

KFTW

4051 LINCOLN AVE, HANGAR 3W
FORT WORTH MEACHAM INTERNATIONAL AIRPORT

AIRSPACE 
AIRPORT REAL ESTATE



FOR SALE

11,986 SF CORPORATE HANGAR

- ✓ 11,986 SF HANGAR FACILITY (115' WIDE X 104' DEEP)
- ✓ MOTORIZED SLIDING HANGAR DOOR OPENING: 85' WIDE X 27'11" TAIL HEIGHT
- ✓ CLIMATE CONTROLLED HANGAR (HEAT & A/C), 480 V THREE PHASE ELECTRIC
- ✓ POLISHED CONCRETE FLOOR, INSULATED, BIG ASS FAN, HIGH BAY LIGHTING
- ✓ UNBELIEVABLE VIEW OF DOWNTOWN FORT WORTH FROM HANGAR FACILITY
- ✓ 0.580 ACRES, GROUND LEASE TERM EXPIRES SEPTEMBER 30, 2048

AIRSPACETEXAS.COM



11,986 SF CORPORATE HANGAR
FOR SALE \$1,500,000.00



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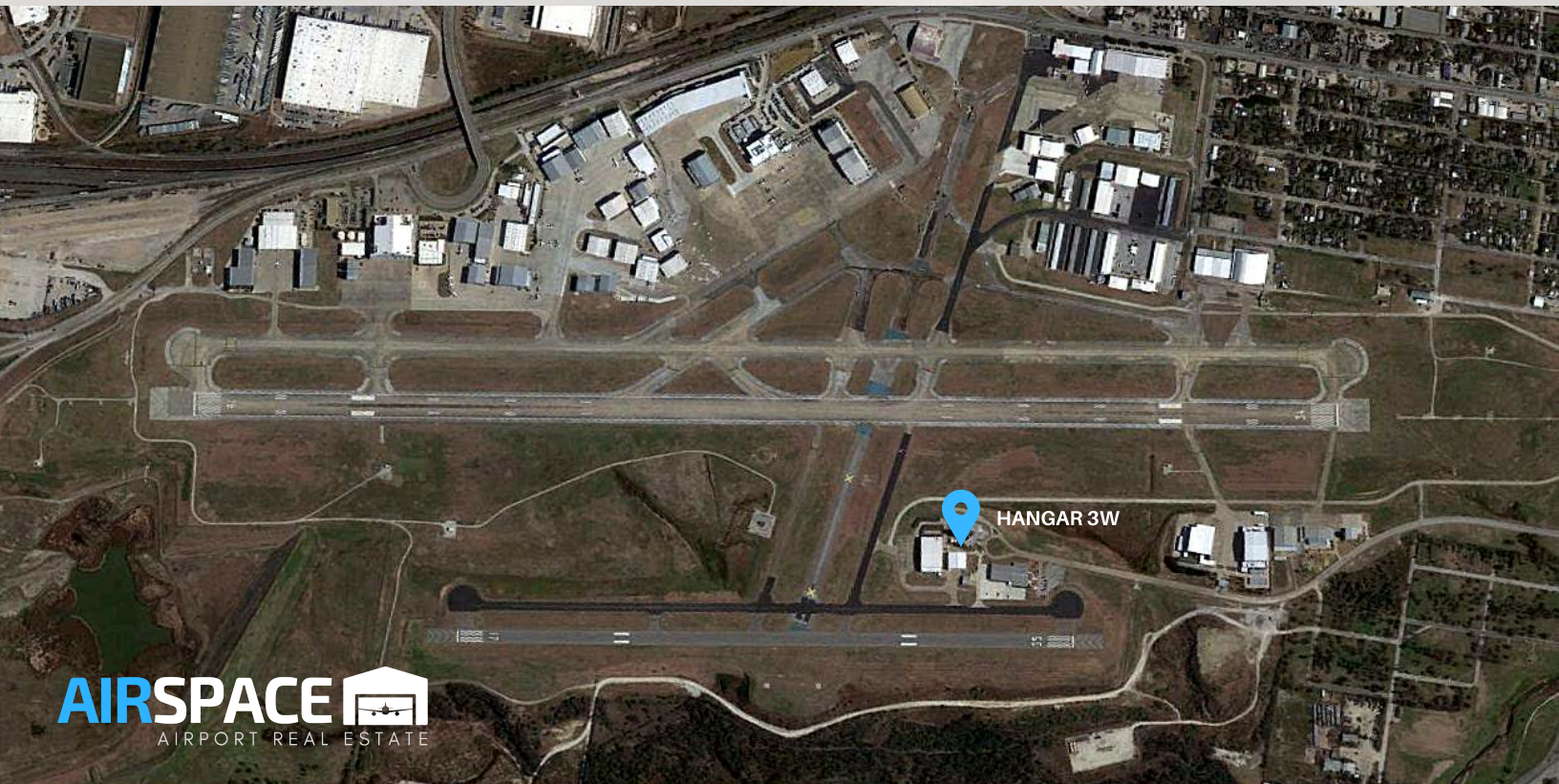
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MEACHAM INTERNATIONAL AIRPORT (KFTW)



- *Aircraft maintenance facilities*
- *Aircraft painting*
- *US Customs*
- *Aircraft charter companies*
- *7,501' x 150' runway*
- *Automated weather (ASOS)*
- *Onsite rental car facilities*
- *Onsite Aircraft Rescue and Fire Fighting capabilities*
- *Instrument Landing Systems*
- *24-hour Air Traffic Control Tower*
- *Full service FBO*

KFTW: Situated on 900 acres and strategically located just five miles north of historic downtown Fort Worth, Meacham shares a rich history with the City of Fort Worth and is poised for growth as North Texas' premier corporate and general aviation facility. Within minutes, travelers have access to: Fortune 500 business district, the famous Fort Worth Stockyards, four and five-diamond hotels and restaurants, year-round sports, world-class performance arts and museums, water gardens and much more.





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.

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