



\*AI Rendering

# For Sale

Sale Price: \$750,000

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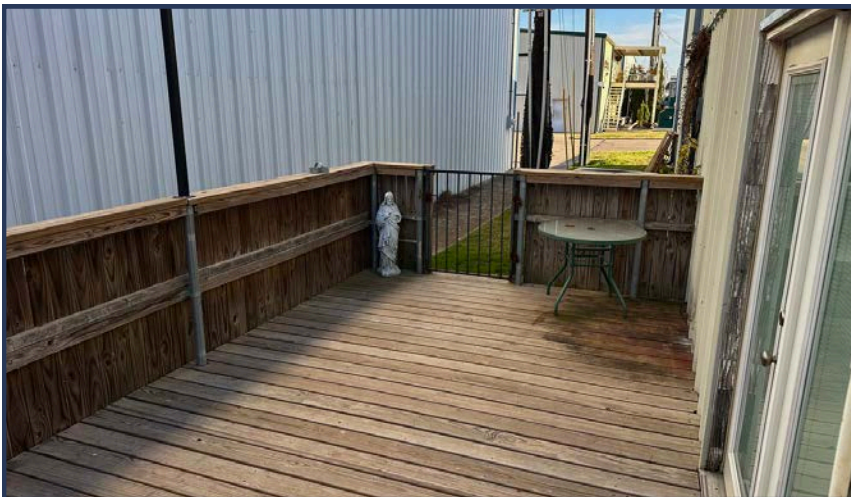
## SPECS

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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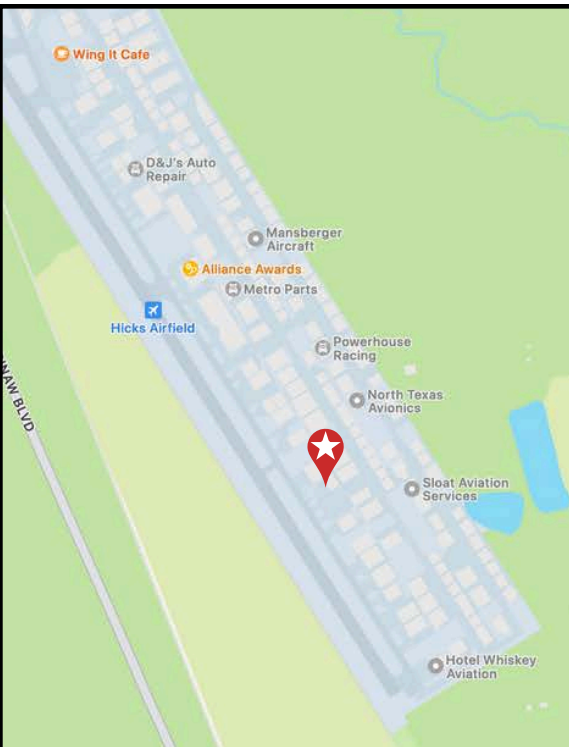
# FOR SALE

Sale Price: \$750,000

TWO-STORY HANGAR • 3 APARTMENTS • OFFICES • FLEX

## SPECS

Building Size: 50' x 60'  
Lot Size: ±19,000 SF  
Zoning: Airfield (Hicks Airport)  
Front Row Runway Frontage



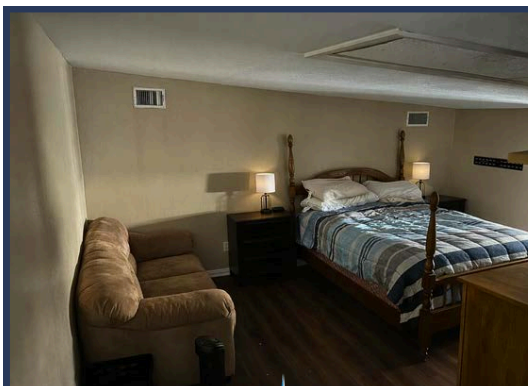
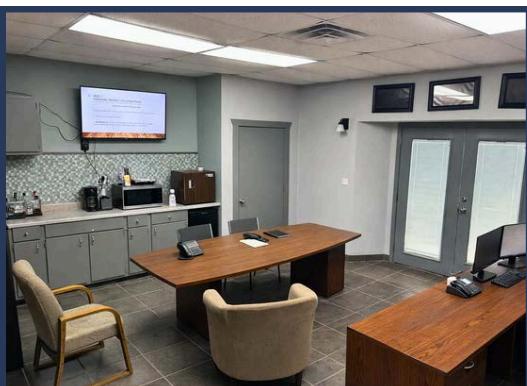
# For Sale

## 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.*

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# 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

Airport Satisfaction

**DFW**

#4 Mega Airport

**Dallas Love Field**

#4 Large Airport

J.D. Power, 2023

**DRC**

DALLAS REGIONAL CHAMBER

**NATIONAL CHAMBER OF THE YEAR**

**U-HAUL**

Texas ranked as a leading Growth State in America for 2024

**2024 BUSINESS FACILITIES TOP RANKED LOCATION**

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

**Chief Executive BEST STATES FOR BUSINESS 2024**

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

**W WalletHub**

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



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