

FOR SALE | Volare Hangars At Pegasus Airpark (5AZ3)



Private Airpark,
NO Ground Leases
NEW HANGARS - COMPLETED JUNE 2024

For more information, please contact:

JOHN PANFIL - EQUITY 1000 LLC

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SCAN FOR VIRTUAL
TOUR VIDEO

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NEW HANGAR CONDO DEVELOPMENT IN QUEEN CREEK, AZ

Volare Hangars At Pegasus Airpark in Queen Creek, Arizona is a new hangar development completed in June of 2024. The development has a total of 34 hangar condo units with sizes ranging from $\pm 3,600$ SF to $\pm 6,400$ SF. The site is zoned MU/PAD (Mixed Use) with aviation and mixed use storage/private business uses, and premium $\pm 6,400$ SF hangars along Diana Way also allows living quarters & executive office uses. Hangars can accommodate various types of single pilot aircrafts including light jets and helicopters.

Volare Hangars development is inside gated Pegasus luxury custom home community with $\pm 5,124'$ paved and lighted runway with VASI system. This is private airpark with NO ground leases providing fee simple ownership.

PHASE II NOW AVAILABLE - 3 HANGAR OPTIONS

HANGAR SIZE	$\pm 60' \times \pm 60'$
HANGAR SF	$\pm 3,600$ SF
TOTAL # OF UNITS	8
SALES PRICE	\$850,000
\$/SF	\$236/SF
EST. ASSOCIATION DUES	\$75/MO

HANGAR SIZE	$\pm 80' \times \pm 60'$
HANGAR SF	$\pm 4,800$ SF
TOTAL # OF UNITS	4
SALES PRICE	\$1,150,000
\$/SF	\$239/SF
EST. ASSOCIATION DUES	\$93/MO

HANGAR SIZE	$\pm 80' \times \pm 80'$
HANGAR SF	$\pm 6,400$ SF
TOTAL # OF UNITS	5
SALES PRICE	\$1,800,000
\$/SF	\$281/SF
EST. ASSOCIATION DUES	\$307/MO

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U/C = Under Construction

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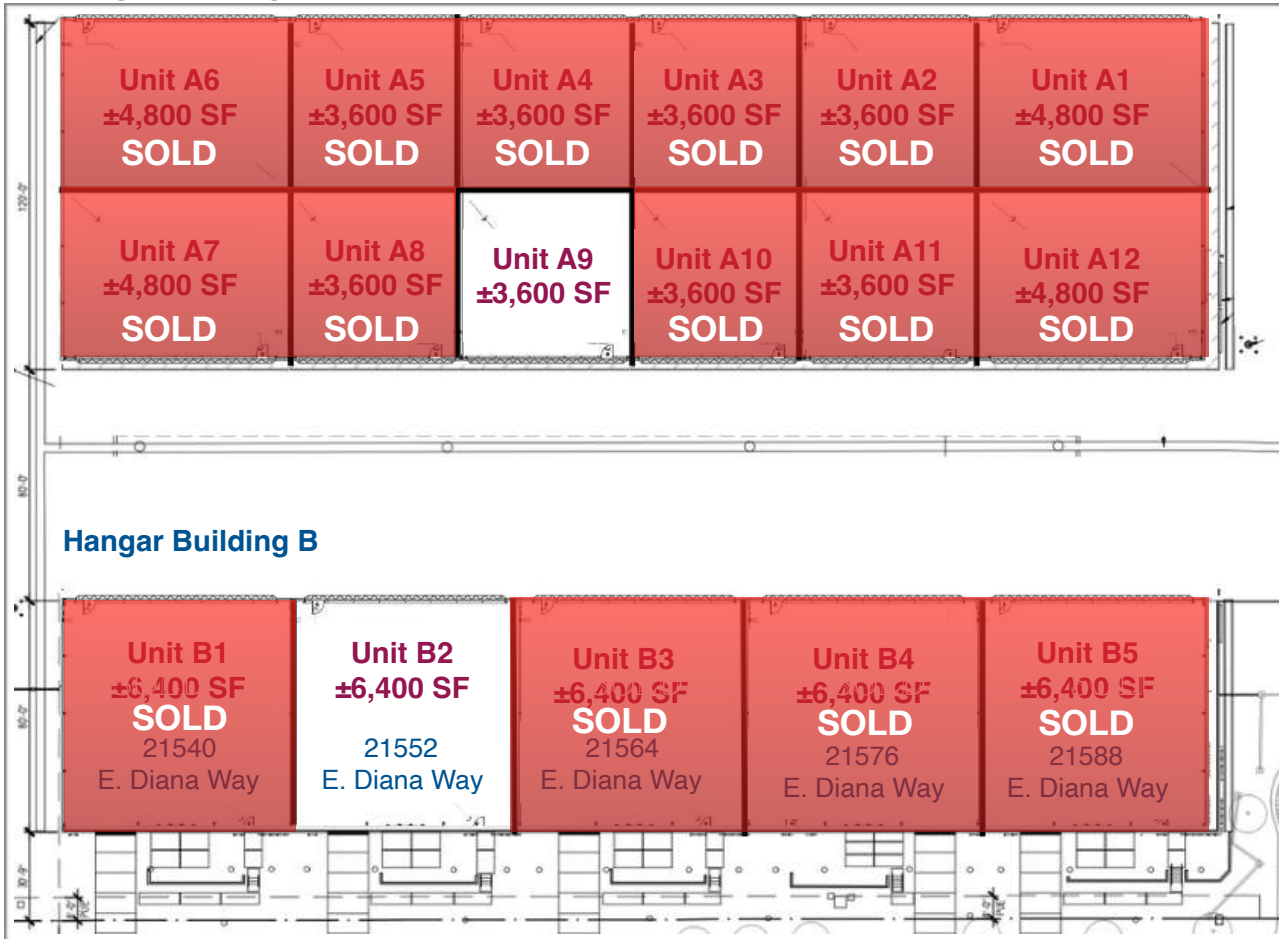


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PHASE 1 AVAILABLE HANGARS - COMPLETED MAY 24'

Hangar Building A - 26670 S. Crismon Rd, #1-12, Queen Creek, AZ 85142



Hangar A Building Features

- ✓ PEMB with R25 insulation for partition walls, R38 for exterior end walls, R38 for roof, polar white interior metal wall liners
- ✓ Plumbing stubbed to units for water & sewer
- ✓ 120/208v 3 Phase Power w/ 200 amp panel
- ✓ Premium hydraulic Higher Power hangar doors with remote control fobs & app
 - ✓ A2-A5 & A11-A8: ±56'x18' doors
 - ✓ A1, A6, A7, A12: ±70'x18' doors
- ✓ Premium 4'x8' man doors with glass
- ✓ Spray foam insulation on hangar doors with interior polar white metal liner
- ✓ 60,000 Lumen LED lighting, electrical outlets
- ✓ RTU roof support for future HVAC
- ✓ Clear Heights ±22' - 27'
- ✓ High speed internet available

Hangar B Building Additional Features

- ✓ CMU block front, side & partition walls
- ✓ ±70'x18' Higher Power hangar doors
- ✓ Private front entrance
- ✓ Private patio with folding glass doors
- ✓ Private driveway with 14' RV garage doors
- ✓ Dedicated street address
- ✓ Zoning allows living quarters and executive office use as per town's guidelines

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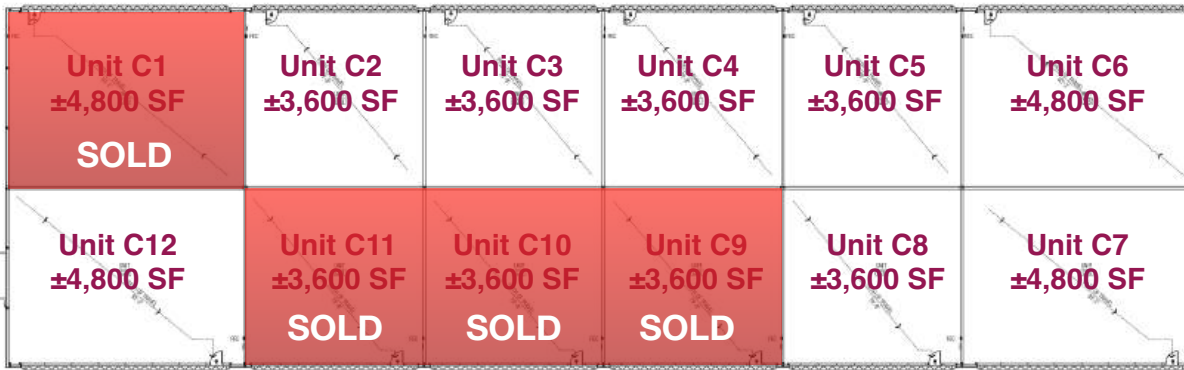


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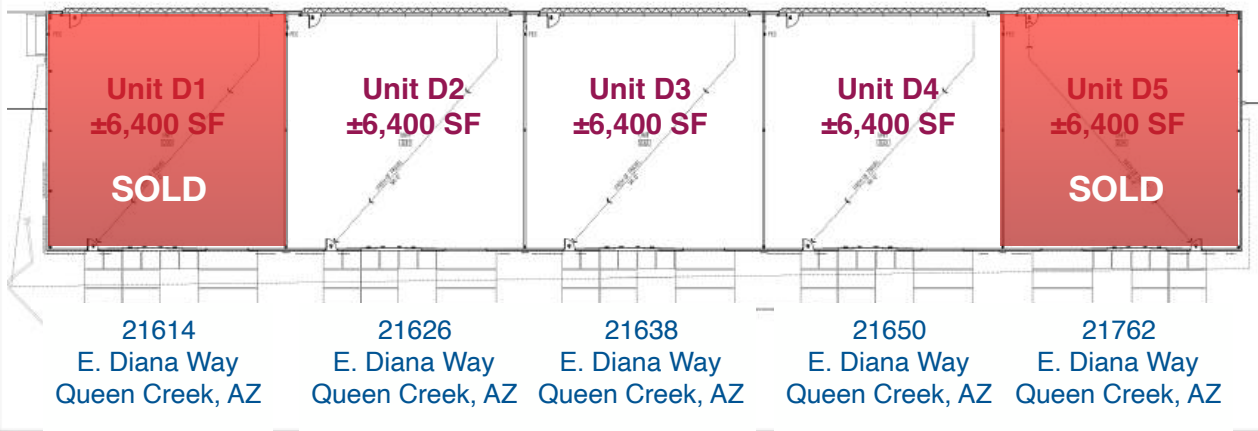
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PHASE 2 AVAILABLE HANGARS - COMPLETED JUNE 24'

Hangar Building C - 26671 S. Crismon Rd, #1-12, Queen Creek, AZ 85142



Hangar Building D



Hangar C Building Features

- ✓ PEMB with R25 insulation for partition walls, R38 for exterior end walls, R38 for roof, polar white interior metal wall liners
 - ✓ Plumbing stubbed to units for water & sewer
 - ✓ 120/208v 3 Phase Power w/ 200 amp panel
 - ✓ Premium hydraulic Higher Power hangar doors with remote control fobs & app
 - ✓ C2-C5 & C11-C8: ±56'x18' doors
 - ✓ C1, C6, C7, C12: ±70'x18' doors
 - ✓ Premium 4'x8' man doors with glass
 - ✓ Spray foam insulation on hangar doors with interior polar white metal liner
 - ✓ 60,000 Lumen LED lighting, electrical outlets
 - ✓ RTU roof support for future HVAC
 - ✓ Clear Heights ±22' - 27'
 - ✓ High speed internet available
- ### Hangar D Building Additional Features
- ✓ CMU block front, side & partition walls
 - ✓ ±70'x18' Higher Power hangar doors
 - ✓ Private front entrance
 - ✓ Private patio with folding glass doors
 - ✓ Private driveway with 14' RV garage doors
 - ✓ Dedicated street address
 - ✓ Zoning allows living quarters and executive office use as per town's guidelines

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HANGAR LOCATION IN QUEEN CREEK, ARIZONA



Queen Creek is located in the southeast valley of Phoenix metropolitan area and is bordered to the north by City of Mesa and the Town of Gilbert to the east. Queen Creek can be easily accessed via Loop 202, and it is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport.

Named “One of America’s Friendliest Cities” by Forbes magazine, Town of Queen Creek has earned recognition and awards on regional, state and national levels. Recognized by the Arizona Republic as one of the fastest growing towns in the nation, Queen Creek is investing heavily into its infrastructure & amenities while keeping its equestrian and rodeo roots & small town feel. In addition to unique destination restaurants with live music such as San Tan Flat cowboy restaurant or Olive Mill with 11,000 olive trees, and Schnepfs Farm, Queen Creek also has vibrant town center encompassing 900 acres of commercial, entertainment & housing options.

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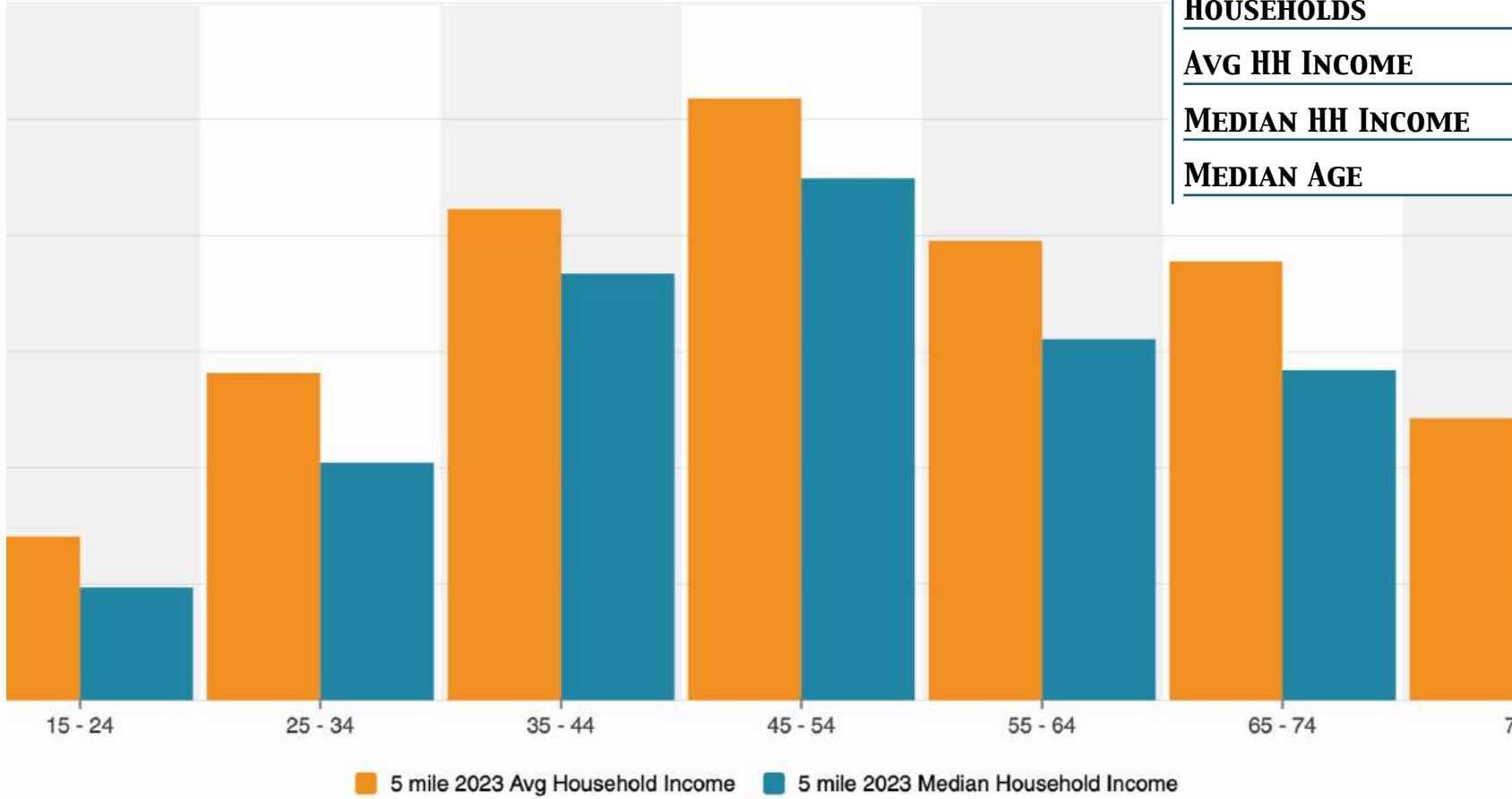
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2023 DEMOGRAPHIC SUMMARY - 5 MILE RADIUS

HOUSEHOLD INCOME BY AGE



5 MILE RADIUS FROM PEGASUS AIRPARK

POPULATION 118,744

HOUSEHOLDS 39,065

AVG HH INCOME \$115,878

MEDIAN HH INCOME \$99,830

MEDIAN AGE 33.7

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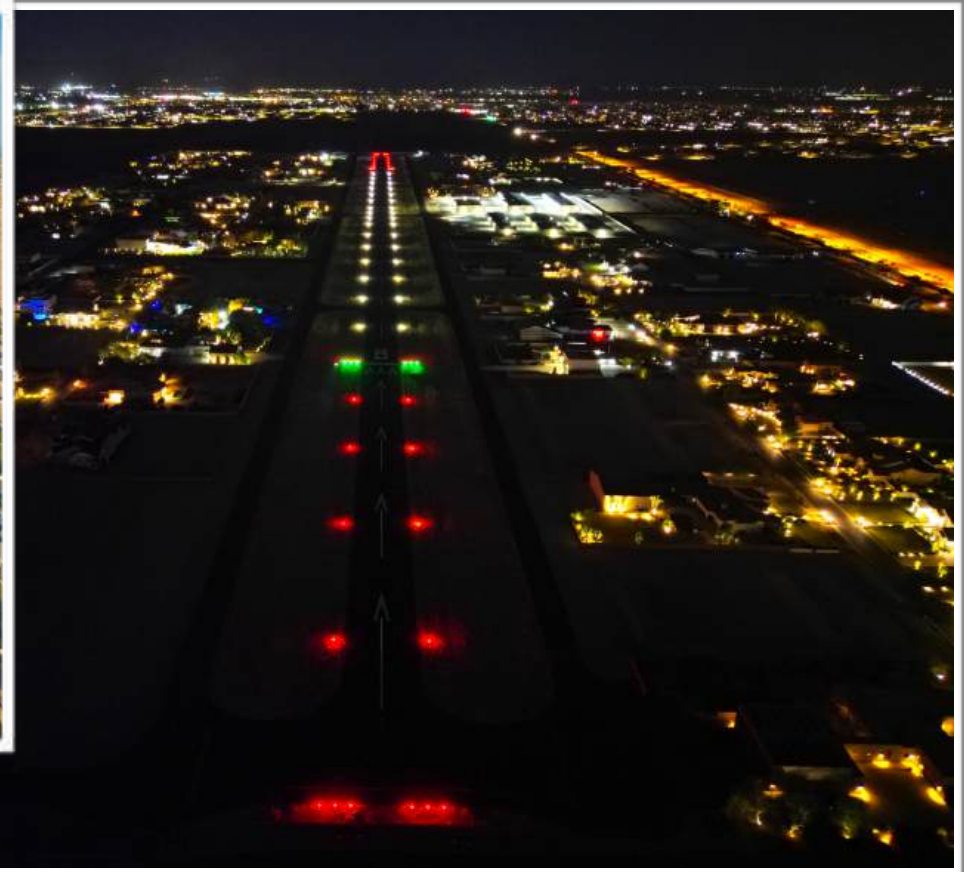


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Volare Hangars At Pegasus Airpark (5AZ3)

±5,124' PAVED AND LIGHTED RUNWAY WITH VASI SYSTEM



12,500 LBS MAX OPERATING WEIGHT

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VIEW FROM SOUTH ENTRANCE GATES FACING MAIN TAXIWAY/AIRPORT ENTRANCE GATES BELOW & 80x80 EXECUTIVE HANGAR TO THE LEFT (INTERIOR BUILDOUTS BY BUYER)



LIVE - WORK - PLAY - FLY

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**VIEW FROM CENTER TAXIWAY FACING WEST & PHOTO OF 80X60 HANGAR WITH A HONDA JET, HUSKY, CUB & CIRRUS
CALL/TEXT/EMAIL TO SCHEDULE A TOUR**



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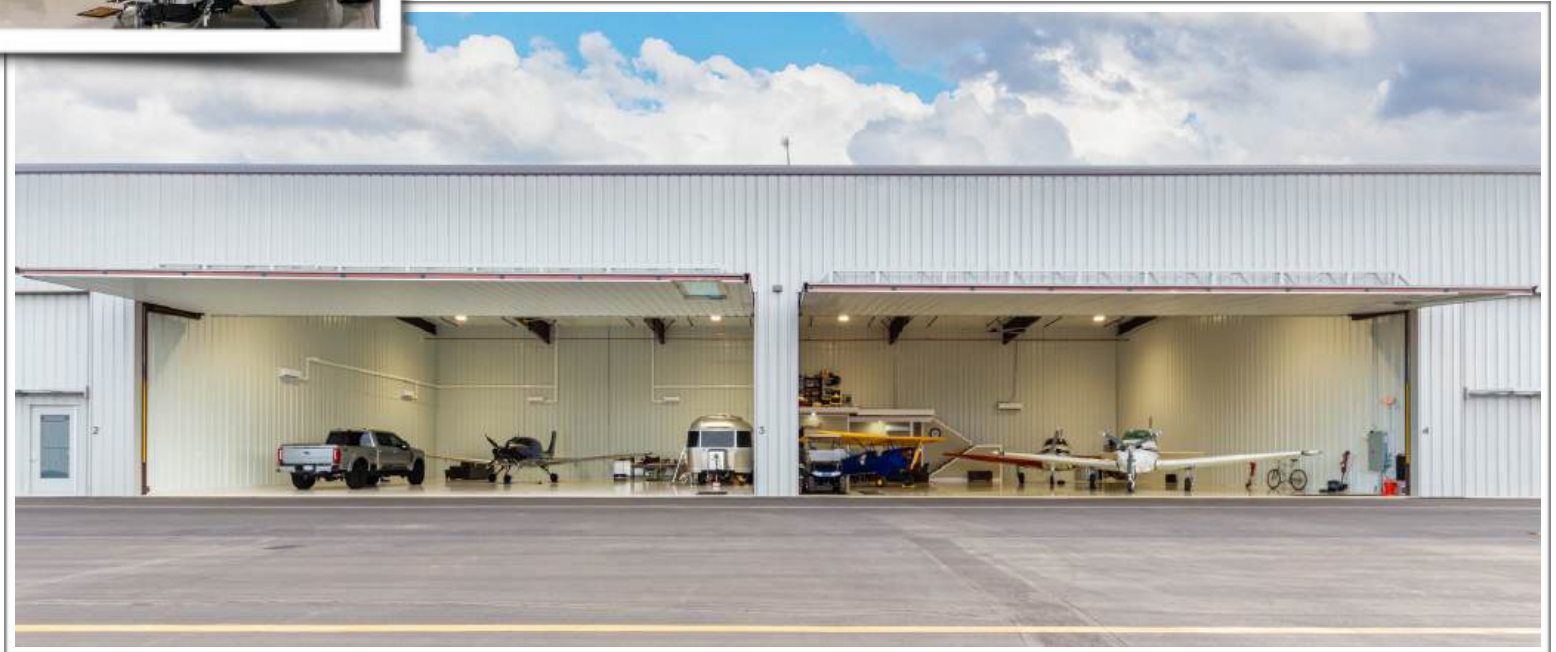
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60X60 HANGAR WITH EPOXY FLOORS, CEILING FAN & HVAC



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SCAN FOR 60X60
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80X60 HANGAR WITH SAMPLE BUILD OUTS



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80x80 EXECUTIVE HANGAR EXTERIOR



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SCAN FOR 80X80
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80x80 EXECUTIVE HANGAR INTERIOR



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