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COLDWELL BANKER REALTY
 1335 Lake Woodlands Dr Ste C, The Woodlands, TX 77380

AIRFIELD FOR SALE

15900 SHANK RD. | CONROE, TX 77306
 \$10,000,000 83 ACRES 24000 SQ FT OFFICE 5000 SQ FT

Presented by Lisa Fay Larry Fay

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CONROE AIRPORT

Chennault Airfield – 25TX represents a rare, institutional-grade aviation development opportunity situated on 83.72 secured acres with 3100' x 70' asphalt runway with 1,500' taxiway, 24,000 Sq. Ft. of hangar space and 5,000 Sq. Ft. of office space in the heart of Montgomery County. Positioned as the premier reliever of General Aviation aircraft from Conroe Municipal Airport, this facility is engineered to capture the spillover demand from North Houston's congested flight hubs. All FAA requirements for lighting, communications, flight patterns, compliance etc. licensed, approved and in place. Airport is functioning today! Current services include a flight school, mechanics school, mechanics services, and storage. Plans available for further development of up to 376 more hangars on-site for plane storage. With a Development ROI of 50% +, this asset is perfectly positioned for long-term yield play.

- The site is fully equipped with high-capacity utilities designed for aviation scale:
- Power & Tech: 3-Phase Underground power with 6000-amp transformer, and High-Capacity Fiber Optic Internet are on-site
 - Utilities- city water and dedicated septic system
 - Security- fully fenced and secure controlled gate
 - Fuel Service- 12,000-gallon fuel service on site and operational
 - 30-minute drive to The Woodlands
 - Built to serve the General Aviation Community

