



*AI Rendering

For Sale & Lease

Contact Broker for Pricing

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SPECS

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



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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.

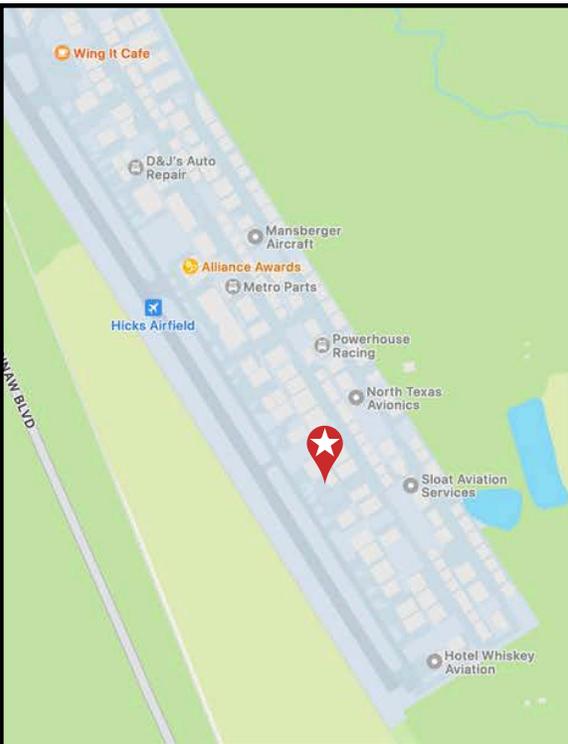
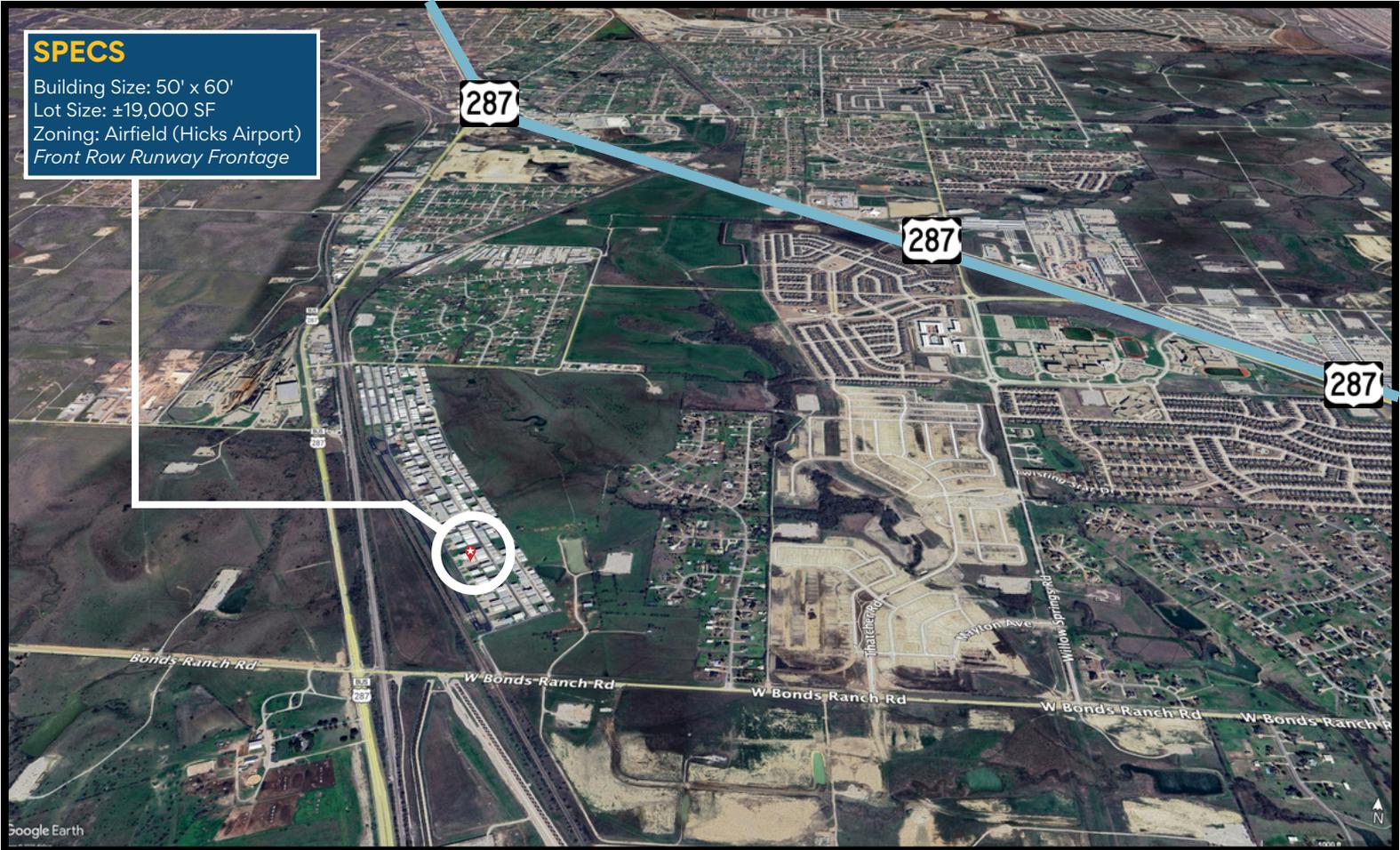
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TWO-STORY HANGAR • 3 APARTMENTS • OFFICES • FLEX

SPECS

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



For Sale & Lease

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



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