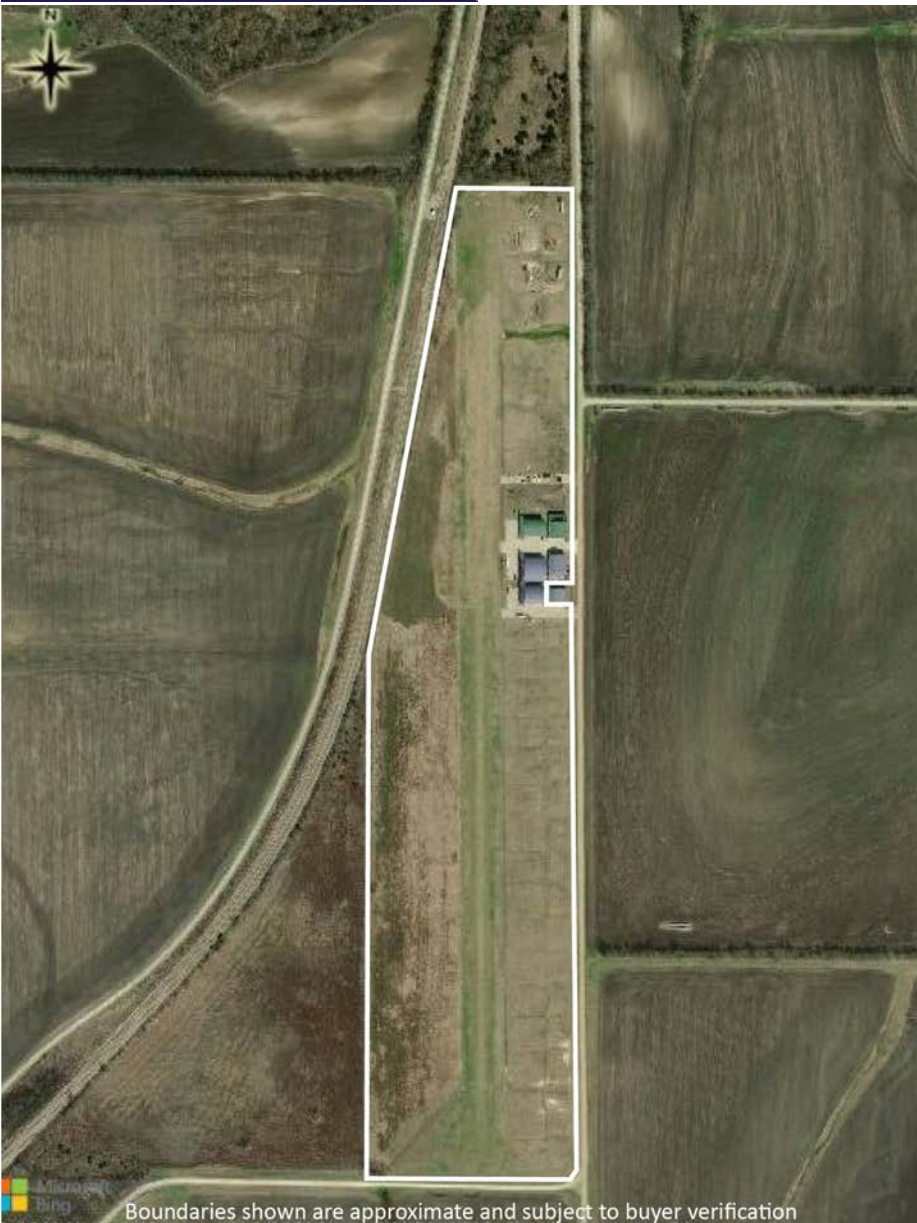


FOR SALE

TXAEROSPORT AERODROME 6TS3 627 Belden Road | Howe, TX 75459



- ✓ 55 acres of land
- ✓ 5 hangars, 29,000 SF
- ✓ 3200' x 100' grass runway
- ✓ Runway engineered & crowned
- ✓ Deed restrictions & covenants removed to allow flexibility
- ✓ Equipment also available

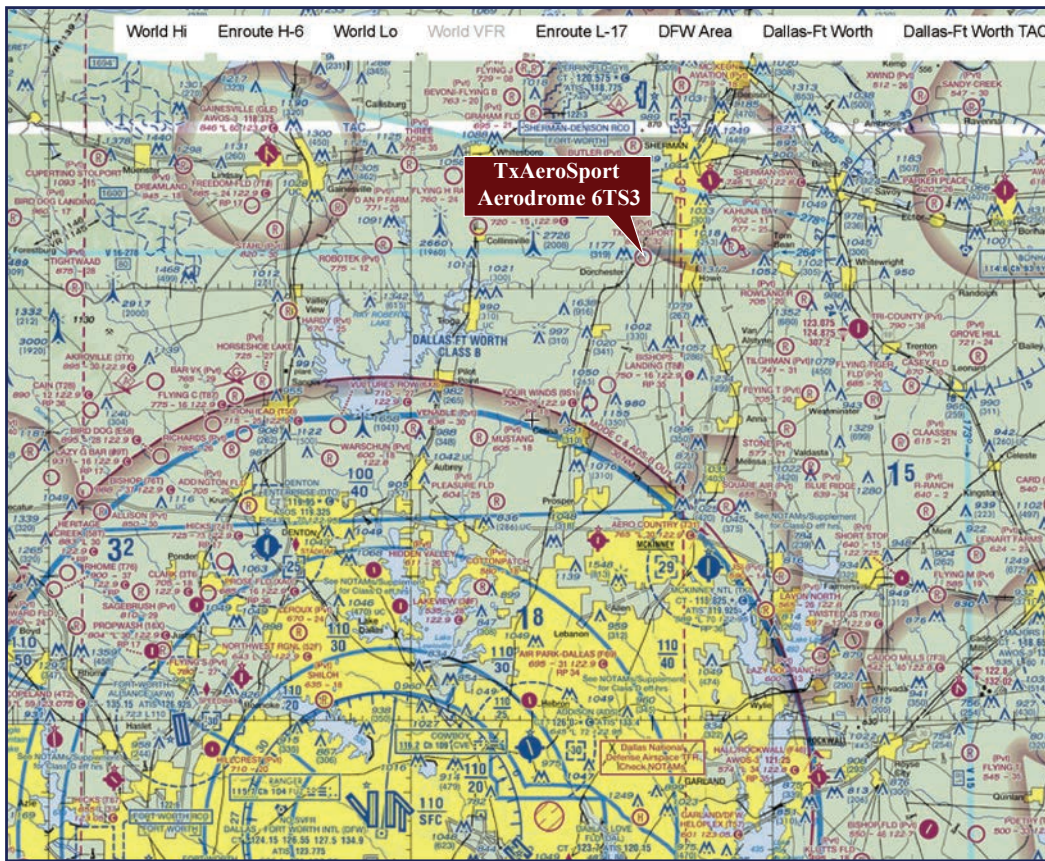
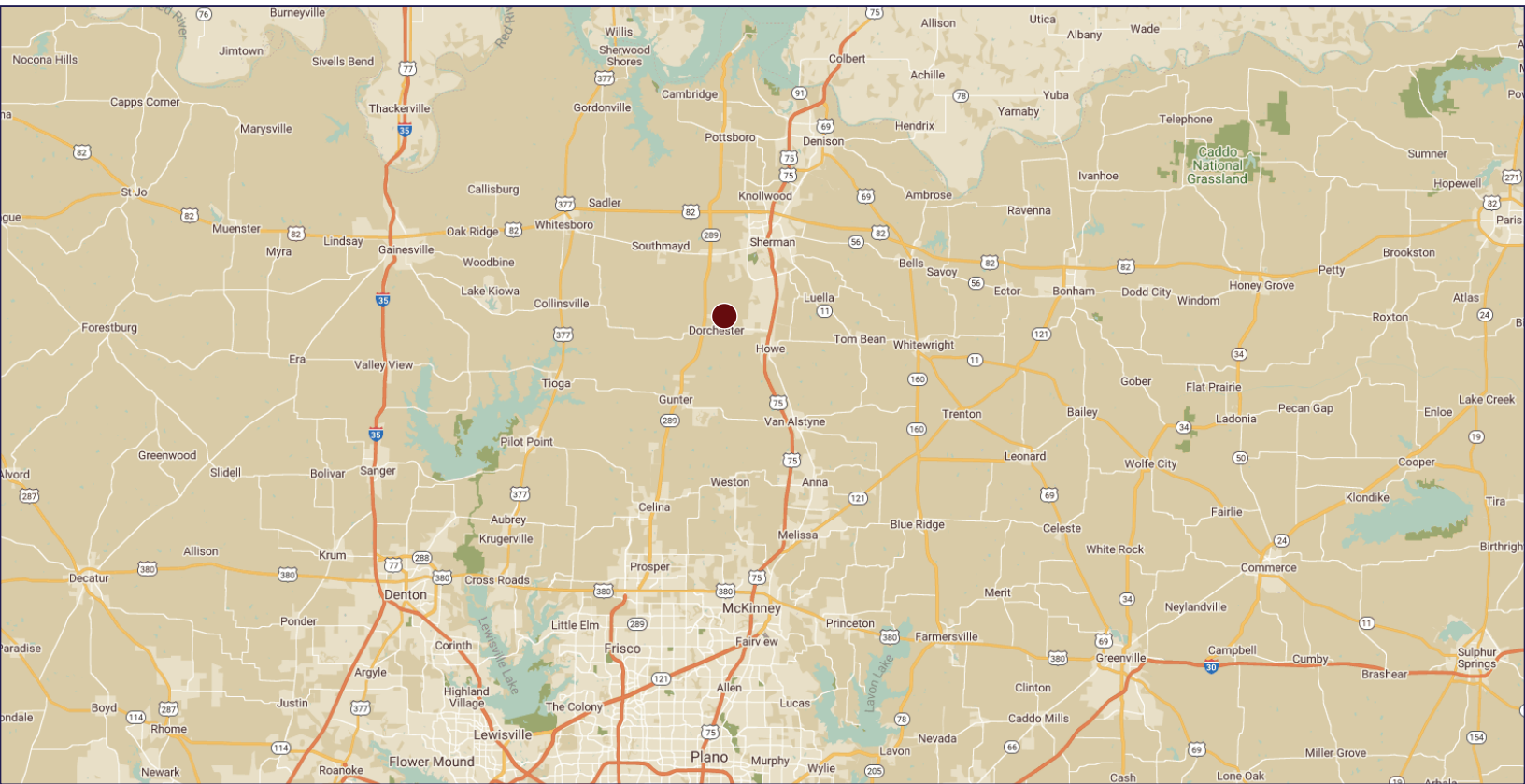


\$2,790,000



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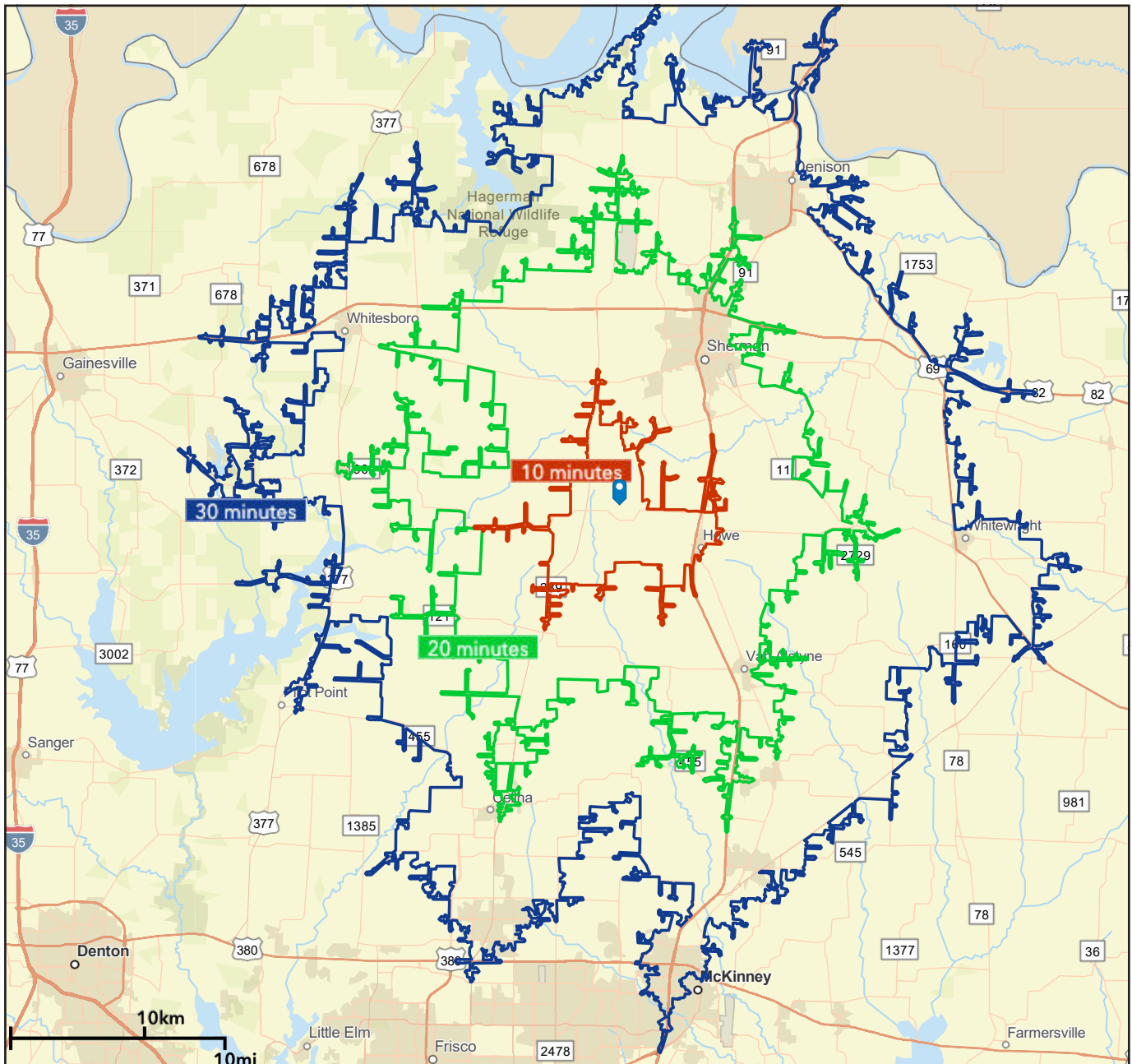
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TXAEROSPORT AERODROME 6TS3

627 Belden Road | Howe, TX 75459

DEMOGRAPHIC PROFILE



2021 Demographic	10 minutes DT	20 minutes DT	30 minutes DT
Population	4,224	73,004	239,274
Number of Households	1,518	26,955	84,811
Average Household Income	\$82,116	\$77,056	\$95,131

Source: ESRI



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Boundaries shown are approximate and subject to buyer verification

The original vision was to build out many hangars and hangar homes. Deed restrictions are removed, and buyer may develop to highest and best use.



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Address	Hangar ID	Year Built	No. Doors
607 Belden	10D	2005	1
617 Belden	10A	2005	2
637 Belden	9B	2006	2
647 Belden	9C	2006	1
667 Belden	9A	2006	2



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FOR SALE

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627 Belden Road | Howe, TX 75459



HANGAR 10D
607 Belden Road

- ✓ 4,800 SF footprint
- ✓ Built 2005
- ✓ Hangar door 48'x17'
- ✓ Aircraft shop
 - HVAC shop
 - full bathroom
 - office
 - paint booth
 - mezzanine storage



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FOR SALE

TXAEROSPORT AERODROME 6TS3
627 Belden Road | Howe, TX 75459



HANGAR 10A
617 Belden Road

- ✓ 5,245 SF footprint
- ✓ Built 2005
- ✓ Hangar doors:
 - 60'x17'
 - 40'x17'
- ✓ Full bathroom/shower
- ✓ Fronting on runway



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FOR SALE

TXAEROSPORT AERODROME 6TS3
627 Belden Road | Howe, TX 75459



HANGAR 9B
637 Belden Road

- ✓ 6,970 SF footprint
- ✓ Built 2006
- ✓ Hangar doors:
 - 80'x17'
 - 40'x17'
- ✓ 1st floor – shops and restroom
- ✓ 2nd floor: office/restroom/
storage
- ✓ Fronting on runway



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FOR SALE

TXAEROSPORT AERODROME 6TS3
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HANGAR 9C
647 Belden Road

- ✓ 4,560 SF footprint
- ✓ Built 2006
- ✓ 980 SF living quarters
- ✓ Hangar door 48'x17'
- ✓ 384 SF auxiliary building



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FOR SALE

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627 Belden Road | Howe, TX 75459



HANGAR 9A
667 Belden Road

- ✓ 4,800 SF footprint
- ✓ Built 2006
- ✓ Hangar doors:
 - 60'x17'
 - 40'x17'
- ✓ 2,200 SF home
- ✓ 2-car garage
- ✓ Fronting on runway



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

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.

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.

Disclosure of Agency: Broker, D.W. Jackson, Inc., dba The Jackson Company, represents Owner.
Broker License # 496565 | Sales Agent License #0276047

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____