

AIRSPACE

The Airport Real Estate Professionals

Ryan Cox, Broker

(817) 394-3906 office
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www.HangarSales.com



FOR SALE – HANGAR FACILITY CLEBURNE REGIONAL AIRPORT



Potential facility uses: corporate hangar, aircraft painting, major repair and overhaul station, aircraft interiors, aircraft completion center, aviation related manufacturing, and more! Located off Hwy 67 and the Chisolm Trail Pkwy; 20-minute drive south of downtown Fort Worth

Corporate Hangar Facility – FOR SALE CLEBURNE REGIONAL AIRPORT (KCPT)

1650 Airport Drive, Hangar 1010, Cleburne, TX 76033

Property Information:

- 12,200 SF hangar/office facility built in 2010 located on a 3.64 acres
- Hangar Bay: 80' wide x 100' deep - Hangar door opening: 22' tail clear height x 75' wide
- Facility equipped with aircraft painting ventilation system three-phase electric, air compressors, backup generator, and explosion proof lighting
- Downstairs: 2,200 sq ft of climate controlled office space: executive offices, conference room, break room, and restrooms
- Upstairs: 2,200 sq ft of climate controlled upstairs office and shop space: break room and shop space
- 21 concrete auto parking spaces, concrete driveway, and concrete aircraft parking apron
- Great facility for fixed wing and/or rotorcraft

Sales Information:

- Building is located on long term ground lease property: The initial lease term run through March 31, 2034 with one consecutive 15 year option (32 years remaining)
- 19,500 SF ground lease @ 0.11 cents per square foot per year; ground rent to City: \$2,145.00/yr or \$178.75/mo
- Full assignment of the long term ground lease with the City of Cleburne to Buyer at closing
- Leasehold Sales Price: \$875,000.00

The information in this brochure has been obtained from sources believed reliable, however, we make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information. This information is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. The projections, opinions, assumptions, square footages, and estimates are included as examples only, and they may not represent current or future status or performance of the property.

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FOR SALE – AIRCRAFT MAINTENANCE FACILITY CLEBURNE REGIONAL AIRPORT



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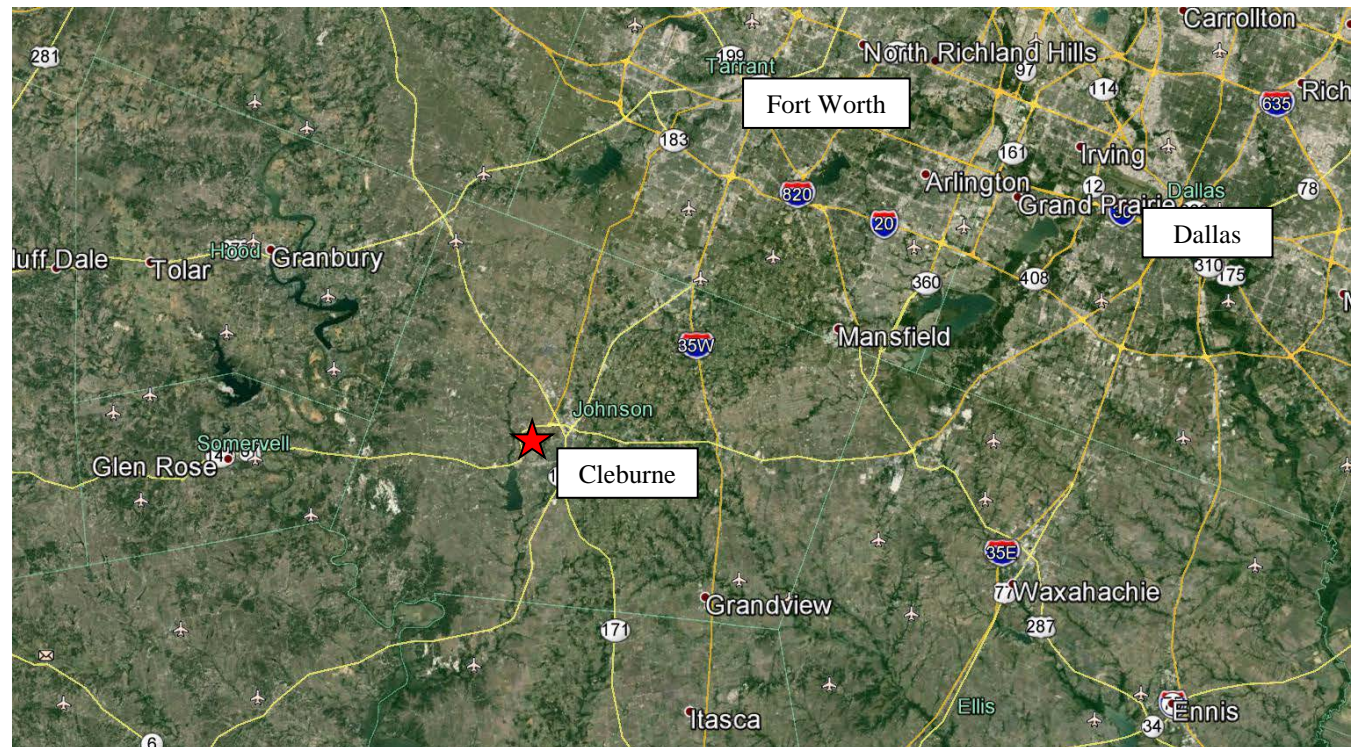
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AirSpaceDFW, LLC	601441	ryan@airspacetexas.com	(817)394-3906
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
AirSpace	601441	ryan@airspacetexas.com	(817)394-3906
Designated Broker of Firm	License No.	Email	Phone
Ryan Cox	597454	ryan@airspacetexas.com	(682)225-3262
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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