



GLOSTER AERODROME

4695 GLOSTER LANE | SEALY, TX 77474

PROPERTY HIGHLIGHTS

An amenity-rich airport with significant continued development potential. Inspired by classic British airfields, Gloster Aerodrome (FAA identifier 1XA7) is a beautifully-designed and meticulously-maintained airport ideally suited for day VFR and general aviation activities in Class G and E airspace. 1XA7 is privately owned and deeded as a "Public Use Airport", which restricts its use solely to aviation-related business. Since 2019, the airport is also protected by the City of South Frydek, a Class C municipality with ordinances that prohibit all high-density living developments that would interfere with the airport's aviation rights.

FAA Information:

<https://adip.faa.gov/agis/public/#/airportData/1XA7>

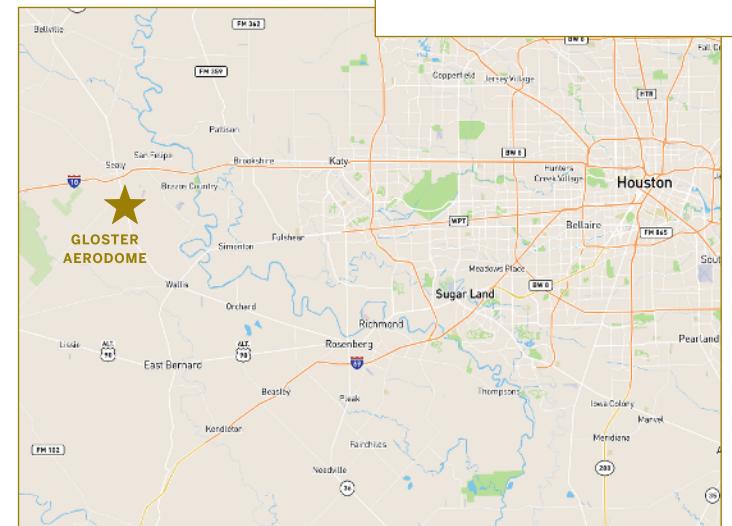
LOCATION: Less than 20 minutes from Katy's extensive retail sector, just southeast of Sealy, Texas. Less than an hour from Downtown Houston.

ACREAGE: 81+ Acres with extensive engineering drainage.

THREE TURF RUNWAYS, HARD SURFACE TAXIWAYS: Runway 2/20 is 3292'x70' (1003mx21m). Runway 7/25 is 3220'x150' (981mx46m). Runway 9/27 is 2125'x100' (656mx30m).

Hangars are accessed by hard surface taxiways.

A privately-owned public airport right outside of Houston.





A name with a legacy
based in British
military honor.



TOPOGRAPHY: Flat. At 145 feet above sea level, Gloster Aerodrome has not flooded. It sits atop some of the highest land of the lower Brazos Valley, yet also has had extensive engineered drainage, including two detention ponds and miles of swales and ditches.

RESIDENTIAL IMPROVEMENTS: Gloster Village, consisting of four homes and an RV park with 14 slots. The seller's 3,789 sq.ft. home is on over 23 acres and is available for sale (MLS#9900207).

AVIATION IMPROVEMENTS: Fifteen 40'x40' hangars and two 60'x60' hangars (all seventeen presently rented), and one 60'x120' building /shop, all individually metered for electricity. All hangars are accessed by hard surface taxiways. A fuel depot that provides 100LL aviation fuel is accessed by a large concrete apron - is self-serve and computer coded. A 2550 SF three-story community center/event venue has observation decks, wet bar, chairs, tables, three restrooms, and large stabilized parking area.

TOTAL IMPROVEMENTS: Total of 43,000+ square feet of aviation and residential improvements.

DESIGN IMPROVEMENTS: This airport was designed to resemble an old WWII-type British airfield, so all hangars have curved tops and straight sides. The name is from the old English Aircraft Corporation that developed military aircraft in WWI & WWII.

VARIOUS: The adjacent 21-lot Glostershire Aviation Subdivision's residents have through-the-fence aircraft access to the airport. This subdivision's HOA oversees maintenance of the almost mile-long Meteor Rd. The flight school and Chinook manufacturer are not part of the airport sale. All buildings are on well and septic.



SCAN QR CODE FOR
GLOSTER AERODROME INFORMATION
glosteraerodome.com





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SURVEY

