

AIRSPACE

Ryan Cox - Broker

(972) 232-7244 office
(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



airspace texas.com



T-Hangar - FOR SALE LANCASTER REGIONAL AIRPORT (KLNC)



*Economical T-Hangar Unit, will fit a
Beech 58 Baron or smaller*

*Why rent when you can own this
leasehold hangar unit!*

740 Ferris Road, T-Hangar # 26 - FOR SALE \$45,000.00

Lancaster Regional Airport (KLNC), Lancaster, Texas 75146

Hangar Info:

- Reasonably priced T-Hangar for sale at Lancaster Regional Airport – will fit Beech 58 Baron or smaller
- Hangar dimensions: 41' clear door width x 33' deep x 12' clear door height
- Hangar built in 1989; fully enclosed steel frame construction with concrete floors and r-panel exterior
- Water and sewer stubbed out in the hangar, upgraded florescent lighting, and electrical outlets
- The ground lease expires March 2039 (approximately 22 years), ground lease cost is \$345/year which includes electric, \$5.00 per month for water
- City maintains the taxiways

Airport Info:

- Full Service Jet A and 100LL Fuel; Self-Serve 100LL and Jet A
- NEW 6,500' Runway, GPS Approaches RWY 13 and 31
- Low fuel prices, \$.20 cents per gallon fuel discount for all based aircraft (on full service fuel)
- Airport restaurant, open for breakfast and lunch!
- *Airport is located only 20 minutes south of downtown Dallas via I-45S or I-35E*

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.

AIRSPACE

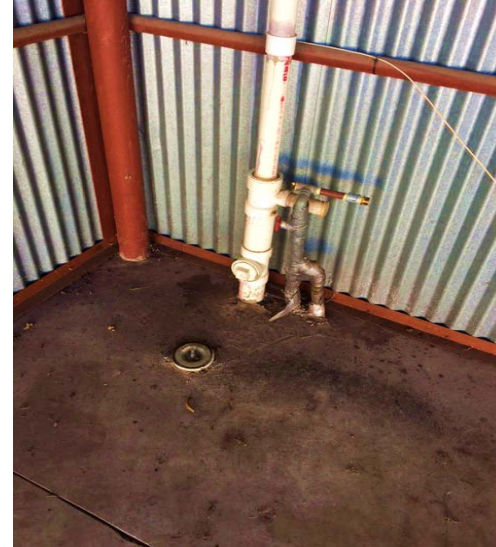
Ryan Cox - Broker

(972) 232-7244 office
(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



airspacetexas.com



T-Hangar - FOR SALE LANCASTER REGIONAL AIRPORT (KLNC)



*Economical T-Hangar Unit, will fit a
Beech 58 Baron or smaller*

*Why rent when you can own this
leasehold hangar unit!*



AIRSPACE

Ryan Cox - Broker

(972) 232-7244 office

(682) 225-3262 mobile

Ryan@AirSpaceTexas.com



airspace texas.com



Lancaster Regional Airport (KLNC)

Hangar 26

T-Hangar - FOR SALE

**LANCASTER REGIONAL AIRPORT
(KLNC)**



*Economical T-Hangar Unit, will fit a
Beech 58 Baron or smaller*

*Why rent when you can own this
leasehold hangar unit!*



AIRSPACE

The Airport Real Estate Professionals



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.

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

Buyss/Tssast/Ssllss/Lasdldos linitials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0