



HANGAR R4-16 | ADDISON AIRPORT | KADS
15809 ADDISON RD, ADDISON, TX 75001

EXECUTIVE HANGAR OWNERS ASSOCIATION OF ADDISON (EHOAA)



LUXURY CONDO HANGAR

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**PURCHASE
OFFERING**

HANGAR SPECS

EHOAA Hangar R4-16



Hangar Door Opening
56.4' wide x 16' tail height

- Executive Hangar Owners Association of Addison (EHOAA)
- Non-residential condominium hangar
- **60' wide x 49' deep (2,940 SF)**
- 1st floor pilots lounge with kitchen and half bath
- 2nd floor private office/lounge with full bath
- Hangar door opening: 56.4' wide x 16' tail height
- Hangars were constructed in 2009; Schweiss brand bi-fold hangar doors with nylon strap lift system with remote
- 26 gauge steel exterior and interior hangar wall panels with R-15 insulated foam core
- Three-phase electric (for ground power units), high gloss epoxy floors, white painted steel beams
- Fire sprinkler system and fire alarm, LED lighting, wall mounted exterior lighting, and concrete taxiways and electric heat
- EHOAA's ground lease term with the Town of Addison through September 2049 (property is a municipal airport leasehold)

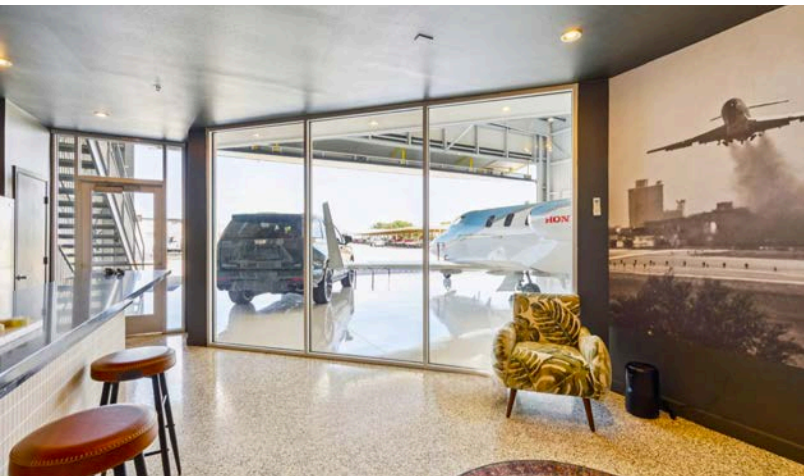
HANGAR R4-16



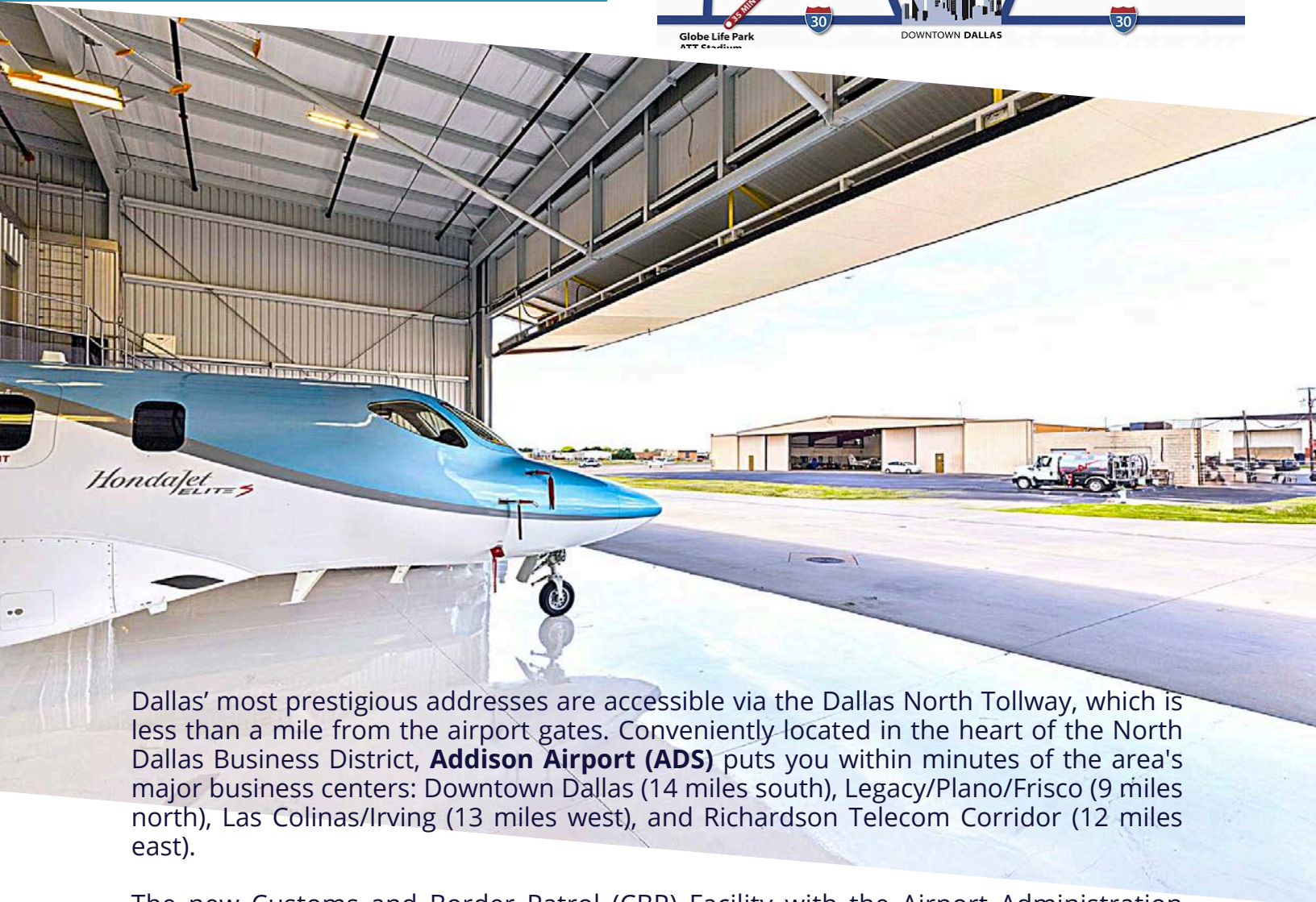
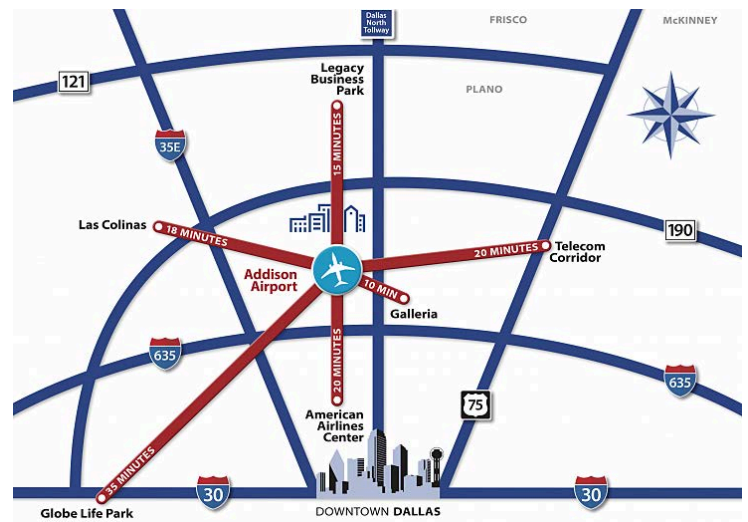
*Hangar space is extremely hard to find at any major general aviation reliever airport across the country with typical hangar waiting list average 3-5 years or longer; **Addison Airport** being one of the highest demand airports for hangar space in Texas. They are not building any more airports!"*

-R. COX

PILOT'S LOUNGE



ADDISON AIRPORT



Dallas' most prestigious addresses are accessible via the Dallas North Tollway, which is less than a mile from the airport gates. Conveniently located in the heart of the North Dallas Business District, **Addison Airport (ADS)** puts you within minutes of the area's major business centers: Downtown Dallas (14 miles south), Legacy/Plano/Frisco (9 miles north), Las Colinas/Irving (13 miles west), and Richardson Telecom Corridor (12 miles east).

The new Customs and Border Patrol (CBP) Facility with the Airport Administration Office is now complete and open for business. This state-of-the-art facility provides an improved experience for international customers as they clear customs upon arrival at ADS.

FAA Control Tower open from 0600-2200 | 24-hour U.S. Customs | 7,203 x 100 ft. runway | Elevation is 644 ft. MSL | Three 24-hour full service FBO's: Galaxy, Million Air & Atlantic Aviation | Jet A and 100LL available | 650 based aircraft | Aircraft maintenance and avionics on the field.

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FOR SALE
at ADDISON AIRPORT | KADS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov