

7319 BRAYTON
Vacant Land on Grid
ANCHORAGE, ALASKA

\$20/SF



- Eight Lots
- Sold Together or Separate
- Five acres
- Commercially Zoned
- Three Phase Electric Available
- High Visibility, Traffic
- Affluent Demographic
- Possible 1031 Exchange
- MLS Number 13-5799

Call Hugh Wade 907-230-1523
for more information.

**FOR
SALE**



Commercial Real Estate

Hugh Wade
Broker/ Owner
907-230-1523
hughjwade@gmail.com
www.spirecre.com

DISCLAIMER

FULL DISCLAIMER! BUYER BEWARE!

TREAT EVERYTHING IN THIS PACKET AS IF IT WERE A **LIE!**

Granted, that's a bit extreme. But it's up to you as a potential buyer or lessor to independently verify information, and collect your own.

SELLER AND SELLER'S BROKER ARE NOT RESPONSIBLE IN ANY WAY FOR BUYER'S INVESTIGATION OF THE PROPERTY. OR LACK THEREOF.

This packet has been prepared by seeking out information from a lot of sources: public information, the internet, governmental agencies, from the owners, etc.

However, none of it can be guaranteed.

The seller's listing broker, Hugh Wade of Spire Commercial Real Estate, has done what he can to find the information, determine that it is probably accurate, and provide it here, JUST AS A COURTESY.

The purpose of this courtesy is to expedite a buyer's initial collection of information about the property, so that the buyer can decide whether to pursue the property and a more serious, independent investigation of it.

The serious investigation of a property by a buyer usually happens AFTER an offer has been made and a purchase agreement has been negotiated.

If a buyer buys the property, and later is surprised by new findings, those surprises will be the buyer's complete responsibility.

In other words, the buyer deserves what the buyer gets. And what the buyer gets is entirely dependent upon the buyer's due diligence investigation of the property.

Thanks. Sincerely,

Hugh Wade

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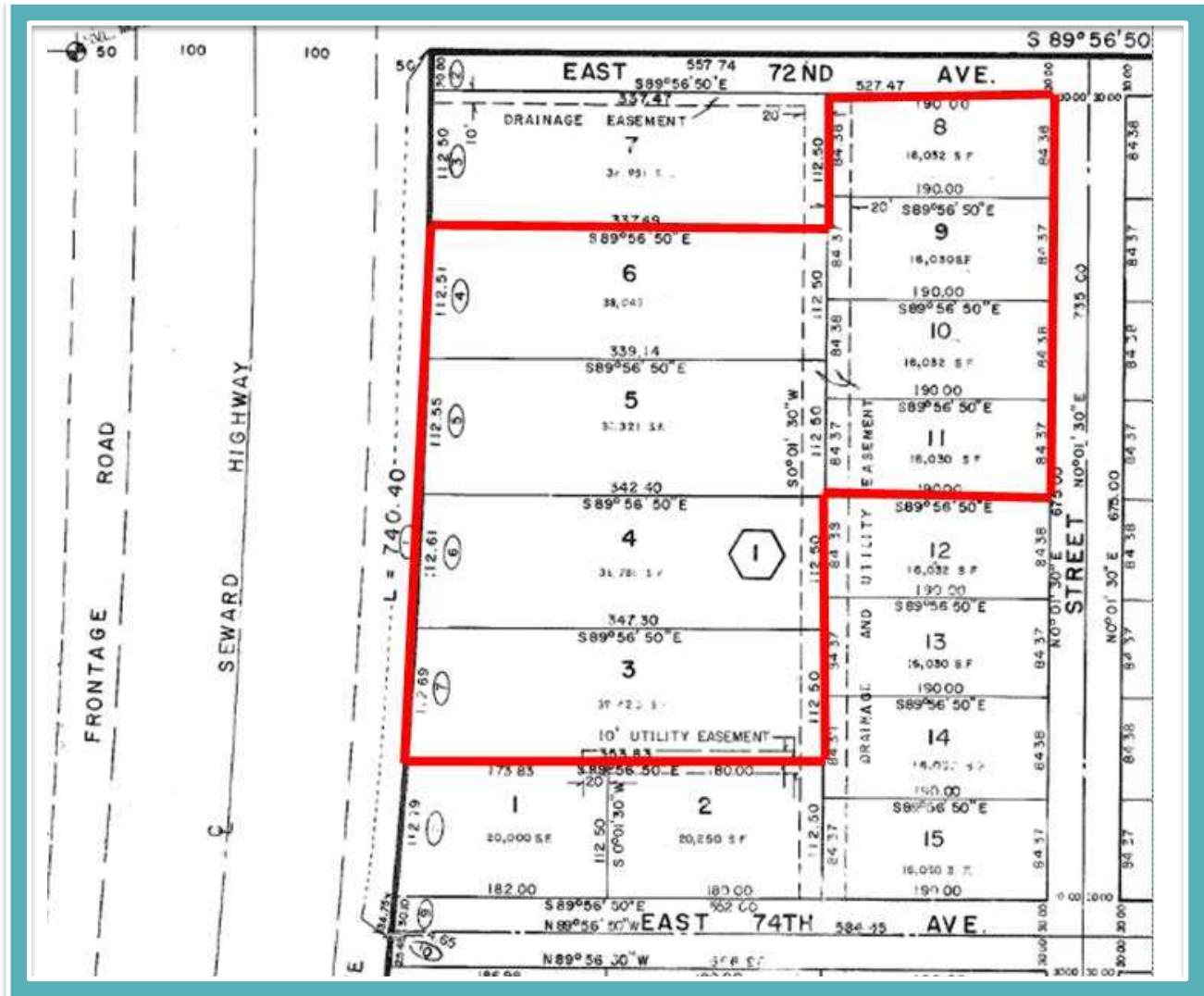
AERIAL IMAGERY AND LOCATION



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AERIAL IMAGERY AND LOCATION CONT.



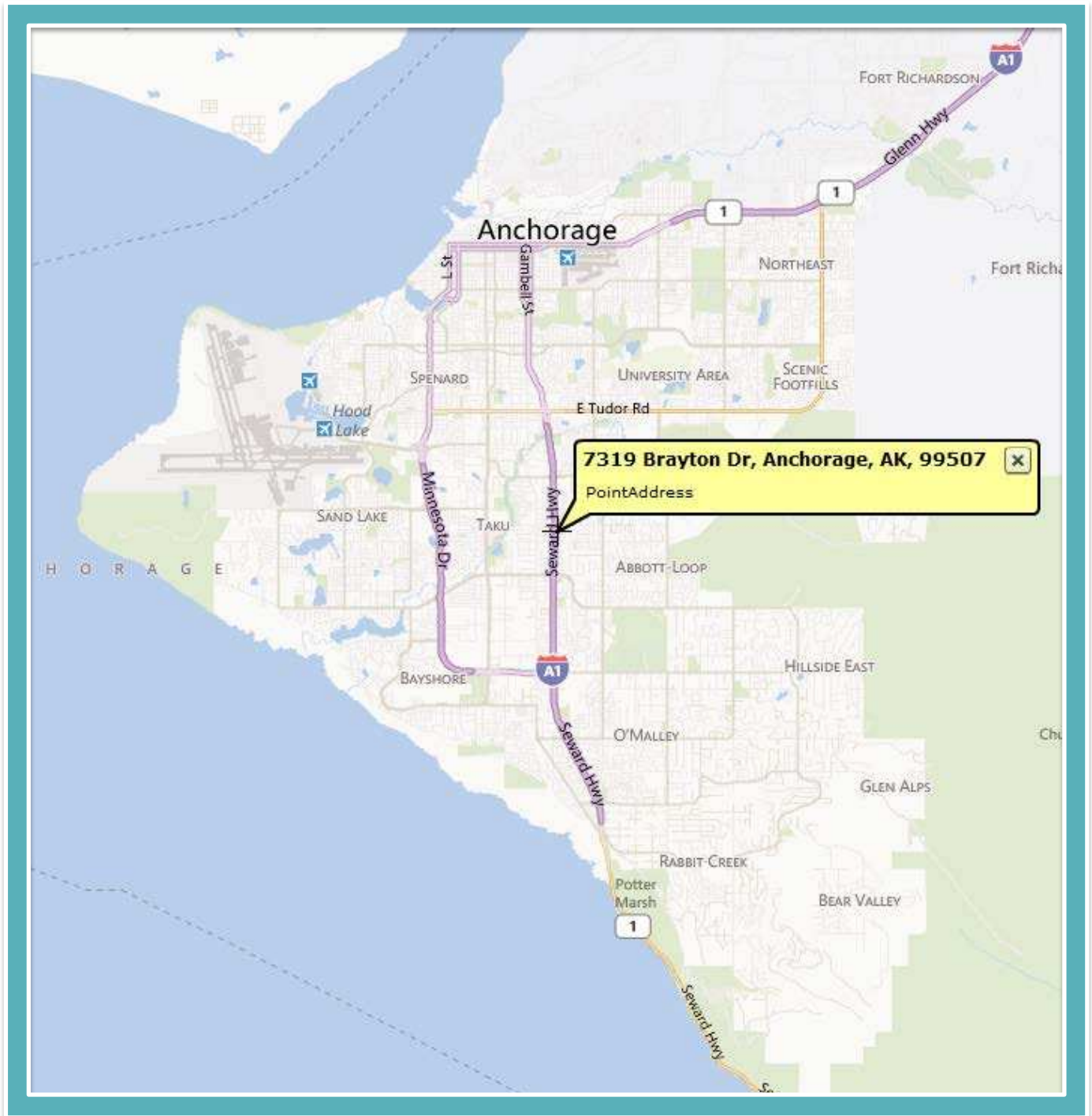
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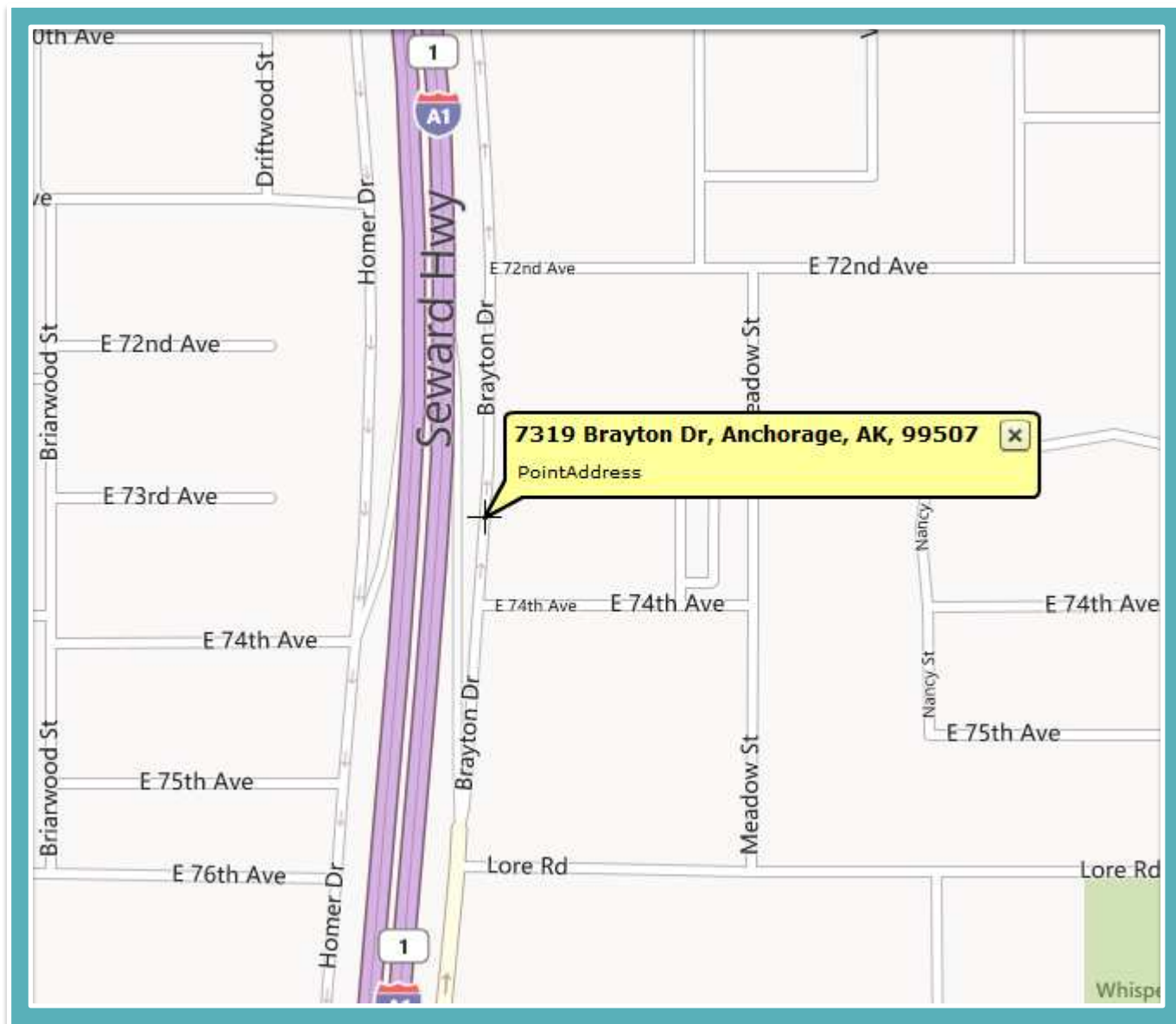
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EXECUTIVE SUMMARY

For Sale:	<p>Total of eight vacant lots with commercial zoning between Brayton Drive and Meadow Street.</p> <p>OWNER OPEN TO 1031 EXCHANGE.</p> <p>OWNER OPEN TO SELLING ALL OR SEPARATE LOTS.</p> <p>THREE PHASE ELECTRIC AVAILABLE.</p>
Price Offered:	\$4,400,000 or approximately \$20 per square foot.
Location and Legal Description:	<p>Lots 3, 4, 5, 6 and 8, 9, 10, 11, Chugach Meadows Subdivision, Anchorage, Alaska. Plat 71-87.</p> <p>7319 Brayton Drive is the street address for the southernmost lot, Lot 3.</p>
Size:	<p>Lots 3-6 (on Brayton Drive) are all approximately 38,000 – 39,000 square feet.</p> <p>Lots 8-11 are all approximately 16,000 square feet.</p> <p>The total square footage of all the lots is 219,674 square feet, or 5.04 acres. (MOA)</p>
Zoning:	<p>Lots 3-6 are zoned B3 General Business.</p> <p>Lots 8-11 are zoned RO Residential Office.</p> <p>(Note: Due to packet-size constraints, the reader will have to look up the zoning regulations for each of the zoning designations at this website: http://library.municode.com/index.aspx?clientId=12717 . Type “zoning districts” into the search box there.)</p> <p>(Note: Anchorage has just had its zoning regulations modernized and overhauled in a multi-year process. Here is a good article by Chris Stephens on the topic: http://www.adn.com/2013/07/20/2983481/chris-stephens-changing-municipal.html)</p>
Traffic Counts, Visibility:	<p>These lots face the Seward Highway on the east frontage road, which is northbound. The Seward Highway is the highway going south out of Anchorage. (There is another highway leading out of town to the north, The Glenn Highway, and that’s it. Those are the only road portals in and out of Anchorage.) The Seward Highway (as well as the Glenn) have the highest usage and volumes of any roads in Anchorage.</p> <p>Average Daily Traffic Count on the Seward Highway by these lots: 55,740.</p> <p>That is the single highest traffic count figure on the entire, most recent Anchorage traffic count map. (2011 Traffic Count Map from the State.)</p>

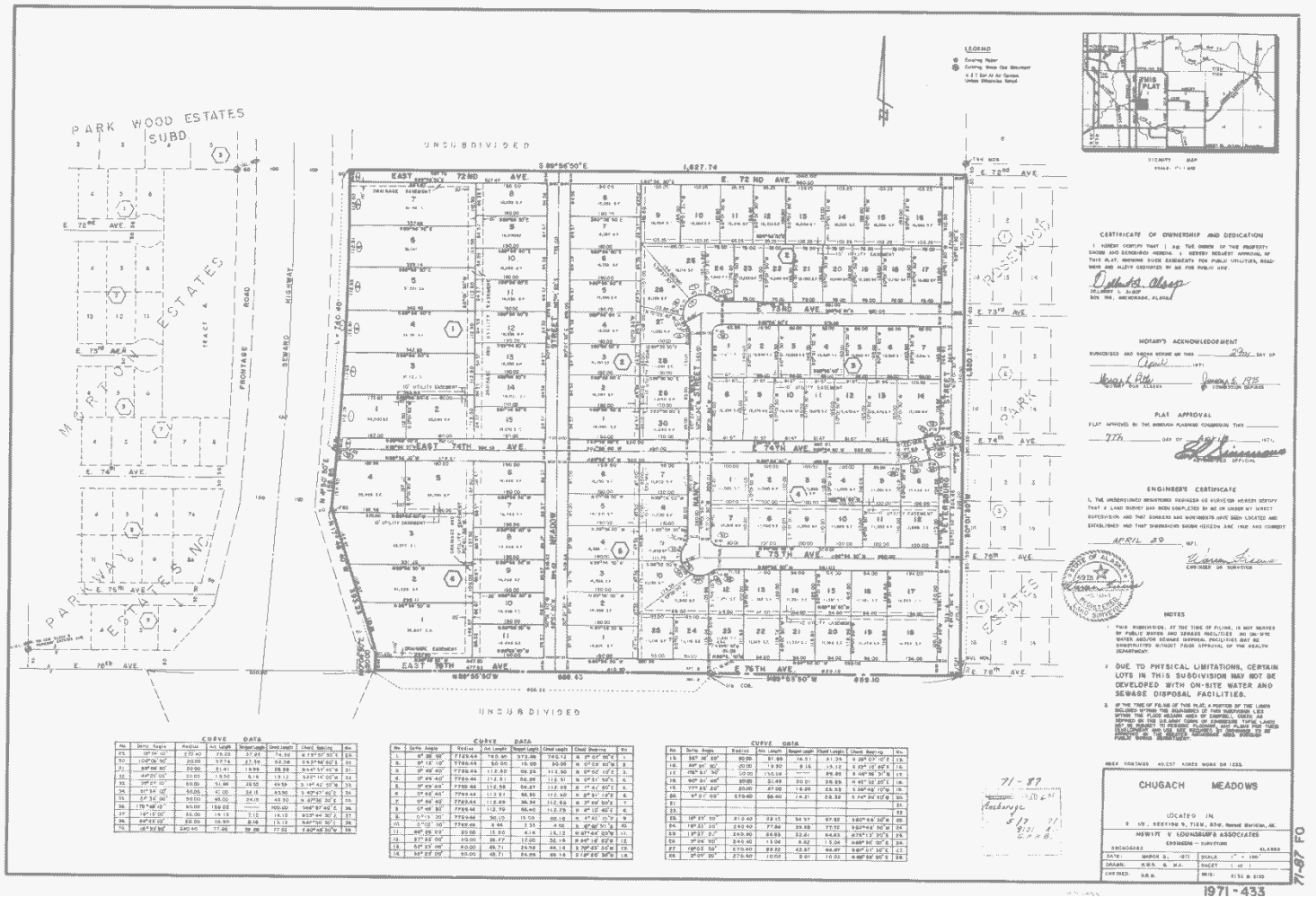
EXECUTIVE SUMMARY CONT.

Environmental:	An online search on 7-25-13 of the State of Alaska DEC database resulted in no reports of contamination for the lots or the immediate surrounding area.
Demographics of SE Anchorage:	2012 Population: 85,912 Households: 31,461. Average Household: 2.73 People. Rate of Owner-Occupied Households: 70.2%. Median Age: 35.2. Average Household Income: \$96,169.
2013 Property Taxes:	\$31,783
Utilities Availability:	Utility Schematics for Electric, Natural Gas, Water and Sewer in this packet. Buyer to verify.
Wetlands, Peat:	<p>Peat suspected on the lots, which is not uncommon in Anchorage, though no geotechnical information is available. Investigation of said issue will be part of Buyer's due diligence.</p> <p>Class C Wetlands. (Class C Wetlands are "lower" or more easily developed designation of wetlands. Permitting through the Municipality of Anchorage, through an agreement with the Army Corps.)</p>

PLAT

Note: The image below, in this PDF packet, is hard to read, illegible, hard to expand. Here's a couple of ways to get the plat in a more user-friendly form:

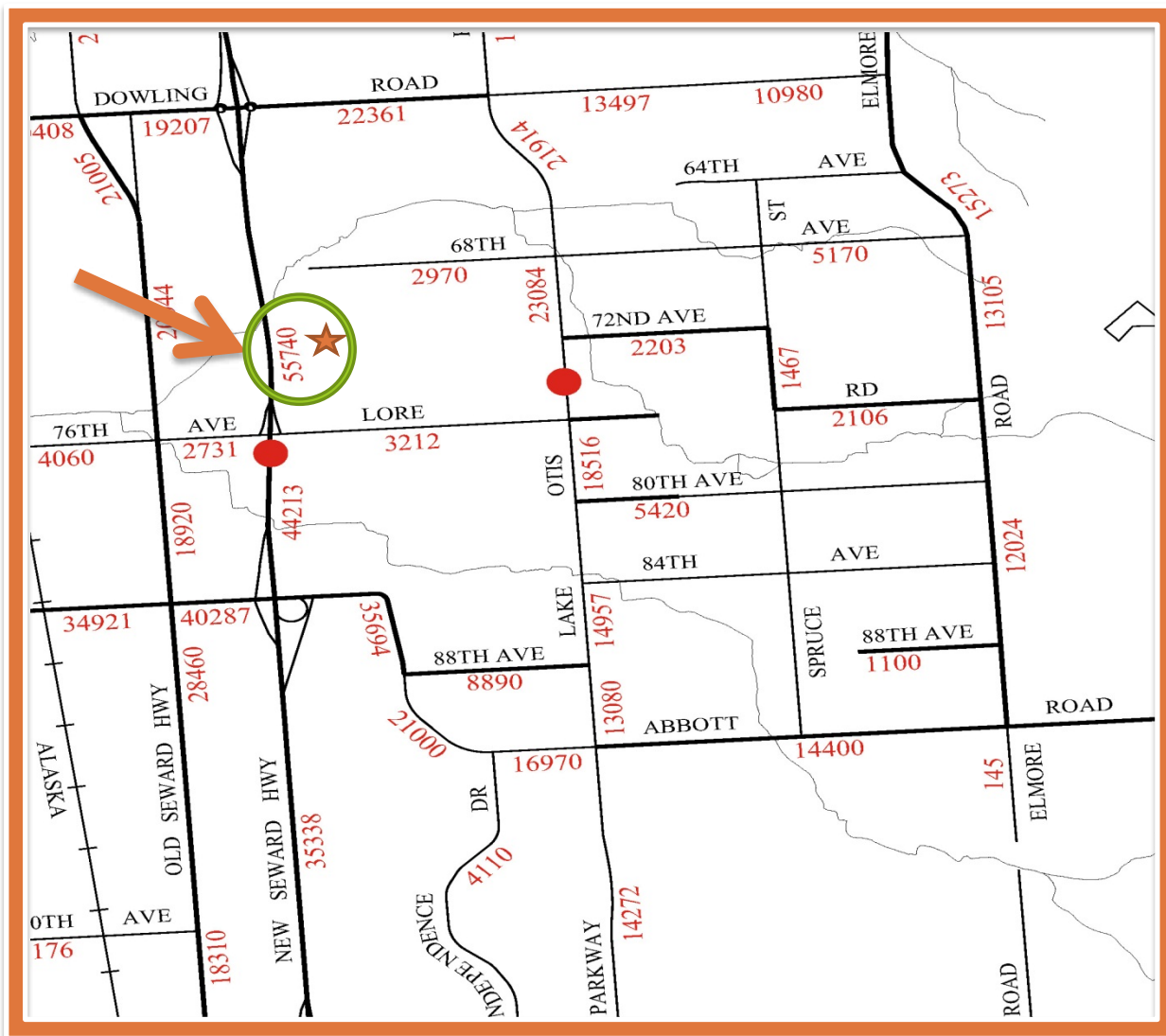
- Here's a link to the plat: <https://dl.dropboxusercontent.com/u/3088244/Plat%2071-87.tiff>
- Or, email the Broker Hugh J. Wade at hughjwade@gmail.com, and he will email you the plat as an attachment.



AVG. DAILY TRAFFIC COUNT

This is the 2011 traffic count map (the most recent available), courtesy of the State of Alaska Department of Transportation and Public Facilities. (To retrieve this traffic count map just Google "Alaska Traffic Count Maps".)

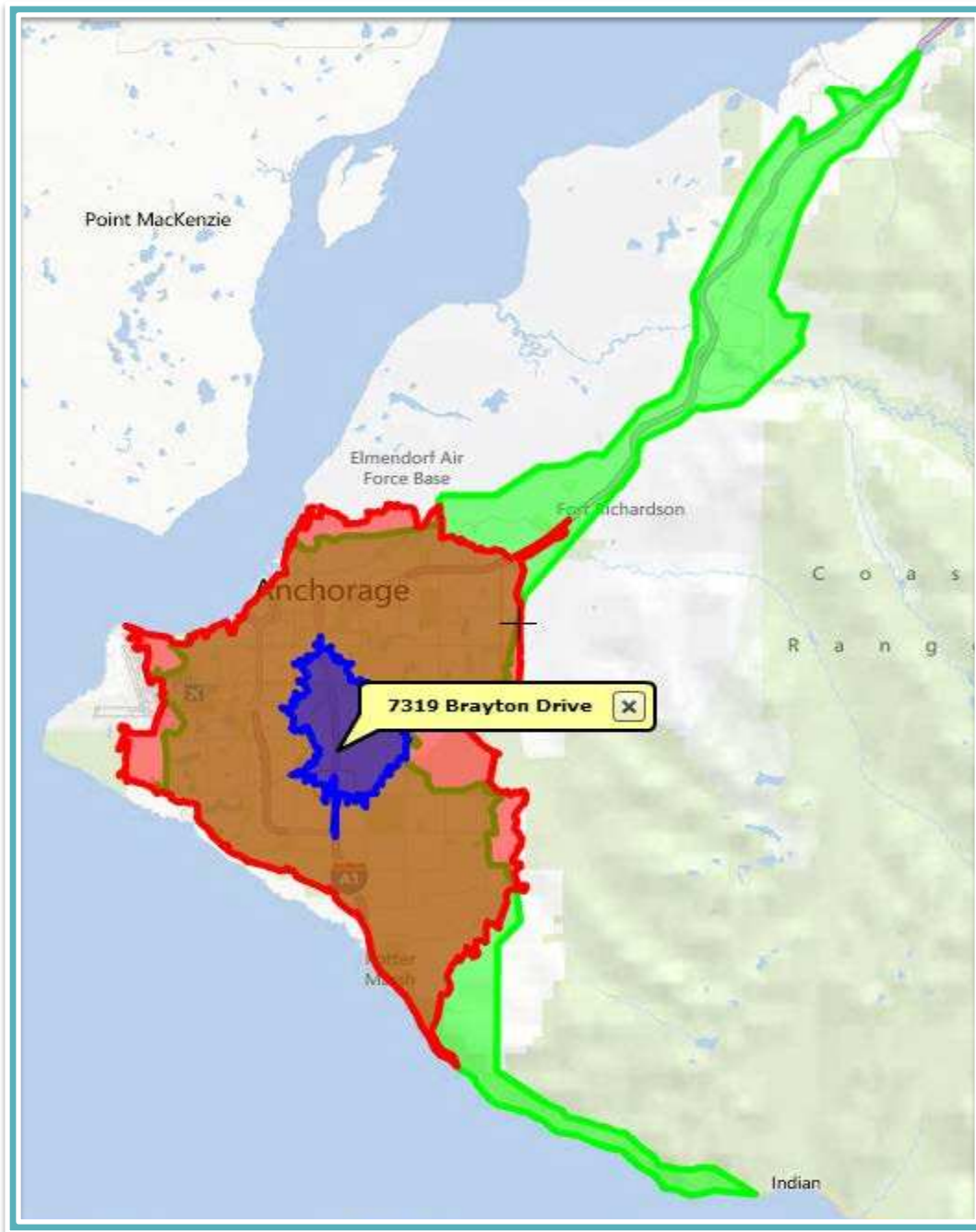
The Seward Highway is the major North-South freeway for Anchorage. Essentially, it is the spine of Anchorage, collecting the bulk of the traffic from the Hillside. (South Anchorage, especially the subdivisions built onto the slopes of the Chugach Range, is generally considered to be a wealthy, prosperous demographic.) In addition, the highway is the only southbound gateway to the Kenai Peninsula. As of 2011, approximately 56,000 cars passed these lots each day on the Seward Highway.



DRIVE TIME

This image is a drive-time map. The map shows how far a person could go to or from the property in a car, given standard traffic and the existing road system. Blue is five minutes, red is fifteen, and green is thirty minutes.

CONCLUSION: In addition to the great roadside visibility, the proximity of these lots to the Seward Highway puts them in fast reach to the rest of town. Five minutes gets a person to or from the bulk of the middle of town. Fifteen minutes covers the town. And thirty minutes throws Eagle River into the mix.

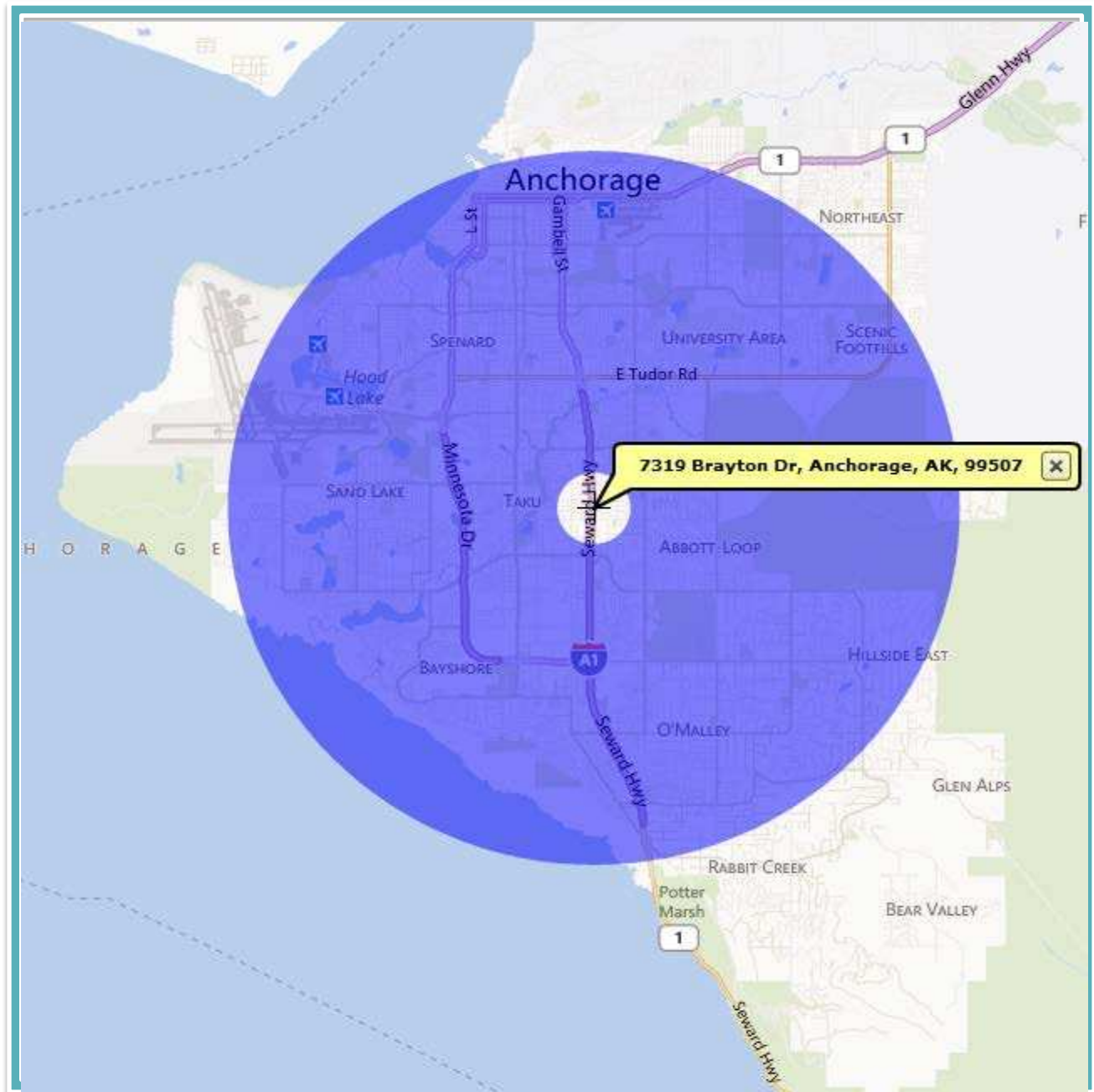


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FIVE – MILE RADIUS MAP

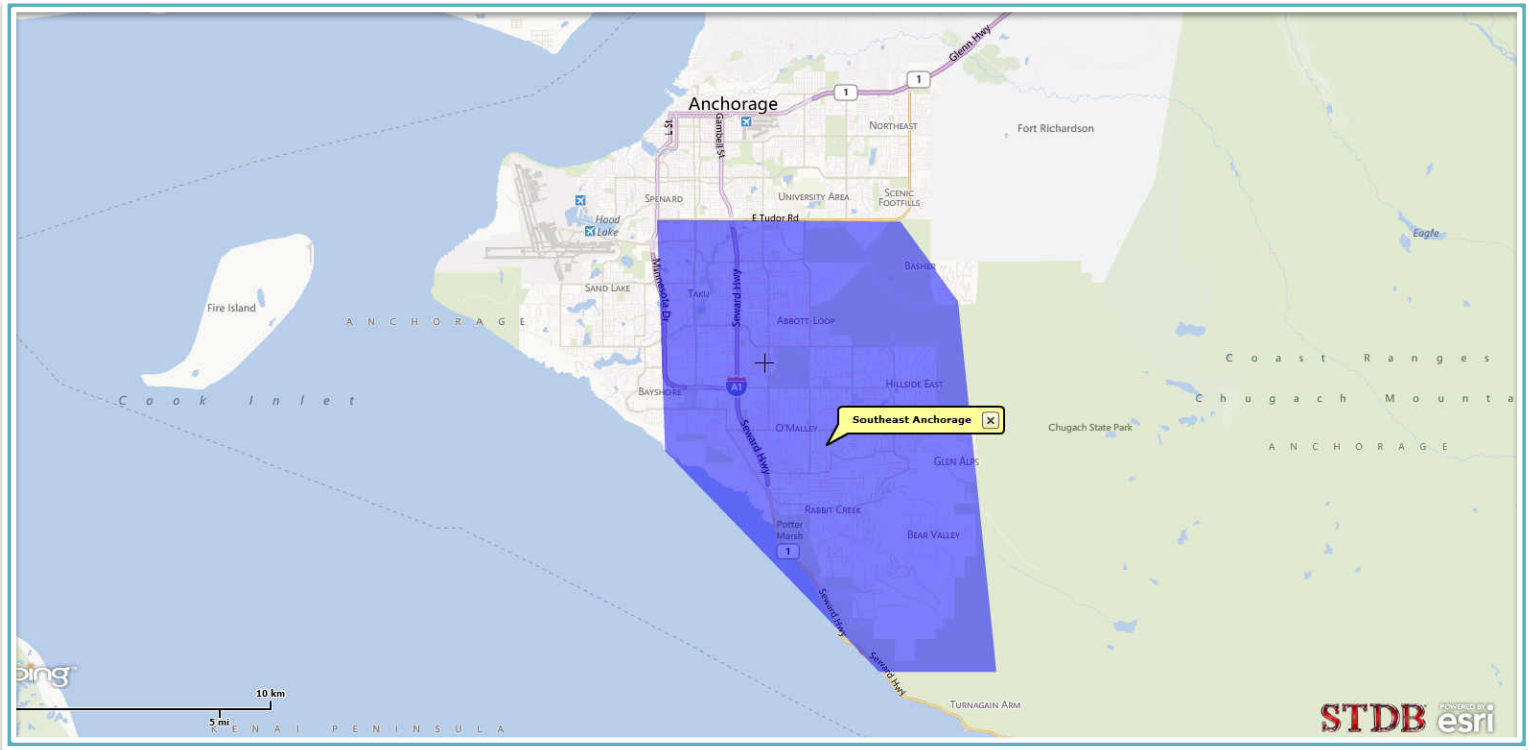
The five-mile radius map shows that the vast majority of Anchorage is within five miles of the property.



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DEMOGRAPHICS



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DEMOGRAPHICS CONT.



Demographic and Income Profile

Southeast Anchorage

Prepared by Hugh Wade SE Anchorage

Summary	Census 2010	2012	2017
Population	84,156	85,912	90,034
Households	30,738	31,461	32,990
Families	21,508	21,650	22,818
Average Household Size	2.72	2.71	2.71
Owner Occupied Housing Units	21,938	22,086	23,176
Renter Occupied Housing Units	8,800	9,375	9,814
Median Age	35.2	35.2	35.5
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.94%	1.29%	0.68%
Households	0.95%	1.48%	0.74%
Families	1.06%	1.60%	0.72%
Owner HHs	0.97%	1.57%	0.91%
Median Household Income	2.02%	3.57%	2.55%
		2012	2017
Households by Income		Number	Percent
<\$15,000		1,671	5.3%
\$15,000 - \$24,999		1,507	4.8%
\$25,000 - \$34,999		2,154	6.8%
\$35,000 - \$49,999		3,268	10.4%
\$50,000 - \$74,999		5,632	17.9%
\$75,000 - \$99,999		5,438	17.3%
\$100,000 - \$149,999		7,053	22.4%
\$150,000 - \$199,999		2,490	7.9%
\$200,000+		2,249	7.1%
Median Household Income		\$80,361	\$88,798
Average Household Income		\$96,169	\$110,134
Per Capita Income		\$35,480	\$40,613
		2012	2017
Population by Age		Number	Percent
0 - 4		5,641	6.7%
5 - 9		5,845	6.9%
10 - 14		6,266	7.4%
15 - 19		6,349	7.5%
20 - 24		6,105	7.3%
25 - 34		11,697	13.9%
35 - 44		11,740	14.0%
45 - 54		14,286	17.0%
55 - 64		10,366	12.3%
65 - 74		3,873	4.6%
75 - 84		1,571	1.9%
85+		417	0.5%
		2012	2017
Race and Ethnicity		Number	Percent
White Alone		58,384	69.4%
Black Alone		2,932	3.5%
American Indian Alone		6,193	7.4%
Asian Alone		7,110	8.4%
Pacific Islander Alone		946	1.1%
Some Other Race Alone		2,087	2.5%
Two or More Races		6,505	7.7%
Hispanic Origin (Any Race)		6,079	7.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

June 06, 2013

DEMOGRAPHICS

CONT.

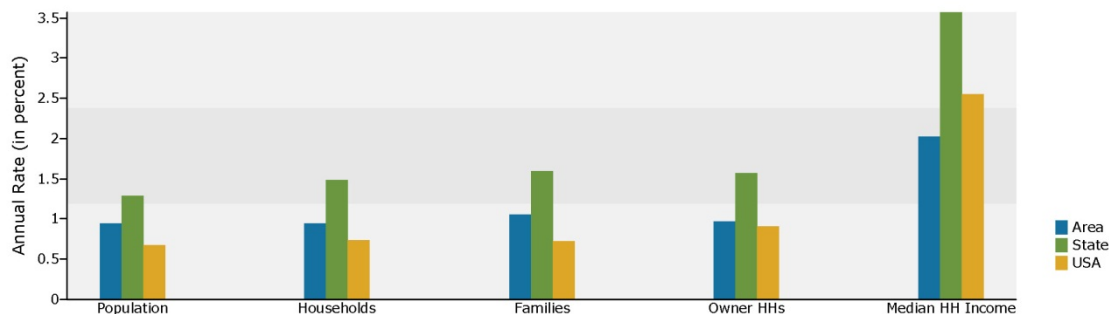


Demographic and Income Profile

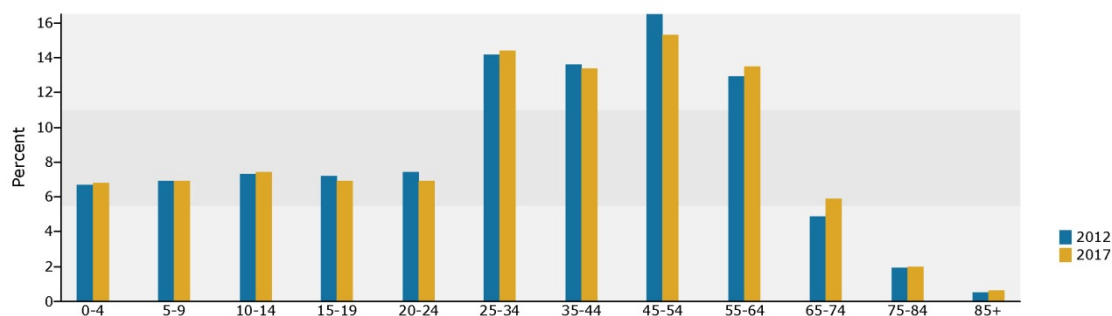
Southeast Anchorage

Prepared by Hugh Wade SE Anchorage

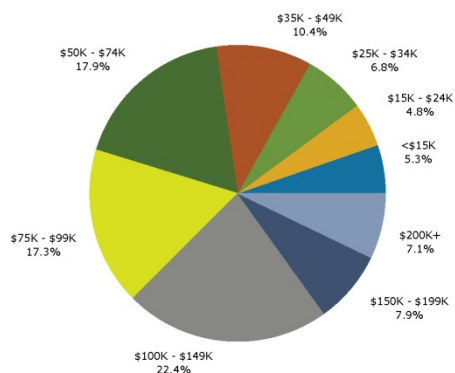
Trends 2012-2017



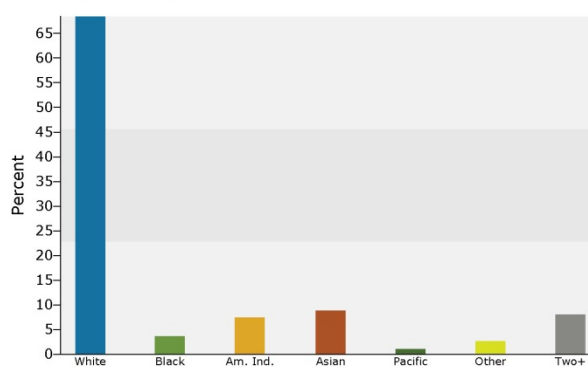
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

June 06, 2013

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Page 2 of 2

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DEMOGRAPHICS CONT.

Anchorage "Fast Facts" (/aedcnew/anchorage-fast-facts)

Total population (2012) 298,842

Average age (2011) 32.9

U.S. average (2011) 37.3

Median household income (2011) \$72,813

U.S. average (2011) \$50,502

Alaska Average(2011) \$67,825

Anchorage was featured in Smartmoney.com article "5 Metro Areas on the Real Estate Mend."

Anchorage featured in Forbes.com "The Best Cities for Jobs." Alaska and Anchorage were featured in two articles "Alaska: Caribou Commins Or America's Lost Ace?" and "Sarah Palin: The GOP's Poison Pearl" by Joel Kotkin in his weekly New Geographer column on Forbes.com

Wired.com December 2010 article featured Anchorage in its article "These are America's Worst, Nest Commutes" In 2010, Anchorage was made RelocationAmeric's Top 100 Places to Live in 2010 list.

Average Monthly Employment by Industry 2012

Oil, Gas & Mining 3,091 1.97%

Transportation 11,575 7.40%

Construction 8,066 5.16%

Health & Educational Services* 24,200 15.49%

Leisure & Hospitality 16,933 10.84%

Business & Professional Services 19,325 12.38%

Trade 21,833 13.98%

Government** 30,583 19.58%

Financial Activities 8,683 5.56%

DEMOGRAPHICS

CONT.

Manufacturing 2,166 1.38%

Information 3,883 2.49%

Other Services 5,825 3.73%

*Private education only

**Includes University of Alaska, Anchorage and the Anchorage School District

Annual Average Unemployment Rate 2012

Anchorage average 5.6 percent

U.S. average 8.10 percent

Notable Municipal Public & Private Projects Spurred in 2009

Continued construction on the 1,536 bed (\$240 million) Goose Creek Correctional Facility located in Mat-Su. Continues construction at the Tikahtnu Commons development with the opening of a 30,000-square-foot PetSmart, a pet store combined with Alaska's first pet hotel and spa and a new Red Robin restaurant.

\$72.5 million, 350,000 square-foot completed renovation of Concourse A & B at Ted Stevens Anchorage International Airport. Construction of the 80,000 square-foot, \$27 million expansion of the Alaska Native Medical Center's PrimaryCare Center.

2013 Forecast & Results Measured in terms of employment, Anchorage continued along a path of steady growth in 2012, adding 1,800 jobs to the economy, a 1.2 percent increase. Last January AEDC predicted 1,500 jobs would be added to the Anchorage economy in 2012. While preliminary, the latest available data suggests growth was slightly ahead of that pace.

The anchorage economy has added 5,000 jobs over the past three years and now includes an annual average of 156,200 wage and salary jobs. Further, the local 2012 employment picture ended on a strong note. Preliminary employment estimates for the 4th quarter of 2012 show anchorage employment 2,200 jobs above the 4th quarter of 2011 (1.4 percent growth). That momentum will carry into 2013.

Population Growth

2002 267,860

2003 273,069

2004 277,880

2005 290,588

2006 283,348

2007 281,151

2008 282,871

2009 289,230

2010 291,826

2011 296,084

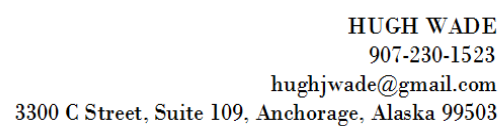
2012 298,842

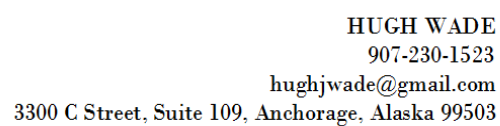
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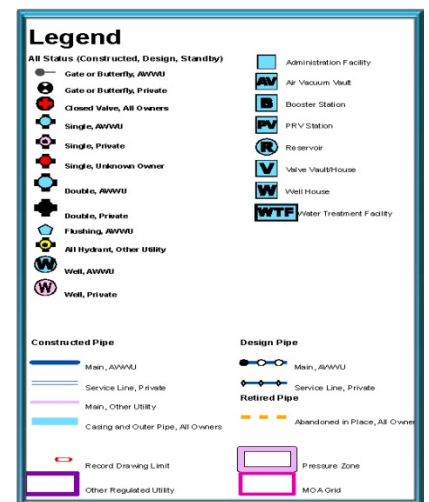
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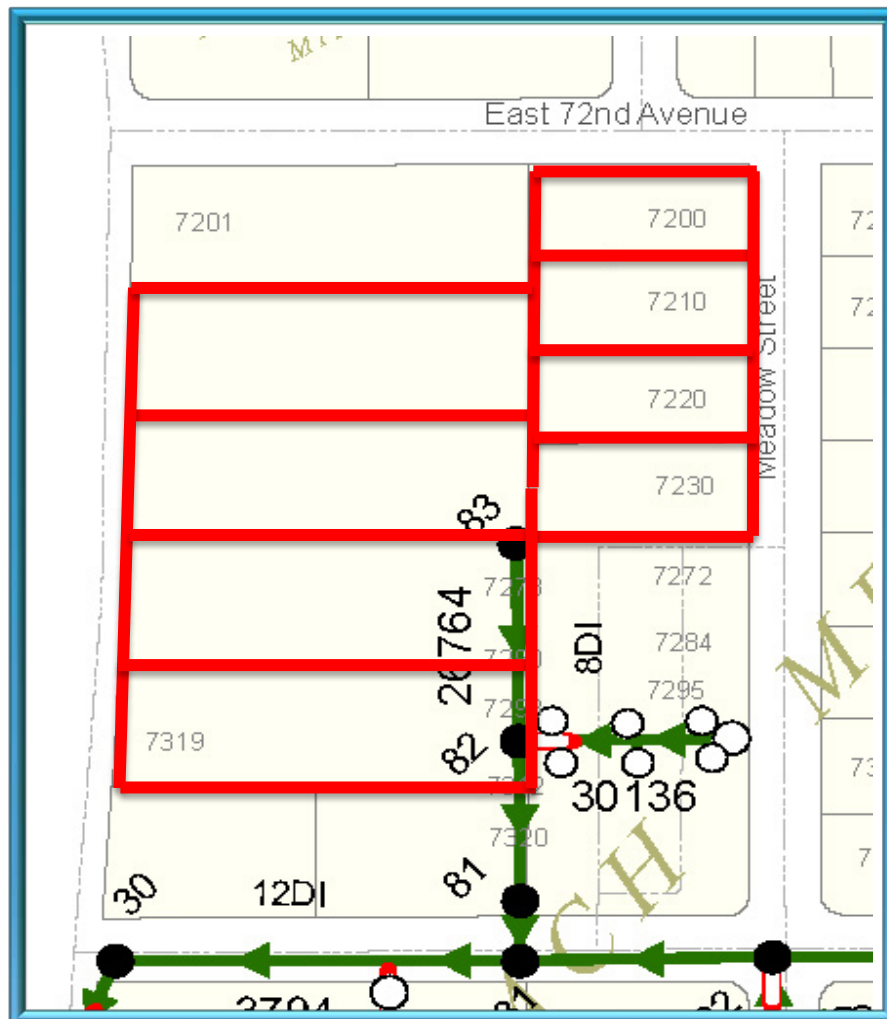








UTILITY AS-BUILT AWWU SEWER



Pipe Types

ABS	Acrylonitrile-Butadiene-Styrene
AC	Asbestos Concrete
CC	Concrete Cylinder
CI	Cast Iron
CIPP	Cured In Place Pipe
CMP	Corrugated Metal
CN	Concrete
CU	Copper
DI	Ductile Iron
FC	Formed Concrete
GI	Galvanized Iron
HDPE	High Density Polyethylene
MLC	Mortar Lined Concrete
PE	Polyethylene
PVC	Polyvinylchloride
RC	Reinforced Concrete
ST	Steel
TC	Techite
UNK	Unknown
VC	Vitrified Clay
WS	Wood Stave
WST	Welded Steel
NP	No Print
*	Private System

Legend

Constructed and Design	Administration Facility
● Cleanout, AWWU	M Metering Station
○ Cleanout, Private	P Lift/Pump Station
⊕ Cleanout/Manhole, AWWU	R Septage Receiving Station
⊕ Access Tee, AWWU	WWU Wastewater Treatment Facility
● Manhole, AWWU	
○ Manhole, Private	
⊕ Discharge Point, AWWU	
⊕ Air Relief, AWWU	
⊕ Air Vacuum, AWWU	
Constructed Pipe	Design Pipe
→ Constructed Pipe	○ Main, AWWU
→ Casing and Outer Pipe, All Owners	○ Main, Private
→ AWWU	→ Force Main, AWWU
→ nonAWWU	→ Force Main, Private
Retired Pipe	→ Abandoned in Place, All Owners
○ Record Drawing Limit	
○ Sewer Basin	○ MOA Grid

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COMPARABLE SALES

Summary:

On 7-25-13, a search was performed of the MLS for vacant land sales in the last thirty-six months. The criteria used were:

- Closed (sold) vacant land listings
- Zoned B3 General Business or RO Residential Office
- Parcels 20,000 sf or greater
- Transaction was completed in the last thirty-six months
- Anchorage, but excluding Eagle River, Chugiak, Girdwood

Here were the seven closed listings that were the entire results:

Vacant Land-Confidential							7 Properties
		Price / Status / MLS #	Acres	SF-Lot	List Price/SqFt	Sold Price/SqFt	Agent Days on Market Date-Closing
1		\$739,000 1945 Abbott Road Anchorage, AK 99507 Closed / 12-14596	0.57	24,898	30.12	29.68	173 05/16/2013
2		\$475,000 8300 Homer Drive Anchorage, AK 99518 Closed / 12-2469	0.58	25,168	20.5	18.87	30 11/14/2012
3		\$375,000 1304 W 32nd Avenue 1305-1310 Anchorage, AK 99503 Closed / 09-6310	0.6	26,250	15	14.28	148 10/25/2010
4		\$325,000 L5-6 B1 Center Street Anchorage, AK 99502 Closed / 12-590	0.86	37,280	10.25	8.72	125 06/22/2012
5		\$1,000,000 2621 E Tudor Road Anchorage, AK 99507 Closed / 11-13262	0.99	43,339	25.38	23.07	221 06/01/2012
6		\$ L1-6 B1 Tudor Road Anchorage, AK 99503 Closed / 07-2895	1.4	60,984	22.95		1,107 12/03/2010
7		\$750,000 1001 E 50th Avenue Anchorage, AK 99503 Closed / 08-7149	1.62	70,547	11.76	10.63	716 09/16/2010

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2013 MLS and FBS.
Prepared by Hugh J. Wade, CCIM on Thursday, July 25, 2013 10:40 AM

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ENVIRONMENTAL SEARCH

Suggestion: Google "State of Alaska Polluted Sites" and then search the State DEC Contaminated Sites Database. Search by Zip Code 99507. Do another search for "Brayton" in the street field. Look at any address that might be near 7319 Brayton Drive, such as anything further east than the E. 1400 block, and near E. 72nd and E. 74th Avenue, or Brayton, or Meadow Street.

On 7-25-13, a search was performed on the State of Alaska Polluted Sites database for pollution on or near the eight subject lots. The prominent surrounding streets are Brayton Drive, E. 72nd Avenue and E. 74th Avenue (all east of E. 1400) and Meadow Street. No records of pollution were found on the subject lots or within or relatively near those boundary streets.

Search Contaminated Sites and Leaking Underground Storage Tanks

Site Name ?

Record Key ?

Hazard ID ?

Event ID ?

Status ?

LUST Only ☐ ?

Street Address ?

City ?

Zipcode ?

Borough ?

File ID ?

Commissioner Divisions/Contacts Public Notices Regulations Statutes Press Releases DEC Home find

Division of Spill Prevention and Response

Contaminated Sites Program

State of Alaska > DEC > SPAR > CSP > Database Search > Results

CSP Database Search Results

[New CSP Database Search](#)

Records Found: 0 7/25/2013

No records from the Contaminated Sites Database

For questions about contaminated sites information, please contact:
[Evonne Reese](#), Environmental Program Specialist, (907) 465-5229.

For CSP database technical support or assistance, please contact:
[Jeremy Frank](#), Analyst Programmer, (907) 465-5267.

State of Alaska myAlaska DEC Staff Directory CSPWebmaster SPAR Home Glossary/Acronyms Frequently Asked Questions Photo Gallery Site Map Links

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MUNICIPALITY TAX INFORMATION

Summary of 2013 Municipality of Anchorage Property Tax Information

<http://www.muni.org/pw/public.html>

Lot	Tax ID #	Zoning	Square Footage	2013 Tax Value	2013 Property Taxes
3	014-123-08-000	B3	39,806	\$412,000	\$6,411
4	014-123-07-000	B3	39,071	\$404,400	\$6,292
5	014-123-06-000	B3	38,520	\$398,700	\$6,204
6	014-123-05-000	B3	38,153	\$394,900	\$6,145
8	014-123-29-000	RO	16,032	\$108,200	\$1,684
9	014-123-28-000	RO	16,030	\$108,100	\$1,682
10	014-123-27-000	RO	16,032	\$108,200	\$1,684
11	014-123-26-000	RO	16,030	\$108,100	\$1,682
		Totals	219,674	\$2,042,600	\$31,783
			5.04 acres		

LOCAL REAL ESTATE ARTICLES & RESOURCES

ARTICLES AND LINKS

Note: Here are some great WEB SOURCES for general, current information about the Anchorage economy, the local commercial real estate market, and related industries (oil and gas, tourism, retail, etc.)

Anchorage Economic Development Corporation:

<http://www.aedcweb.com/aedcnew/index.php/research>

Northern Economics:

<http://www.northerneconomics.com/relevance/news/>

McDowell Group:

<http://www.mcdowellgroup.net/publications/index.htm>

Here's some RECENT ARTICLES relating to overall Anchorage Real Estate Market.

Experts predict a stable commercial real estate scene

By Mike Dunham, Anchorage Daily News, January 12, 2013

<http://www.adn.com/2013/01/12/2750074/experts-predict-a-stable-commercial.html>

Anchorage construction stats show things looking up

By Rosemary Shinohara, Anchorage Daily News, September 16th, 2012

<http://www.adn.com/2012/09/15/2626421/city-on-a-roll.html>

Data show stable economy means stable market

By Chris Stephens CCIM, Anchorage Daily News, September 15th, 2012

<http://www.adn.com/2012/09/15/2626344/data-show-stable-economy-means.html>

Anchorage office market a bright spot in the nation

By Chris Stephens CCIM, Anchorage Daily News, May 26th, 2012

<http://www.adn.com/2012/05/26/2481229/anchorage-office-market-a-bright.html>

Commercial real estate turns corner in '11

By Chris Stephens CCIM, January 7th, 2012

<http://www.adn.com/2012/01/07/2251793/commercial-real-estate-turns-corner.html>

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