

# Airport For Sale



**\$2,500,000**

## CROSSWINDS AVIATION, Inc.

7015 S 143rd St E. Derby, KS 67037

### Property & Location Features

- Privately owned, public use airport with a 3,471' Asphalt lighted Runway with PAPI System and IFR Approach on 47 acres, with 24 hour Self serve fueling, pilots lounge, hangars, residential lots, gated entry community, and more. Current lease agreements in place for hangars, residential lots, and operating businesses. Centrally located in the United States and only 9 miles from Wichita (Air Capitol of the World), McConnell Air Force Base, and 16 miles from Kansas Star Casino. Cook Airfield serves the aviation community, residents of Downwind Estates, business operators, aircraft sales and maintenance.



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**Contact me for more details or to schedule a tour.**

# Crosswinds Aviation, Inc



## PROPERTY

Sale Price:	\$2,500,000
PID #:	00-5554-60
Lot Size:	47 acres
Building Size:	32,906 SF
Zoning:	Combined
Property Type:	Rural Residential
Function:	Air Transportation
	Commercial & Industrial/
	Specialty

## BUILDINGS/ HANGARS

• Bldg 1- 60'x61'	3,660 sqft
• Bldg 2- 190'x60'	11,400 sqft
• Bldg 3-32'x105'	3,360 sqft
• Bldg 4- 31'x121'	3,751 sqft
• Bldg 5- 32'x 149'	4,765 sqft
• Bldg 6- 50'30'	1,500 sqft
• Bldg 7- 30'x149'	4,470 sqft

# HIGHLIGHTS

CROSSWINDS AVIATION, INC



## **Building 2 features :**

11,400 sqft and was built in 2019.  
Approximately 8,000 sqft is heated and  
cooled with ground source, heat pumps, and  
is currently leased to the Kansas Highway  
Patrol.

The facility features higher powered doors.

**Runway and taxiways** are lighted and feature  
a PAPI system on the north and south side .

## **IFR Approach**

**Improvements** coming this summer include:

- adding a new and wider taxiway on the west side of the runway.
- adding a parking ramp
- New equipment





# Investment Highlights

Crosswinds Aviation, Inc.



## Potential Revenue

- Air craft Maintenance
- Trade School
- Flight or Drone Schools
- Flight Charters
- Air Cargo
- Aircraft Parts & Sales
- Events
- Restaurants



## Current Revenue Streams

- Hangar Rent
- Land Rent
- Airport Usage Fee
- AVGAS
- MOGAS
- Grants



## Current Operating Businesses on Cook Air field

- Air Capitol Fly Zone Sky Diving
- Flight Lessons
- Kansas Highway Patrol (lease building from Crosswinds Aviation)



## *Crosswinds Aviation, Inc*

