abundant wildlife.
- Daily nonstop flights from Seattle (2.5 hrs) & Anchorage (1.5 hrs).
- Ferry, boat, and highway connectivity via Alaska Marine Highway & ALCAN Highway.

The perfect balance of accessibility and seclusion.



VICINITY MAP

SOURCE: U.S.G.S. JUNEAU (B-2) 1962 - SCALE: 1" = 1 MILE

COMMERCIAL POTENTIAL & TOURISM GROWTH

Development Vision:

- Flagship hotel or lodge destination.
- Potential for marina / seaplane dock.
- Luxury residential estate potential.

STATS:

- 3.05M Alaska visitors in 2023–24 (+20% vs 2019).
- Juneau cruise passengers: 1.67M in 2023 (+74% in 10 years).
- \$490M direct cruise economic impact in Juneau (2023).
- High-spend demographics: avg. household income \$139K.
- Juneau Airport: 730,000+ passengers annually.
- Between May and September, daily cruise ship arrivals bring 21,000+ people outnumbering the local population (~32,000)
- 1.7M Cruise Passengers in 2023 Up 74% over decade; 28% above 2019 peak

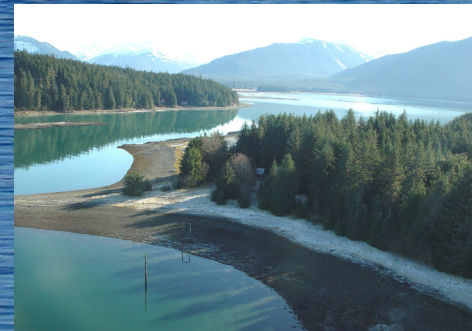



Potential Resort Site Rendering

A RARE OFFERING IN THE HEART OF SOUTHEAST ALASKA

One of the only true large-scale, fully-serviced waterfront holdings in all of Alaska—where deep-water access, city power, fiber optics, and municipal water converge in absolute wilderness. A once-in-a-generation trophy setting with world-class appeal, commanding Chilkat Range panoramas, and total natural seclusion—yet minutes from air, sea, and city connectivity. There are no global comparables for an island-scale parcel offering this level of infrastructure, serenity, and development flexibility.

*This is not a market opportunity. This is a legacy asset.
Secure it before it is gone forever.*





**A ONCE-IN-A-
GENERATION
CHANCE TO CREATE
A LANDMARK IN
ALASKA'S INSIDE
PASSAGE.**

INVESTMENT CONSIDERATIONS

- Rare 27-acre waterfront with modern infrastructure.
- Positioned for long-term tourism and hospitality growth.
- **Flexible Potential:** Hotel lodge, residential estate, or phased development.
- Additional Information & Details Available Upon Request.



INQUIRIES & CONFIDENTIAL INFORMATION

Price Available Upon Request

Confidential Investment Offering - NDA Required

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