



# **Willow Creek Airpark**

17270 N. Arctic Cat St., Willow Ak., 99688

General Overview ~ Lot Information ~ CCRs

March 14, 2024

# Overview

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## Willow Creek Airpark

Sitting on 320 acres, a few miles north of the heart of Willow, Willow Creek Airpark provides aviators with amenities and access that others cannot. We strive to create a secure, state of the art community that allows our members to have peace of mind whether they are at home, at work, or arriving and departing from their adventures in the last frontier.

As aviators ourselves, we understand that each pilot has unique needs. At Willow Creek Airpark, we seek to accommodate the widest variety of aircraft possible, outside of commercial airports.

Unlike leased hangar spaces at federally regulated airports, you can make your home here at Willow Creek Airpark! Our gated community offers commercial lots to run your successful business along with residential lots of varying sizes to help you find the perfect place to build your dream.

We welcome those that are true aircraft enthusiasts who want a convenient, secure, and affordable community to build their Alaskan dream.

### Airpark Features:

- AWOS (Automated Weather Observation System)- will ensure our pilots have access to up to date information on current weather conditions.
- Paved & Lighted 75 ft. x 5,000 ft. Runway- with 50 ft. x 5,000 ft. taxi ways on each side
- Gravel East-West Cross Strip
- Accommodates Up to a Mid-Sized Private Jet
- Gated Access
- Commercial & Residential Lots
- Community Fuel Program
- On-site Fuel: Jet-A, Avgas, and 90 Octane
- CCRs
- Spectacular Weather Conditions Most of the Year

# Lot Information

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## Commercial Lots Available

There are 19 commercial lots within Willow Creek Airpark. Commercial Lots are on located on the east side of the paved and lighted runway.

- Phase 1
  - Block 1, Lot 1: 1.11 acres \$149,900
  - Block 1, Lot 2: 1.56 acres \$189,200
  - Block 1, Lot 3: 1.56 acres \$189,200
  - Block 1, Lot 4: 1.56 acres \$189,200
  - Block 1, Lot 5: 1.56 acres \$189,200
  - Block 1, Lot 6: 1.56 acres \$189,200
  - Block 1, Lot 7: 1.56 acres \$189,200
  - Block 1, Lot 8: 1.56 acres \$189,200
  - Block 1, Lot 9: 1.56 acres \$189,200
  - Block 1, Lot 10: 1.56 acres \$189,200
  - Block 1, Lot 11: 1.56 acres \$189,200
  - ~~Block 1, Lot 12~~: 1.90 acres \$228,000 (sale pending)
  - Block 2, Lot 1: 2.27 acres \$274,400
  - Block 2, Lot 2: 2.27 acres \$274,400
  - Block 2, Lot 3: 2.27 acres \$274,400
  - Block 2, Lot 4: 1.50 acres \$182,000
  - Block 2, Lot 5: 1.50 acres \$182,000
  - Block 2, Lot 6: 1.50 acres \$182,000
  - Block 2, Lot 7: 1.44 acres \$174,200

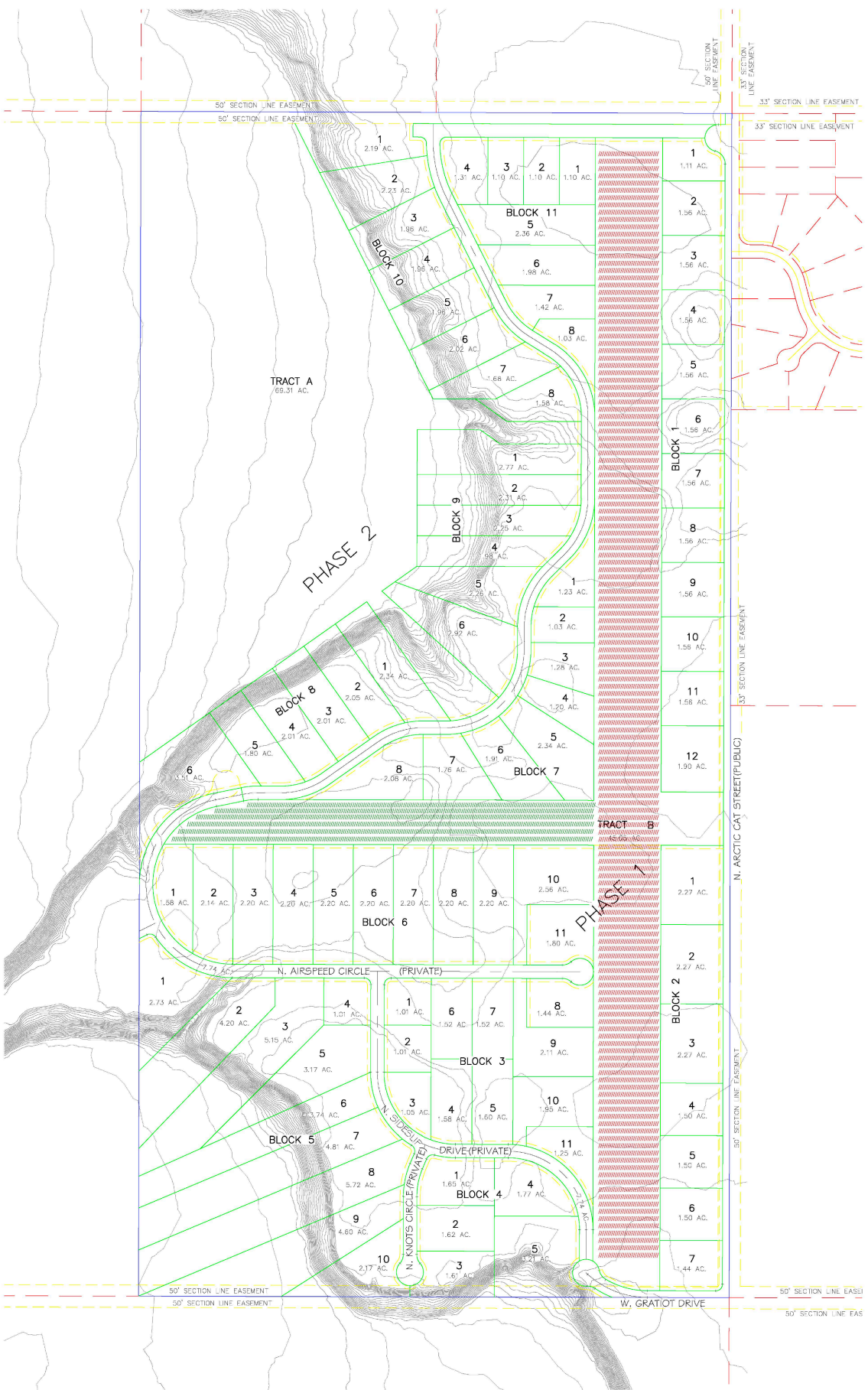
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## Residential Lots Available

Willow Creek Airpark offers residential lots of varying sizes to meet the needs of our residents. There are 73 residential lots located on the west side of the paved and lighted runway.

- Phase 1
  - Block 3, Lot 1: 1.01 acres \$149,900
  - Block 3, Lot 2: 1.01 acres \$149,900
  - Block 3, Lot 3: 1.05 acres \$149,900
  - Block 3, Lot 4: 1.58 acres \$191,600
  - Block 3, Lot 5: 1.60 acres \$194,000
  - Block 3, Lot 6: 1.52 acres \$184,400
  - Block 3, Lot 7: 1.52 acres \$184,400
  - Block 3, Lot 8: 1.44 acres \$189,200
  - Block 3, Lot 9: 2.11 acres \$276,300
  - Block 3, Lot 10: 1.95 acres \$255,500
  - Block 3, Lot 11: 1.25 acres \$164,500
  - Block 4, Lot 1: 1.65 acres \$200,000
  - Block 4, Lot 2: 1.62 acres \$196,400
  - Block 4, Lot 3: 1.61 acres \$210,600
  - Block 4, Lot 4: 1.77 acres \$214,400
  - Block 4, Lot 5: 3.21 acres \$213,860
  - ~~Block 5, Lot 1:~~ 2.73 acres \$224,800 (sale pending)
  - Block 5, Lot 2: 4.20 acres \$226,100
  - Block 5, Lot 3: 5.15 acres \$224,400
  - Block 5, Lot 4: 1.01 acres \$123,200
  - Block 5, Lot 5: 3.17 acres \$226,400
  - Block 5, Lot 6: 3.74 acres \$217,400
  - Block 5, Lot 7: 4.81 acres \$222,300
  - Block 5, Lot 8: 5.72 acres \$224,600
  - Block 5, Lot 9: 4.60 acres \$218,200
  - ~~Block 5, Lot 10:~~ 2.17 acres \$224,400 (sale pending)
  - Block 6, Lot 1: 1.58 acres \$191,600
  - Block 6, Lot 2: 2.14 acres \$258,800
  - Block 6, Lot 3: 2.20 acres \$266,000
  - Block 6, Lot 4: 2.20 acres \$266,000
  - Block 6, Lot 5: 2.20 acres \$266,000
  - Block 6, Lot 6: 2.20 acres \$266,000
  - Block 6, Lot 7: 2.20 acres \$266,000
  - Block 6, Lot 8: 2.20 acres \$266,000

- Block 6, Lot 9: 2.20 acres \$266,000
- Block 6, Lot 10: 2.28 acres \$291,500
- Block 6, Lot 11: 1.80 acres \$236,200
- Phase 2-PRICES COMING SOON!
  - Block 7, Lot 1: 1.23 acres
  - Block 7, Lot 2: 1.03 acres
  - Block 7, Lot 3: 1.28 acres
  - Block 7, Lot 4: 1.20 acres
  - Block 7, Lot 5: 2.34 acres
  - Block 7, Lot 6: 1.91 acres
  - Block 7, Lot 7: 1.76 acres
  - Block 7, Lot 8: 2.08 acres
  - Block 8, Lot 1: 2.34 acres
  - Block 8, Lot 2: 2.05 acres
  - Block 8, Lot 3: 2.01 acres
  - Block 8, Lot 4: 2.01 acres
  - Block 8, Lot 5: 1.80 acres
  - Block 8, Lot 6: 3.51 acres
  - Block 9, Lot 1: 2.77 acres
  - Block 9, Lot 2: 2.31 acres
  - Block 9, Lot 3: 2.25 acres
  - Block 9, Lot 4: 1.98 acres
  - Block 9, Lot 5: 2.26 acres
  - Block 9, Lot 6: 2.92 acres
  - Block 10, Lot 1: 2.19 acres
  - Block 10, Lot 2: 2.23 acres
  - Block 10, Lot 3: 1.96 acres
  - Block 10, Lot 4: 1.96 acres
  - Block 10, Lot 5: 1.96 acres
  - Block 10, Lot 6: 2.02 acres
  - Block 10, Lot 7: 1.68 acres
  - Block 10, Lot 8: 1.58 acres
  - Block 11, Lot 1: 1.10 acres
  - Block 11, Lot 2: 1.10 acres
  - Block 11, Lot 3: 1.10 acres
  - Block 11, Lot 4: 1.31 acres
  - Block 11, Lot 5: 2.36 acres
  - Block 11, Lot 6: 1.98 acres
  - Block 11, Lot 7: 1.42 acres
  - Block 11, Lot 8: 1.03 acre



# Conditions, Covenants, & Restrictions

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## Willow Creek Airpark

We are currently in the process of finalizing the CCRs for Willow Creek Airpark. Our vision is to provide you with lasting enjoyment of your dream build by protecting your investment. Our CCRs will allow pilots and aircraft enthusiasts to enjoy an organized, well maintained, community that is centered around all things aviation.

We expect to have the Conditions, Covenants, & Restrictions finalized by the end of April, 2024.