

# FOR SALE



930 AVIATOR DR, FORT WORTH, TX 76179  
**Hicks Airfield (T67)**

**9,159 square foot hangar residence** located Hicks Airfield in northwest Fort Worth Texas. Massive hangar for all your expensive toys! Two-story pilot's quarters: 3 bed, 2 full baths, and 2 half baths, movie theatre room, game room, electric lift to second floor, dedicated auto garage, and over 5,300 square feet of hangar space! Property has **access to the 3,750' paved and lighted runway**. 100LL fuel available at the airport.



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903 Aviator Drive  
**HICKS AIRFIELD T67**  
Fort Worth, TX

Built in 2004, this **9,159 square foot commercial hangar residence is situated on 12,650 square feet of land** (not an airport ground lease). The hangar is conveniently located at the north end of the airfield adjacent to the airport entrance for quick road access, yet you are a short taxi away from the 3,750' paved runway 14/32. The hangar is fully insulated with LED lighting, elastomeric coating on the residence portion of the roof, **50' wide x 14' tall Schweiss brand bi-fold hangar door** with automatic closing arms. Overhead roll-up door access to the hangar and for cross- ventilation. The property has a dedicated two-car garage so you don't have to take up valuable hangar space with your daily drivers! From the garage or hangar you can access the 3,385 square foot living quarters which boast three

Live with your aircraft and other toys! Great property for an aviation related business! Access to the paved and lighted 3,750' runway!

bedrooms, two full baths, two half baths, game room, movie theatre, secret panic room, electric lift to second floor with fireman's pole, full kitchen, office/shop space and pilot's lounge area. **Hicks Airfield is just minutes from fine dining, brand new Kroger and Lowes, and only 15 minutes to Downtown Fort Worth.** This hangar will make a great primary residence, second home, man cave, or live/work property!

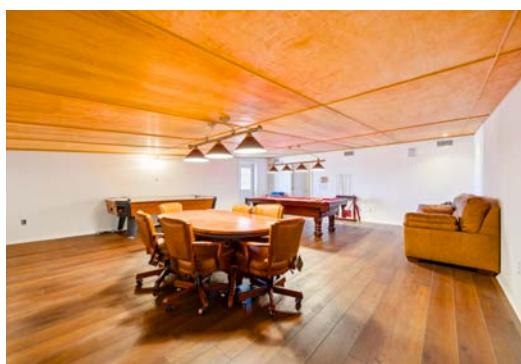


Hangar is conveniently located on the North end of the airfield, adjacent to the north airport access gate. Super easy auto access!



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HICKS AIRFIELD T67  
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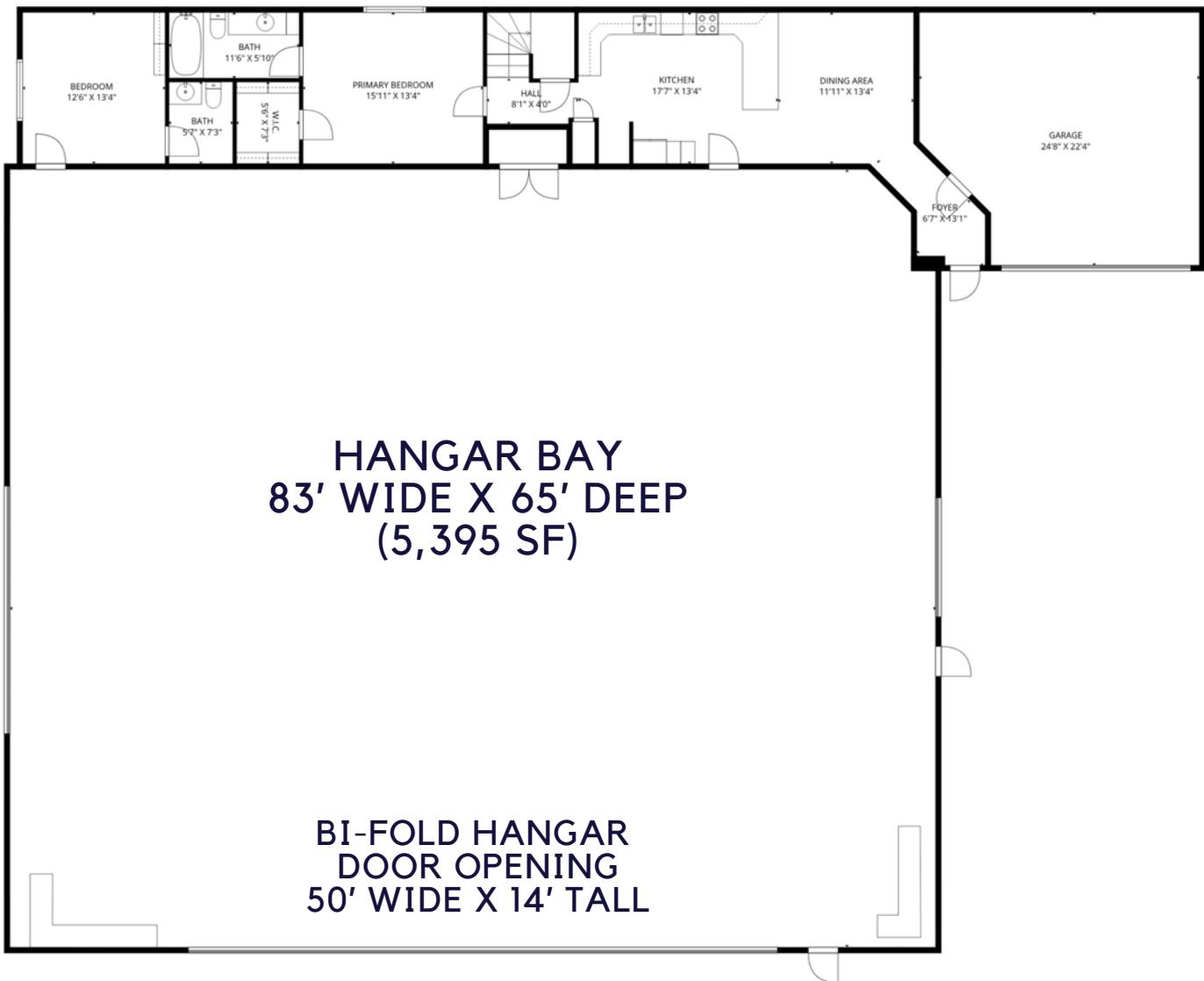




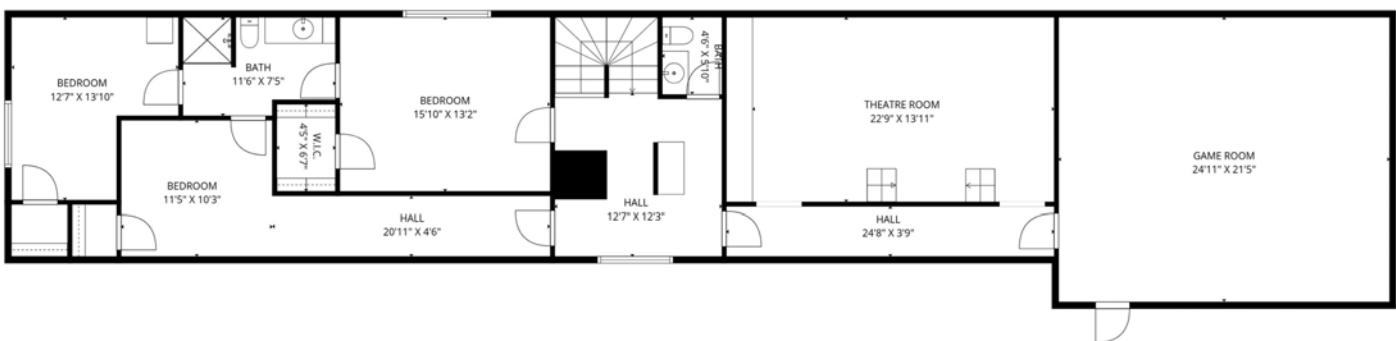
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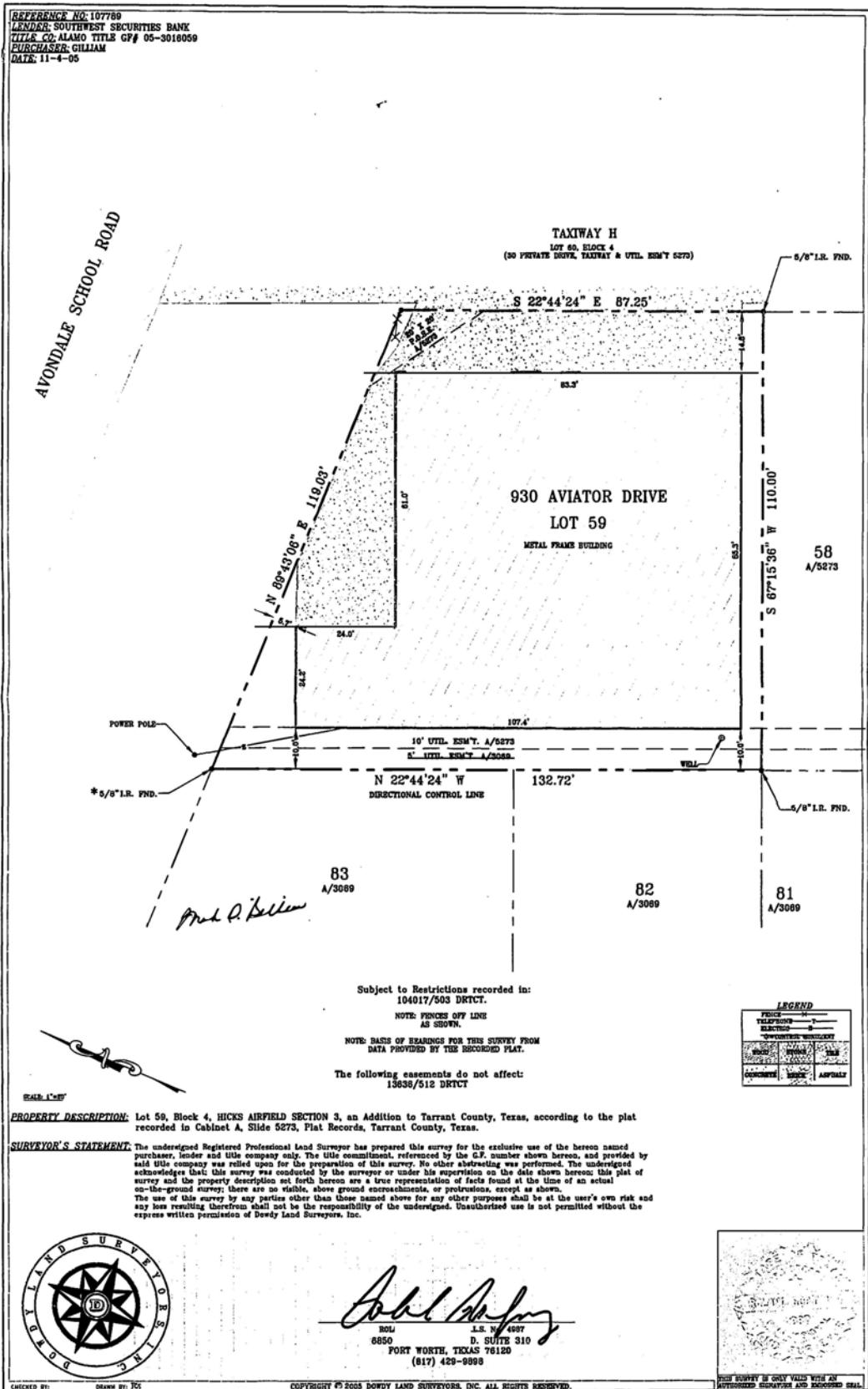
## FIRST FLOOR: 1,245 SF



## SECOND FLOOR: 2,140 SF



# SURVEY





**Hicks Airfield T67:** Excellent location in NW Fort Worth - only 15 minutes from the Stockyards! *This property could be your ultimate captain's club! Excellent live/work property!*



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# HICKS AIRFIELD T67



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)