



RYAN COX | BROKER +1-682-225-3262 RYAN@AIRSPACETEXAS.COM AIRSPACETEXAS.COM

PROPERTY DESCRIPTION:

5,200 SF Hangar with Pilot Quarters at Hicks Airfield (T67)

Unbelievable log cabin pilot's quarters with rock fireplace inside this cozy aircraft hangar with excellent views overlooking the adjacent farm to the east! Reside with your airplane in Fort Worth Texas with the feel of being in a Colorado mountain cabin!

1st Floor (3,250 SF): hangar space, climate controlled shop/man cave, safe room, full bath, and inside auto parking

2nd Floor (1,950 SF): 2 bed, 2 full baths, open concept living room and kitchen with cooktop island, 2 walk-in closets and laundry room

- 65' wide x 50' deep building foot print
- Electric bi-fold hangar door opening 42' wide x 12' tall
- 10' x 10' overhead garage door for auto access
- 300 SF second floor balcony off the living area overlook the adjacent farm
- Electric lift to second floor (great for taking the groceries up to the kitchen!)
- Access to the 3,750' x 60' paved and lighted runway
- Hicks Airfield Pilots Association (HAPA) dues \$504.00/year
- Fee simple land (not an airport land lease)
- Well water and community cluster septic (limited to 40 gallons of wastewater per day)

 Total building foot print 3,250 square feet with 1,950 second floor pilot's quarters = 5,200

square feet total











757 AVIATOR DR HICKS AIRFIELD (T67) FORT WORTH, TX 76179

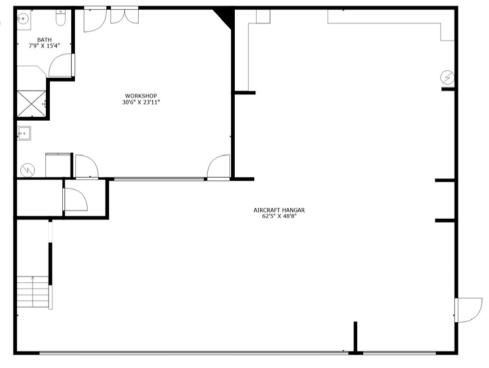


1st Floor



FLOOR 2

2nd Floor



FLOOR 1



AIRSPACE

Ryan Cox, Broker 537 Aviator Drive Fort Worth, TX 76179 682-225-3262 mobile Ryan@AirSpaceTexas.com AirSpaceTexas.com



Copyright © 2024 AIRSPACE

DISCLAIMER: The information in this brochure has been obtained from sources believed reliable, however, we make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information. This information is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. The projections, opinions, assumptions, square footage and estimates are included as examples only, they may not represent current or future status or performance of the property.



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 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.

AIRSPACE	601441	ryan@airspacetexas.com	(682)225-3262
Licensed Broker /Broker Firm Name Primary Assumed Business Name	or 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