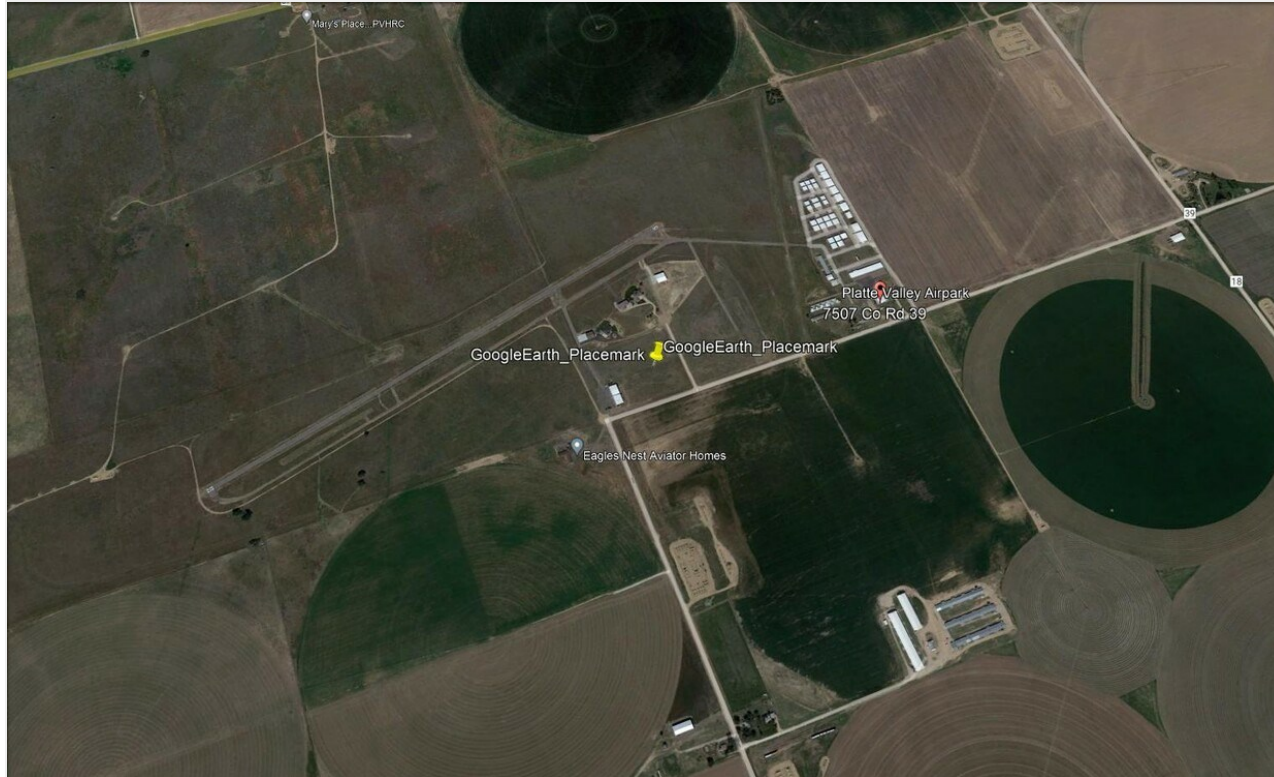


Platte Valley Airpark with Mineral Ri...

7507 County Road 39, Fort Lupton, CO 80621



Presented by
SPACE Commercial Real Estate



Price: \$3,290,000

Platte Valley Airpark
Address- 7507 County Road 39, Ft. Lupton,
Colorado 80621
County- Weld
Site Size- Approximately +/- 226 Acres
Zoning- PUD
Property Taxes- \$9,077.72 (2022)
Elevation- 4,965 ft/1513 m
Well- Yes

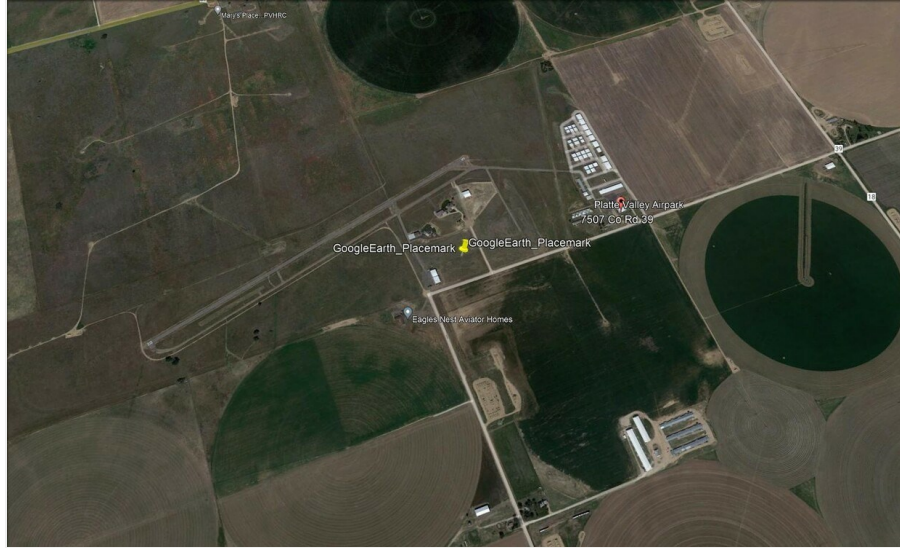
Utilities- United Power
PROPERTY HIGHLIGHTS

The property includes:

- 226+/- Acres
- A 42' x 4200' foot paved lighted runway 15/33
- A 75' x 2600' turf runway 9/27
- An FBO- Fixed Base Operation which includes the main hangar of approximately 6000 SF with insulation There is a approximately 4,000 SF shop space that adjoins the main hangar
- Attached to the hangar is a landmark 3 story observation tower which includes office spaces, briefing room, public restrooms, and HVAC for the tower spaces. A rotating beacon is mounted on the roof
- Three phase electrical power
- A water well that was recently drilled serves the FBO, residential home and mobile home
- A six -unit open tee hangar near the FBO of approximately 5,500 SF
- A 2200 +/- 2 bedroom, 2 bath next to the FBO

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621



PRICE IMPROVEMENT- \$3,290,000.00 For Platte Valley Airpark, FBO MINERAL RIGHTS ARE INCLUDED WITH THE SALE

Platte Valley Airpark is a privately owned public-use airport located in Ft. Lupton, Colorado three miles northwest of Hudson, in Weld County Colorado, United States. It is privately owned and is 40 miles northeast of Denver, Colorado. The proximity to Denver International Airport is 28.3 miles via Interstate 76 East. This is a great owner user property for the passionate Aviator or Investment group to own an FBO, Fixed Base Aviation Operation. The airport is well used by the local community and various pilots from the surrounding area. The property has many buildings associated with it and generates rental income from hangar rents, shop space, residential home, fuel flowage, mineral rights and other miscellaneous sources. A large hangar adjoins an observatory tower at the entrance of the property.

Space Commercial Real Estate and LIV Sotheby's International Realty have been retained as exclusive agents for the owner of the property and instructed to offer the property to the market.

The Airpark park was established around 1965 by Don Drawer. It was approved the FAA in the late 60's as a privately owned public use airport and named The Flying D Ranch. It was planned to be a multi-faceted recreational facility. The tower was built to observe activities such as a

system

- Thirteen (13) privately owned hangars are on



Rick Robinson

rick@spacecommercial.net

(303) 931-4500

SPACE Commercial Real Estate

Denver, CO 80250



narrow gauge railroad.

Available for Owner/User or Investment

Includes Valuable Mineral Rights

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Building Photo



Building Photo

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Building Photo



Building Photo

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Airplane Image



Platte Valley Airpark Buildings - Google Earth

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Platte Valley Airpark Buildings - 3D Google Earth



Platte Valley Airpark 3D - Google Earth

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Platte Valley Airpark - Google Earth



Entire Airpark 3D Google Earth

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Buildings Not Owned by Airpark - 3D Google Maps



Close up of Airpark Buildings 3D Google Earth

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Development Area 3D Google Earth



Other

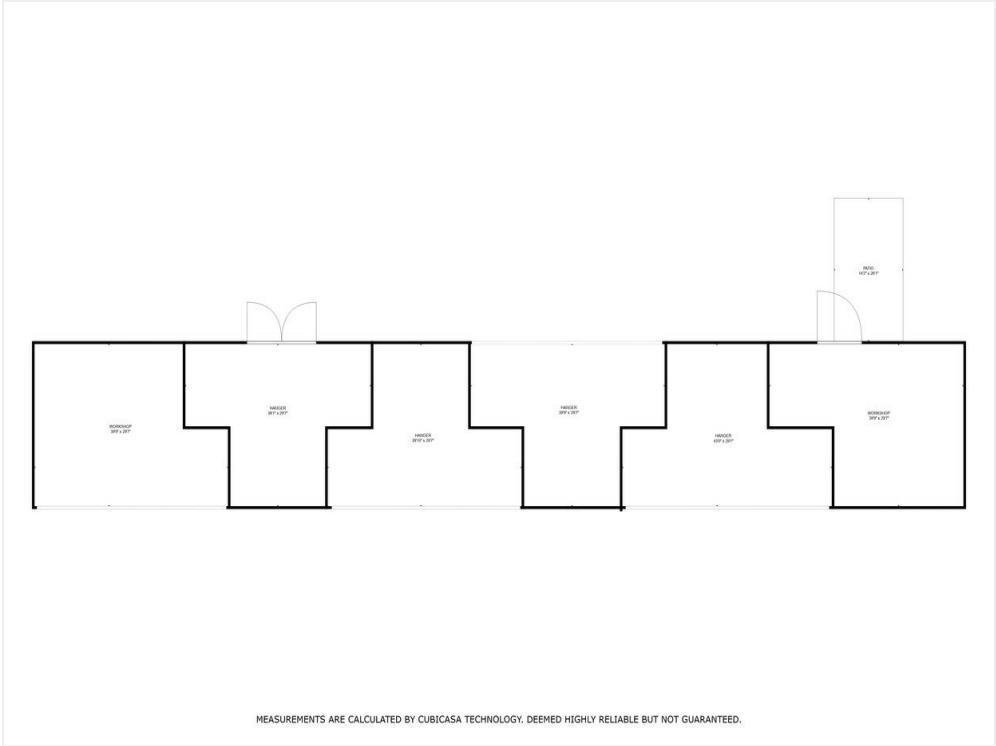
Platte Valley Airpark with Mineral Rights

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Property Photos



Main Floor dimensions Airpark House

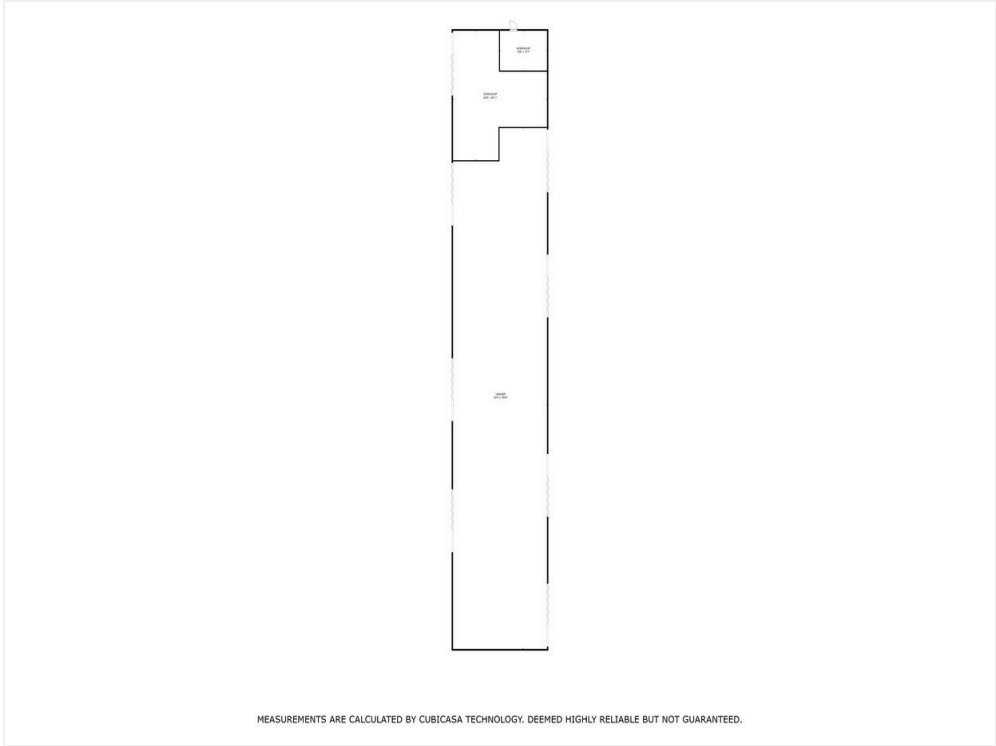


Dimensions Aircraft Shelter

Platte Valley Airpark with Mineral Rights

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Property Photos



Dimensions 6-unit T-Hanger



Basement floor dimensions airpark house

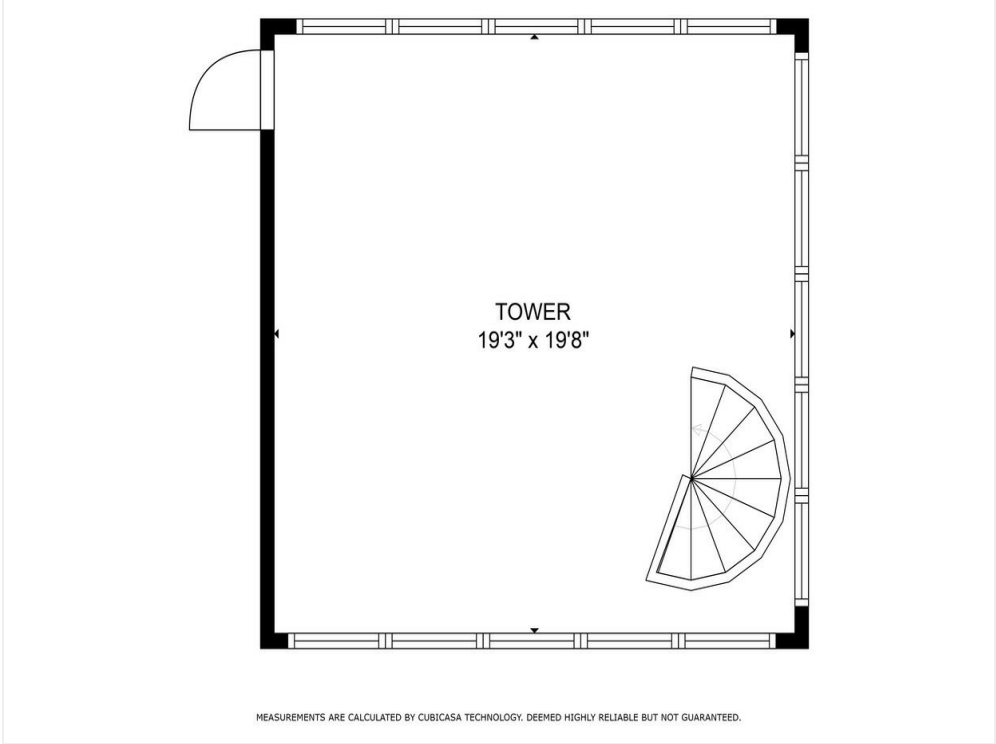
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Property Photos



All Buildings Close-Up 3D Google Earth

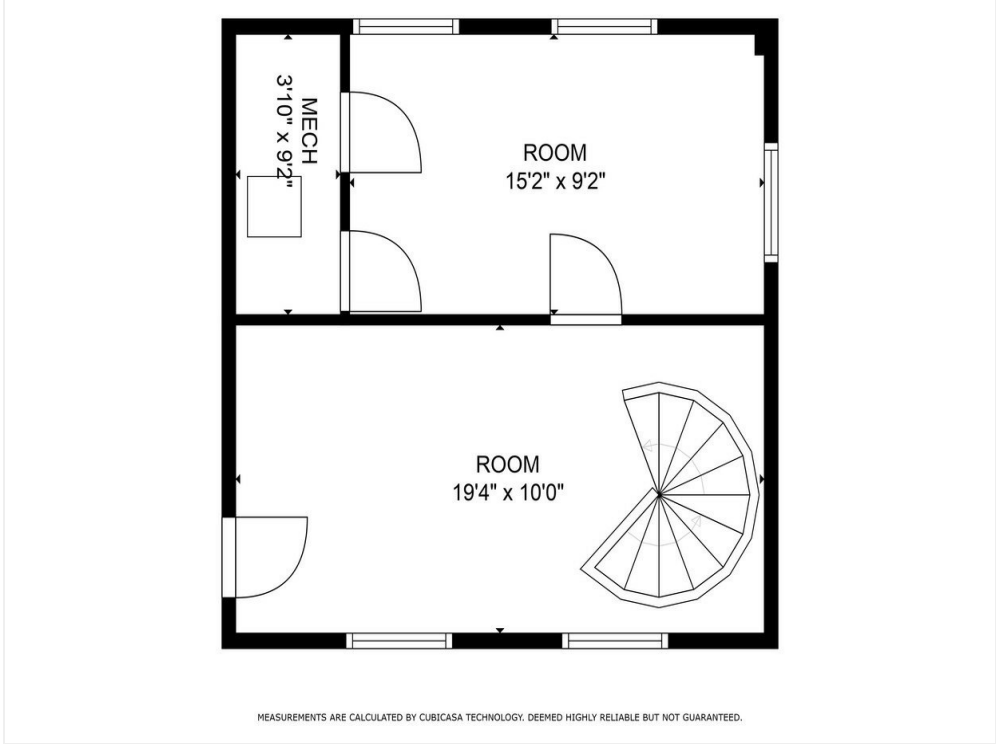


3rd floor dimensions FBO Tower

Platte Valley Airpark with Mineral Rights

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Property Photos



2nd floor dimensions FBO Tower



1st floor dimensions FBO Main Hanger + Tower

Platte Valley Airpark with Mineral Rights

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Property Photos



Vacant 13 T-Hanger Land Lot



T-Hanger Interior

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Property Photos



T-Hanger Exterior



T-Hanger Exterior

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Property Photos



Privately Owned Self Service Fuel System



Main Hanger Looking in From Exterior

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Property Photos



Main Hanger Interior



Main Hanger Interior_3

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Property Photos



Main Hanger Interior 4



Main Hanger Interior 2

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Property Photos



Main Hanger + Tower Exterior_Doors Open



Main Hanger + Tower Exterior_Doors Closed

Platte Valley Airpark with Mineral Rights

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Property Photos



Main Hangar + Tower + House_Exterior



Looking into Main Hangar from outside

Platte Valley Airpark with Mineral Rights

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Property Photos



FBO Tower 2nd Floor Meeting Space



FBO Tower Staircase

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Property Photos



FBO Tower Lounge



FBO Kitchen

Platte Valley Airpark with Mineral Rights

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Property Photos



FBO Kitchen + Meeting Space



FBO Main floor meeting space_2

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Property Photos



Airpark House Exterior 2



Aircraft Shelter Exterior

Platte Valley Airpark with Mineral Rights

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Property Photos



Hanger



View of Airpark looking South-southwest

View or Airpark looking South-SW

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Property Photos



Building Photo

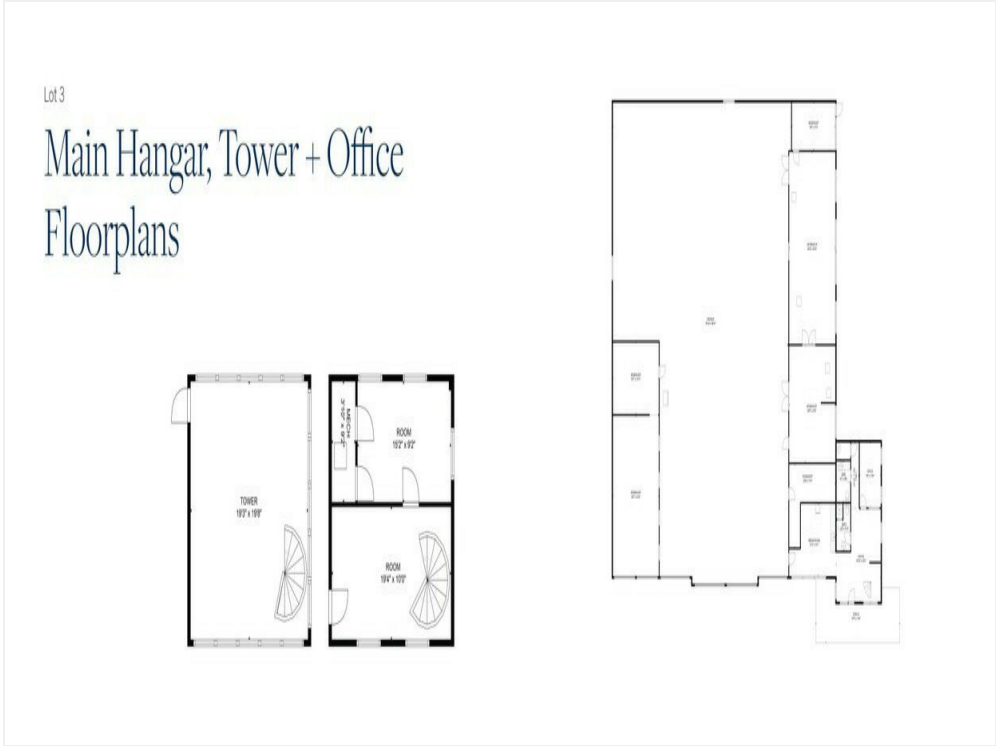


Building Photo

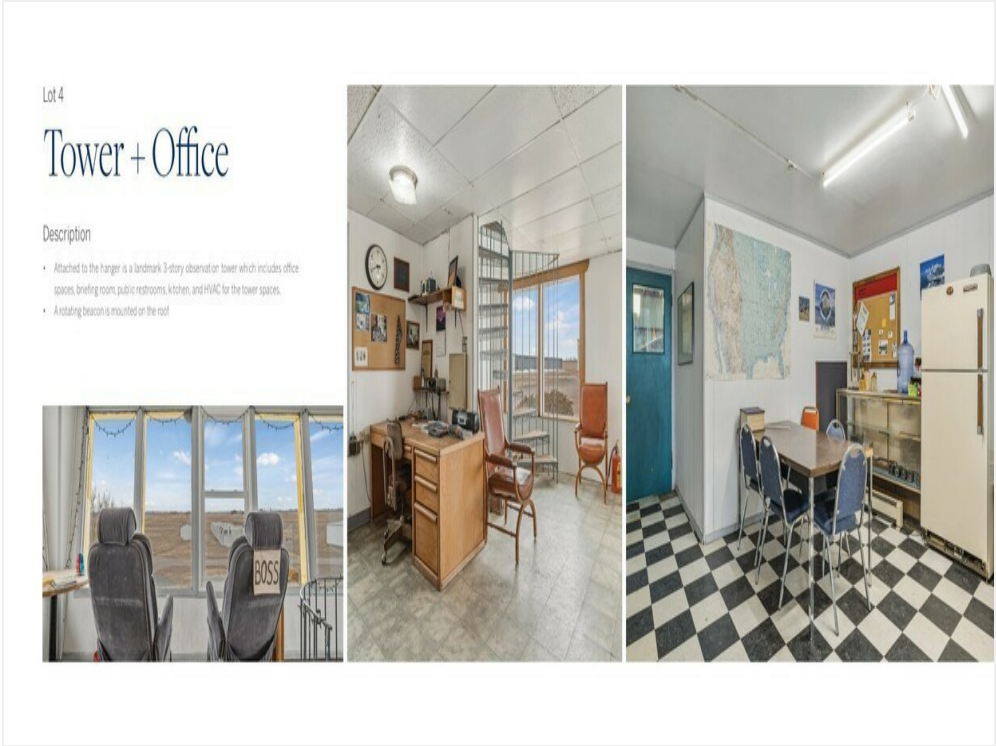
Platte Valley Airpark with Mineral Rights

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Property Photos



Platte Valley Airport, Observatory Tower, main hangar and office space



Platte Valley Airpark Observatory tower and office space

Platte Valley Airpark with Mineral Rights

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Property Photos

Lot 6

Aircraft Shelter


Description

- The Aircraft Shelter is designed for short term aircraft storage but is currently still used for long term aircraft storage




Platte Valley Airpark Aircraft shelter

HAIL SHELTERS



Western side of hail shelter – some open – some closed (airport owned and leased MTM)



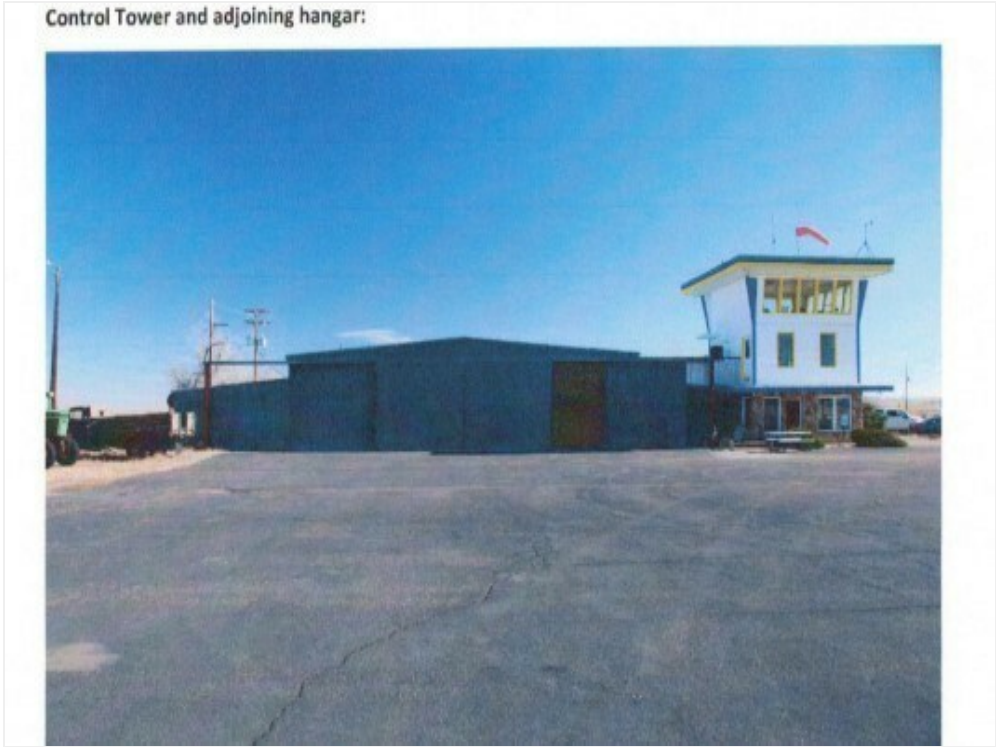
Eastern side of hail shelters (airport owned and leased MTM)

Platte Valley Airpark

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos



Platte Valley Airpark Observatory Tower

Lot 5

Tee Hangar

Description

- The Tee Hangar is designed for and currently utilized for long term aircraft storage

Platte Valley Airport Tee hangar

Platte Valley Airpark with Mineral Rights

7507 County Road 39, Fort Lupton, CO 80621

Property Photos

Lot 1

Vacant Lot


Description

- Vacant Land Lot that is approximately 295 feet long by 50 feet wide
- Intended to be used to build a building that houses (13) T-Hanger units with 2 garage units




Platte Valley Airpark vacant lot 295' x 50' Future development to build 13 t-Hangar units with 2 garage units

Individually owned hangars:



Some of the hangars on individual plots



Small Box hangars owned building and land (Has an HOA for snow removal)

Platte Valley Airpark

Platte Valley Airpark with Mineral Rights

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Property Photos



Platte Valley Airpark land mass approximately 226 Acres

Platte Valley Airpark with Mineral Rights

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Location

