



*AI Rendering

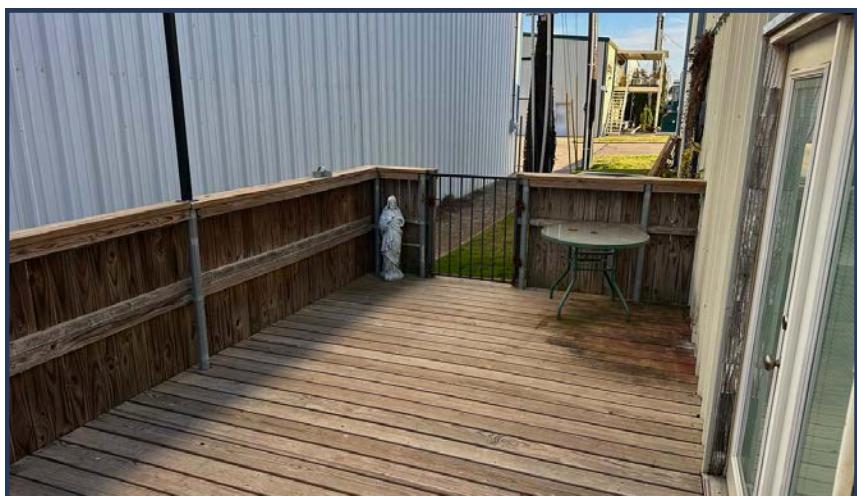
For Sale

Sale Price: \$750,000

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SPECS

Building Size: 50' x 60'
 Lot Size: ±19,000 SF
 Zoning: Airfield (Hicks Airport)
 Year Built: 1992



PROPERTY HIGHLIGHTS:

- Public use general aviation airport with lighted runway and parallel taxiway
- On site fuel (100LL), aircraft maintenance, flight training, and aviation services
- Active aviation community with ongoing hangar demand
- Three fully built-out apartments
- First-floor hangar with offices + multiple bays
- Private septic system
- Flexible use: aviation, automotive, live-work, warehouse, or income producing asset
- 24-hour access, air conditioning, central heating, Monument Signage
- Great access to Blue Mound Rd, I-820, Alliance, and major industrial corridors
- Front row runway frontage with prime visibility.

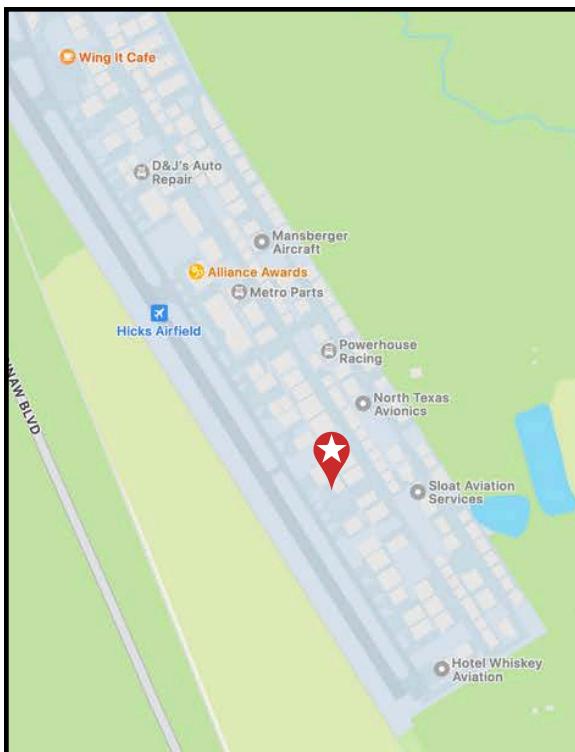
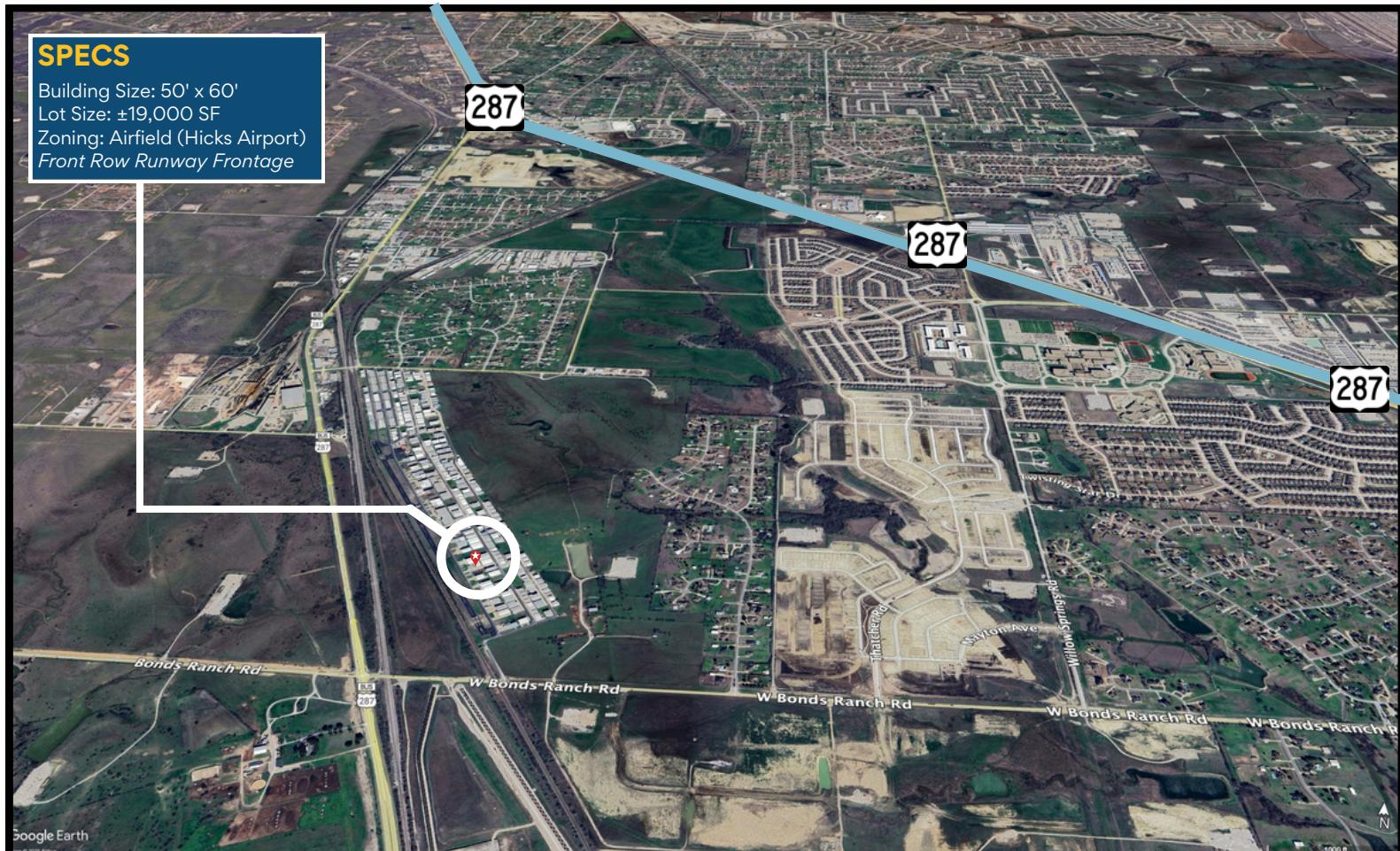


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FOR SALE

Sale Price: \$750,000

TWO-STORY HANGAR • 3 APARTMENTS • OFFICES • FLEX



For Sale

Two-Story Airplane Hangar

PHOTOS

122 Aviator Dr, Fort Worth, TX

ORIGINAL IMAGES



*AI-enhanced renderings are included for visualization purposes.
Original, unedited photos are available via the photo link provided.

Why Invest in Fort Worth, TX?

STRONG GROWTH. DEMAND FOR FLEXIBLE INDUSTRIAL & AVIATION SPACE.

Fort Worth continues to be one of the fastest-growing cities in the nation, attracting businesses, residents, and investors seeking opportunity in a pro-business, logistics-driven market. With its rapidly expanding industrial base, rising household incomes, and steady migration into the region, demand for versatile workspace — including hangars, storage, fabrication, and live-work environments — remains consistently strong. Properties with unique amenities and adaptable layouts, such as 122 Aviator Dr., increasingly appeal to both owner-users and specialty operators.

THRIVING AVIATION COMMUNITY & AIRFIELD DEVELOPMENT MOMENTUM.

Located at a public-use general aviation airport, the area surrounding 122 Aviator Dr. benefits from an active pilot community, ongoing airfield improvements, and year-round demand for hangar storage and aviation-related services. Nearby aerospace, defense, and manufacturing employers continue to support a robust local economy, while small aviation businesses, flight training operations, and aircraft maintenance providers fuel additional growth. This ecosystem creates long-term stability and a reliable user base for aviation-oriented assets.

REGIONAL INFRASTRUCTURE, ACCESS, & BUSINESS EXPANSION.

The north Fort Worth corridor is experiencing significant infrastructure investment, including roadway upgrades, improved access to I-820 and Alliance, and enhanced mobility around major industrial and logistics hubs. These improvements benefit airport-adjacent properties by increasing connectivity for freight, workforce, and service-related operations. Fort Worth's emphasis on transportation, business expansion, and economic diversification continues to strengthen property values and unlock new opportunities for commercial users across the region.

RADIUS	1 MILE	3 MILE	5 MILE
Population	2,711	29,279	92,348
Avg. Household Income	\$184,734	139,630	\$128,563
Projected Growth (5 Yr)	NA	+6.96%	+6.74%

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT



UHAUL
Texas ranked as a leading Growth State in America for 2024



In 2024, Texas ranked as the state with the Best Business Climate



Texas named the nation's 'Best State for Business' for the 20th consecutive year



WalletHub
Texas ranked as one of the most diverse states in the U.S.

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TREC Information About Brokerage Services

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