

AIRSPACE

Ryan Cox, Broker

(972) 232-7244 office
(682) 225-3262 mobile
Ryan@AirSpaceTexas.com

airspacetexas.com



LANCASTER REGIONAL AIRPORT (KLNC)



60' X 60' Hangars: \$185,000.00

Monthly Condo Dues: \$250.00/month

Only five units available

Ground lease through March 2050

3,600 SF HANGARS - FOR SALE Lancaster Regional Airport, Texas (KLNC)

800 Ferris Road, Lancaster, Texas 75146

Hangar Sales Information:

- 60' x 60' (3,600 SF) condominium hangars for sale; hangar door opening 58' wide x 16' tall
- Hangars were built in 2007, water and sewer, high-bay lighting, electric bi-fold hangar door, & insulation
- Condo association manages the ground lease, hangar insurance, water, and common area maintenance
- Condo association dues are \$250.00 per month (\$3,000.00 annually); hangars are currently exempt from property taxes
- Ground lease term through March 2050 with the City of Lancaster (approximately 32 years remaining)
- 3,600 SF Hangar Sale Price: \$185,000.00 (\$51.38 per square foot)
- Only five 60'x 60' hangar units available FOR SALE as of September 2017

Lancaster Regional Airport Information:

- Full Service and Self Serve Jet A and 100LL, 6,500' x 100' Runway, RNAV(GPS) approach RWY 13, AWOS
- Competitive Fuel prices; \$.20 cents per gallon fuel discount for all based aircraft (on full service fuel)
- Airport is located approximately 20 minutes south of downtown Dallas via I-45
- Airport restaurant open for breakfast and lunch!

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LANCASTER REGIONAL AIRPORT, TEXAS (KLNC)

T-HANGARS (For Lease)
60' X 60' EXECUTIVE BOX HANGARS (For Sale/Lease)

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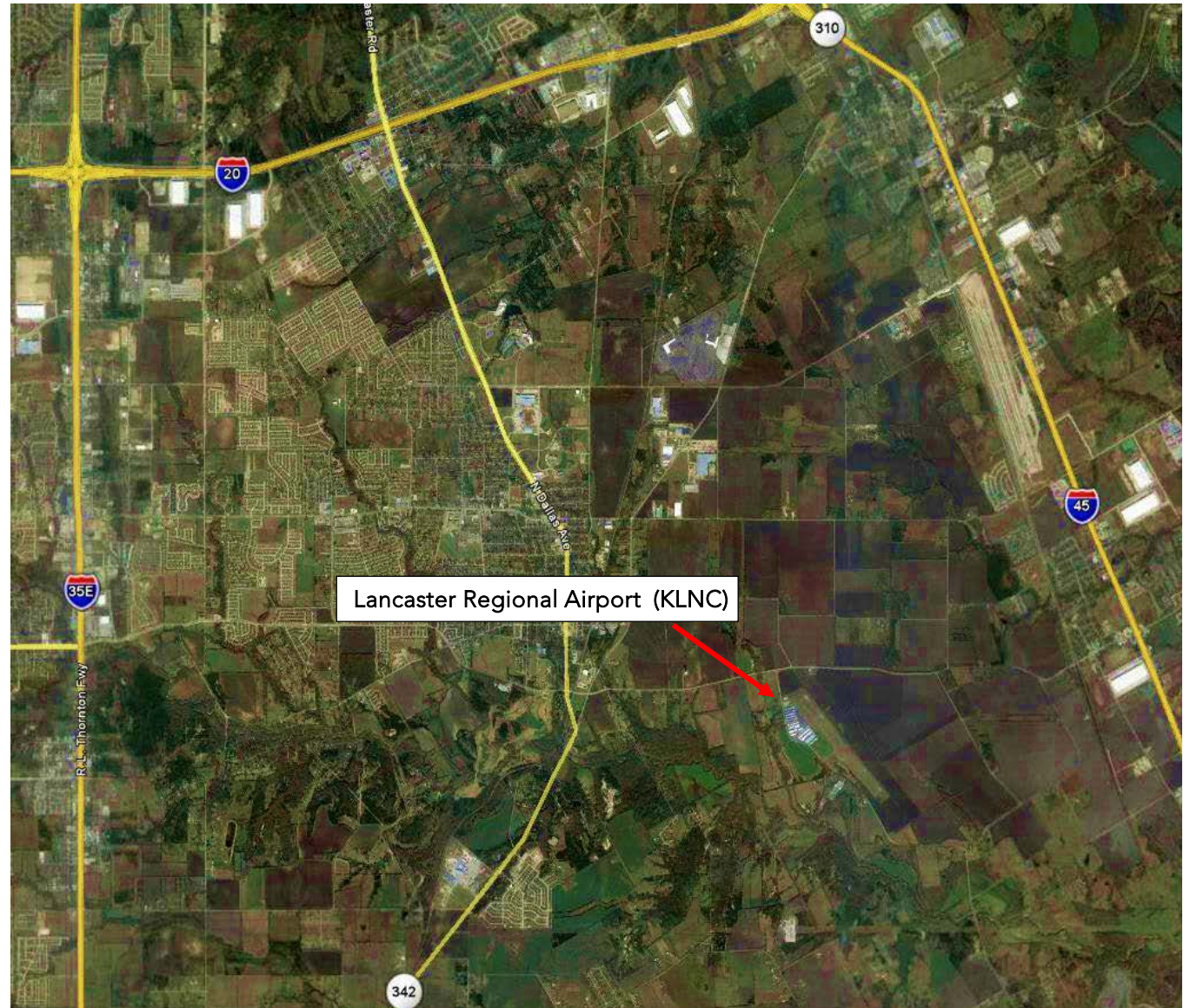


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Only five units available

Ground lease through March 2050



LANCASTER REGIONAL AIRPORT, TEXAS (KLNC)

Lancaster Regional Airport is conveniently located about 20 minutes south of downtown Dallas. The airport is situated within 6 miles of Interstate I-35E, I-20, and I-45 just off of Beltline Road.

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LANCASTER REGIONAL AIRPORT/DALLAS LOGISTICS HUB

The Dallas Logistics Hub, one of the most sophisticated Inland Ports in North America. Located twelve miles south of downtown Dallas, this 6,000-acre master-planned logistics park is adjacent to four major highways, dual rail, intermodal facilities and the future air-cargo airport – Lancaster Regional Airport (KLNC). Offering readily available industrial space for-lease or build-to-suit sites for distribution, warehouse, manufacturing, office and retail needs, the Dallas Logistics Hub is the prime location to give your company a competitive advantage by reducing transportation costs and improving the supply chain process.



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>AirSpace</u>	<u>601441</u>	<u>ryan@airspacetexas.com</u>	<u>(817)394-3906</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ryan Cox</u>	<u>597454</u>	<u>ryan@airspacetexas.com</u>	<u>(682)225-3262</u>
Designated Broker of Firm	License No.	Email	Phone
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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