



**LOT 73 | 9404 BEAGLE LN | NEW-CONSTRUCTION | \$825,000.00**

**Aero Country East (T31), McKinney, Texas**

Located in North Texas, between Frisco, Prosper & McKinney, Prosper ISD.

### **LOT FEATURES**

- 9404 Beagle Ln, McKinney, Texas 75071
- Parcel ID: 2941791
- Legal Description: Aero Country East Addition Phase 2 (CMC), Blk A, Lot 73
- Lot size: 0.1662 acres | Lot dimensions: 102.75' x 70.50'
- Middle hangar on row
- City water & sewer, Co-Serv natural gas & electric, AT&T fiber optic available.
- Fee Simple: Own the Land | Own the Hangar | This is Not a Ground Lease!

### **Hangar Build Specifications & Features**

- **Pre-engineered red-iron steel & metal hangar:**
  - Hangar SF: 3,600
  - Hangar Dimensions: 60' x 60' | Hangar site peak: 25' +/- 6" | Hangar sidewall: 22' +/- 6"
  - Hangar includes gutters, downspouts & trim around all openings.
  - Interior Red Iron structural steel painted with custom Sherwin-Williams industrial paint.
- **Hangar door:**
  - Single-panel, insulated and fully sheeted hydraulic door: 54' x 18'
  - Manufactured by PowerLift Doors, with 2 remotes and 5-year transferable warranty
  - Hangar door window kit: Four (4) dual pane, e-glass, bronze tint windows
    - Size: 5' w x 4' h, spaced evenly across door, at common height
- **Full Bathroom:**
  - Located in the back northeast corner of the hangar
  - Complete bathroom installation including a shower, sink, urinal, closet, private toilet closet
  - Built with load bearing support walls designed to fully support a future second floor
  - The interior bathroom space features 10-foot ceilings
- **Laundry Area:**
  - Plumbed for washer and dryer connections
    - Includes: Dedicated water supply, drainage, utility venting, and a utility sink
  - 8' x 8' Rollup door to enclose the laundry area
- **Kitchen & Gas Utilities:**
  - Fully plumbed rough-in for a future kitchenette area, including all necessary drain, waste, and vent (DWV) piping and hot/cold water supply lines.

**WWW.RUNWAY.REALESTATE**

JEANIE CLINE | 972-369-3509 | JEANIE@RUNWAY.REALESTATE

AIRPORT | DEVELOPMENT | CONSULTING



### All-Inclusive Hangar Building Specifications, continued:

- All lines are to be securely run, capped, and pressure-tested, ready for future trim-out
- This includes an extra natural gas line.
  - One (1), natural gas tankless hot water heater.
- **Wet Bar Area:**
  - Fully plumbed rough-in for a future wet bar area, including all necessary drain, waste, and vent (DWV) piping and hot/cold water supply lines. All lines are to be securely run, capped, and pressure-tested, ready for future trim-out.
  - Location: Southeast corner of building
- **Foundation & Engineering:**
  - 4,000 PSI, 6" post-tension concrete slab
  - Foundation grid featuring beams spaced every 10 feet
  - Integration of ten (10) rebar-reinforced footings specifically engineered to support the Foundation structure and a future mezzanine addition
  - Foundation plans available upon request
  - Includes full concrete apron, walkways and connection to taxiways
- **Insulation:**
  - Standard: R-13 Single Layer fiberglass reinforced roll Insulation, with white vinyl face
- **HVAC System:**
  - One (1), 2.7-ton, commercial split unit (AC and heating), configured with three remote-controlled heads
- **Plumbing:**
  - Full Bathroom with toilet, sink & shower, located on the ground floor
  - Bathroom Tile floor w/\$3/ft Tile allowance for buyer to choose
  - Delta (or equivalent) bath fixtures
  - Utility sink
  - One (1), outdoor and one (1) indoor water spigot
  - One (1), natural gas line stub-out, located at center of back hangar wall
  - One (1), natural gas instant hot water tank system
- **Electrical:**
  - 200-Amp Electrical panel service.
  - Sixteen (16) dedicated 120v outlets, distributed throughout building.
  - Four (4) 220v outlets, positioned on the interior north & south walls of the building
  - One (1) RV 30-Amp or 50-Amp electrical outlet, located approximately 4' H
  - One (1) 220v electrical outlet for future industrial fan, located center of hangar ceiling. (Fan not included in base price.)
  - Six (6) 200-watt, LED light ceiling fixtures.
  - Motion sensor interior and exterior lights, per city ordinances and per HOA requirements.
  - Two (2), interior emergency exit lights, location per city ordinances.
- **Ceiling Structural & Power Addition:**
  - One (1) structural I-beam in center ceiling location, to support future industrial Fan, including a dedicated electrical power circuit running directly to the fan mounting location. Industrial fan not included.
- **Exterior Metal Panels:**
  - Walls & roof: light stone | Trim, gutters & downspouts: burnished slate



### All-Inclusive Hangar Building Specifications, continued:

- **Interior Metal Panels:**
  - Interior walls lined 8' High with metal R-panel
- **Exterior Personnel (man) doors:**
  - Two (2) 36" w x 84" h, (3/0 by 7/0), located on north & south exterior walls.
  - Custom exterior awnings over exterior doors with Aero Country East logo & address, per HOA requirements.
- **Customize your hangar:**
  - Add mezzanine, living quarters, offices, windows & interior balconies, for additional costs.

*All work will meet or exceed IBC 2021 and the city of McKinney standards. Deviations from standard hangar build requirements will be considered on a case-by-case basis via HOA/ARC committee. Deviations include additional windows, rollup doors, and non-standard dimensions.*

### Hangar-Use Restrictions, Aero Country East HOA, Fees & Dues

- Retail and/or public-serving commercial business use of hangars is strictly prohibited.
- Flight schools are not permitted, per CC&R's.
- Part-time residential ALLOWED in hangars.
  - full-time residential use of hangars, is prohibited per city ordinances.
- All lots are located within the Aero Country East Association (ACEA).
- ACEA dues – Approximately \$4,500/yr.
- HOA transfer fee: \$800/lot, due, at closing.
- Initial Airport Access fee: \$6,250/lot (estimated), due upon Certificate of Occupancy.

[Click here to view ACEA budget, covenants, bylaws & ordinances.](#)

*While every effort has been made to provide true and accurate information, fees, estimates, bylaws, amendments, CC&R's & information herein, are subject to change.*

### T31 RUNWAY INFORMATION

- Aero country is a privately owned, public use airport
- Runway 17-35 is 3,002' paved runway
- Additional 1,350' turf runway, on the north end
- Coordinates: 33° 12' 30.420" n, 96° 44' 30.988" w (33.20845000, -96.74194111)
- Elevation: 765' msl | Variation: 06e (1985) | Sectional: Dallas-ft worth | CTAF: 122.9
- Location: 4 miles w of McKinney, Texas
- Maximum aircraft weight on runway: 6,500 lbs.

**WWW.RUNWAY.REALESTATE**

JEANIE CLINE | 972-369-3509 | JEANIE@RUNWAY.REALESTATE

AIRPORT | DEVELOPMENT | CONSULTING