



PRODUCTION CAMPUS

ZONED Denton County/ Northlake ETJ

SIZE ± 1.18 ACRES

BUILT IN 2018
UPDATED IN 2025

Optional purchase of adjacent land



CLEARWATER PROPERTIES GROUP PRESENTS
11983 Cleveland Gibbs Rd.,
Roanoke TX 76262

EXCEPTIONAL MULTI-USE PRODUCTION CAMPUS OPPORTUNITY. DISCOVER A ONE-OF-A-KIND COMMERCIAL PROPERTY DESIGNED FOR THE ENTERTAINMENT INDUSTRY, OFFERING A MIX OF PRODUCTION, OFFICE, AND RESIDENTIAL SPACES. THIS STUDIO FACILITY IS IDEAL FOR MOVIE AND TELEVISION PRODUCTION, CREATIVE VENTURES, AND BUSINESS EXPANSION.



CONTACT US



972.948.6562



CWPG@EBBY.COM


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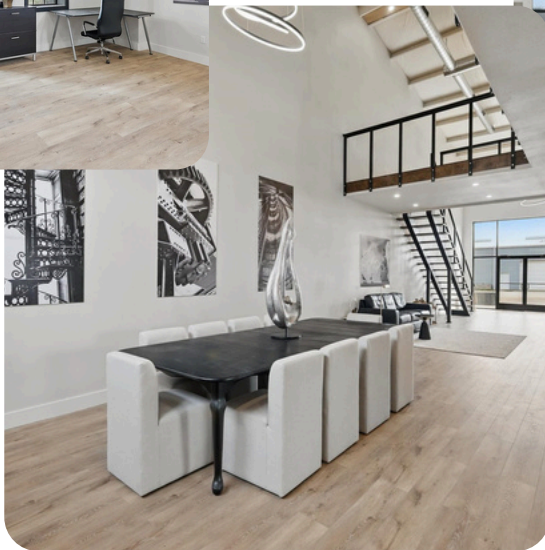
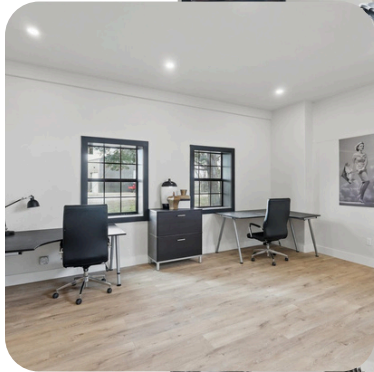


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THIS AMAZING PROPERTY OFFERS EVERY SPACE YOU NEED FOR CINEMATIC PRODUCTION.

OFFICE SPACE: READY TO ACCOMMODATE PROFESSIONAL PRODUCTIONS WITH PROFESSIONAL OFFICES FOR PRE-PRODUCTION PLANNING, ADMINISTRATIVE OPERATIONS, MEETINGS & COLLABORATION, POST PRODUCTION COORDINATION, INVESTOR CLIENT RELATIONS.

Office Space



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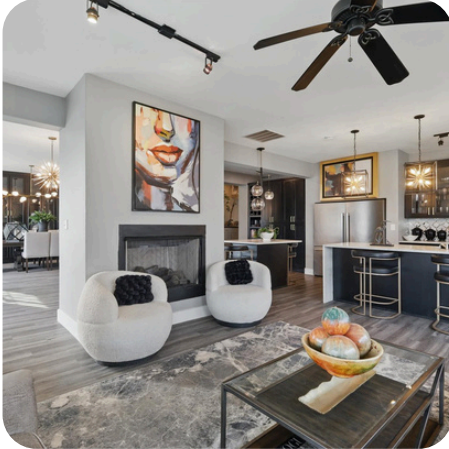


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RESIDENTIAL ACCOMODATIONS. HOUSE YOUR CAST, CREW AND PRODUCTION MEMBERS ON-SITE. REDUCE THE COMMUTE TIMES AND ENSURE THOSE EARLY CALL TIMES AND LATE NIGHT SHOTS ARE EASILY MANAGED. SAVE COST IN ELIMINATING HOTEL COSTS AND PER DIEM EXPENSES FOR OUT OF TOWN TALENT AND CREW. AND MOST OF ALL KEEP YOUR GUESTS SAFE AND CARED FOR.



5 Beds, 4 Bathrooms & One Exclusive Apartment

[CONTACT US](#)



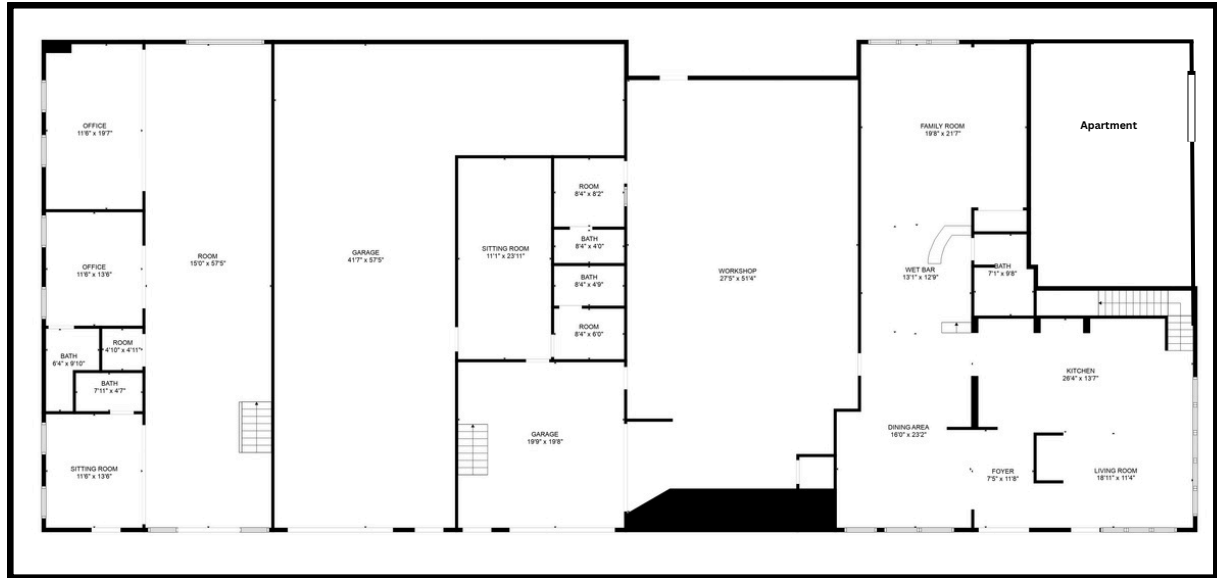
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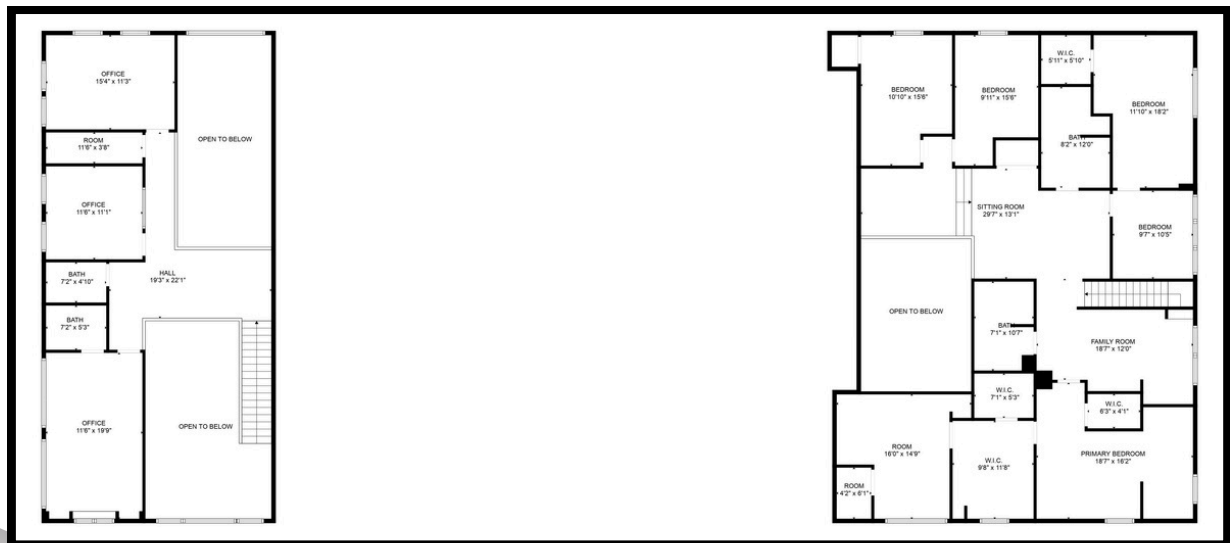
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FIRST FLOOR OF MAIN BUILDING (10,200SF)



SECOND FLOOR OF MAIN BUILDING (10,200SF)

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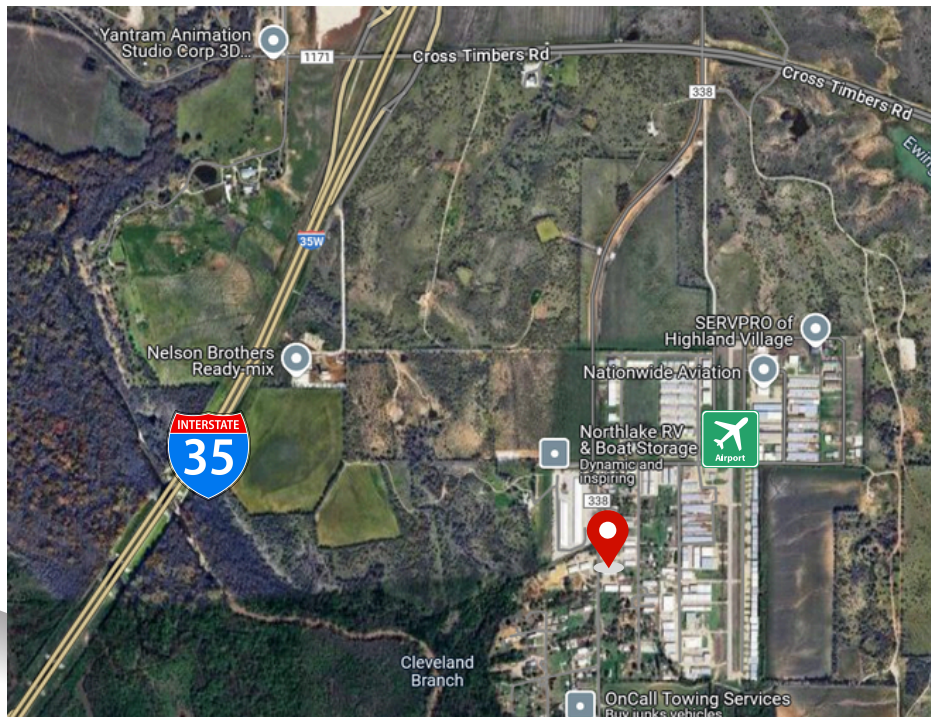


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Sale includes two lots and is one mile from I-35W or ± 2.7 miles through access of 338 and Cross Timbers Rd.



AERO VALLEY AIRPORT IS A MATTER OF BLOCKS AWAY



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AERO VALLEY AIRPORT

THERE IS NO SPECIFIC RESTRICTION TO OPERATING AN AIRCRAFT CATEGORY, CLASS AND TYPE ASSOCIATED WITH BEING A "PRIVATE JET" AT THIS AIRPORT. HOWEVER, THE RUNWAY IS LIMITED TO S-8 (A 8,000LB PER SINGLE WHEEL LANDING GEAR GROSS WEIGHT.) THIS AND OTHER RELEVANT DATA IS PUBLISHED IN THE FAA CHART SUPPLEMENT. PLEASE ALSO ARO VALLEY DOES NOT HAVE JET-A FUEL AVAILABLE

CONTACT BRIAN HIGGINS FOR MORE INFORMATION

BRIAN HIGGINS
AERO VALLEY AIRPORT MANAGER
132 BOEING WAY ROANOKE, TX 76262
682-237-9039
AEROVALLEYAIRPORT@GMAIL.COM

TEXAS

413

ROANOKE

AERO VALLEY (52F) 3 NW UTC-6(-5DT) N33°02.99' W97°13.93'

DALLAS-FT WORTH

643 B NOTAM FILE FTW

COPTER

RWY 17-35: H3500X40 (ASPH) S-8 LIRL

L-17C, A

RWY 17: Thld dspcd 400'. Tree.

RWY 35: Thld dspcd 320'. Trees.

SERVICE: S4 FUEL 100LL LGT Rwy mkgs, lighting do not coincide with published values.

AIRPORT REMARKS: Attended Mon-Sat 1500-2300Z±. Turf area btw rwy and twys unsafe for acft. Full rwy avbl for tkof. Rwy 17, 18 ft rd crosses through apch 40 ft from rwy end, 125 ft L/R vehicles xng. The following operations are prohibited: ultralights, powered parachutes, sailplanes, gliders, auto-gyros, skydiving, AG-operations, and airships. Uncontrolled vehicle traffic invof hangars and twys. Non-based flt schools rqr prior written pmsn. Rwy 17-35 extensive cracking.

AIRPORT MANAGER: 682-237-9039

COMMUNICATIONS: CTAF 122.9

CLEARANCE DELIVERY PHONE: For CD ctc Regional Apch at 972-615-2799.

RADIO AIDS TO NAVIGATION: NOTAM FILE FTW.

RANGER (VH) (H) VORTACW 115.7 **FUZ** Chan 104 N32°53.37' W97°10.77' 339° 10.0 NM to fld. 639/6E.

VOR unusable:

275°-290° byd 40 NM

317°-327° byd 40 NM

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