

# HANGAR FACILITIES AT DALLAS EXECUTIVE AIRPORT



FOR LEASE | ±1,000,000 + SF OF BUILD-TO-SUIT HANGAR FACILITIES

**CBRE**



# HANGAR FACILITIES



## IDEAL FBO / MRO / SASO / PRIVATE FLIGHT DEPARTMENT OPPORTUNITY

CBRE is pleased to offer this exceptional opportunity to secure hangar facilities at Dallas Executive Airport (RBD). The airport has experienced significant advancement in the last couple of years, including a runway extension to 7,136 ft., and is a premier location for a variety of aviation venues, including FBOs, MROs, SASOs, aircraft manufacturer services centers, and private flight departments. Securing a custom large-scale hangar facility at RBD is now a viable and cost-effective alternative to other increasingly crowded and expensive airports in the greater Dallas area. As a reliever airport to Dallas Love Field, these improvements provide capacity for future corporate aircraft to land at Dallas Executive Airport.



# HIGHLIGHTS



43,000 SF Hangar facility already pre-leased



36,000 SF Hangar facility shovel-ready



±1,000,000 SF of additional adjacent custom hangar facilities available

## FBO OPPORTUNITY

This is a significant opportunity for an FBO. The annual fuel flowage at the airport in 2019 dramatically increased from 2018. The airport is experiencing rapid growth, and this is an opportunity to secure an FBO operation on the ground floor. There is a shovel-ready ±36,000 SF hangar/office facility available that can still be customized with an FBO's preferences, with adjacent land available to build another ±1,000,000 SF of additional hangar facilities as desired.

## OTHER HIGHLIGHTS

- No Landing Fees
- Foreign Trade Zone Designation
- Large Ramp/Apron
- On-call US CBP



Just a 10-minute drive approximately 6-miles from Dallas City Center



7,136 foot long by 100 feet wide runway - recently rebuilt and extended by the City of Dallas and TX-DOT-Aviation





# SIGNIFICANT CAPITAL IMPROVEMENTS AT RBD SINCE 2018

As a reliever airport to Dallas Love Field, with \$50M recent capital improvements RBD provide capacity for future corporate large aircraft to land at Dallas Executive Airport:

## 2018

NEW RUNWAY 13/31 CONSTRUCTION COMPLETED TO 7,136 FEET

## 2018

RELOCATION OF DALLAS WATER UTILITIES WATER MAIN ON NORTH END OF RUNWAY 13

## 2018

NEW DALLAS POLICE DEPARTMENT HANGAR CONSTRUCTION ON THE WEST SIDE OF AIRPORT

## 2019

8 NEW CORPORATE HANGARS BUILT ON TAXIWAY ROMEO

## 2019

NEW TAXIWAY ECHO TO OPENING UP TO NEW HANGAR FACILITIES ON THE WEST SIDE OF AIRPORT

## 2020

WEST SIDE HANGAR DEVELOPMENT FOR NEW 80,000+ SF MRO/FBO HANGAR FACILITIES

## 2019

GROUND BREAKING FOR COMMEMORATIVE AIR FORCE NEW EDUCATIONAL CENTER

## 2019

NEW AIRPORT MAINTENANCE RUN-UP AREA ON TAXIWAY CHARLIE

## 2019

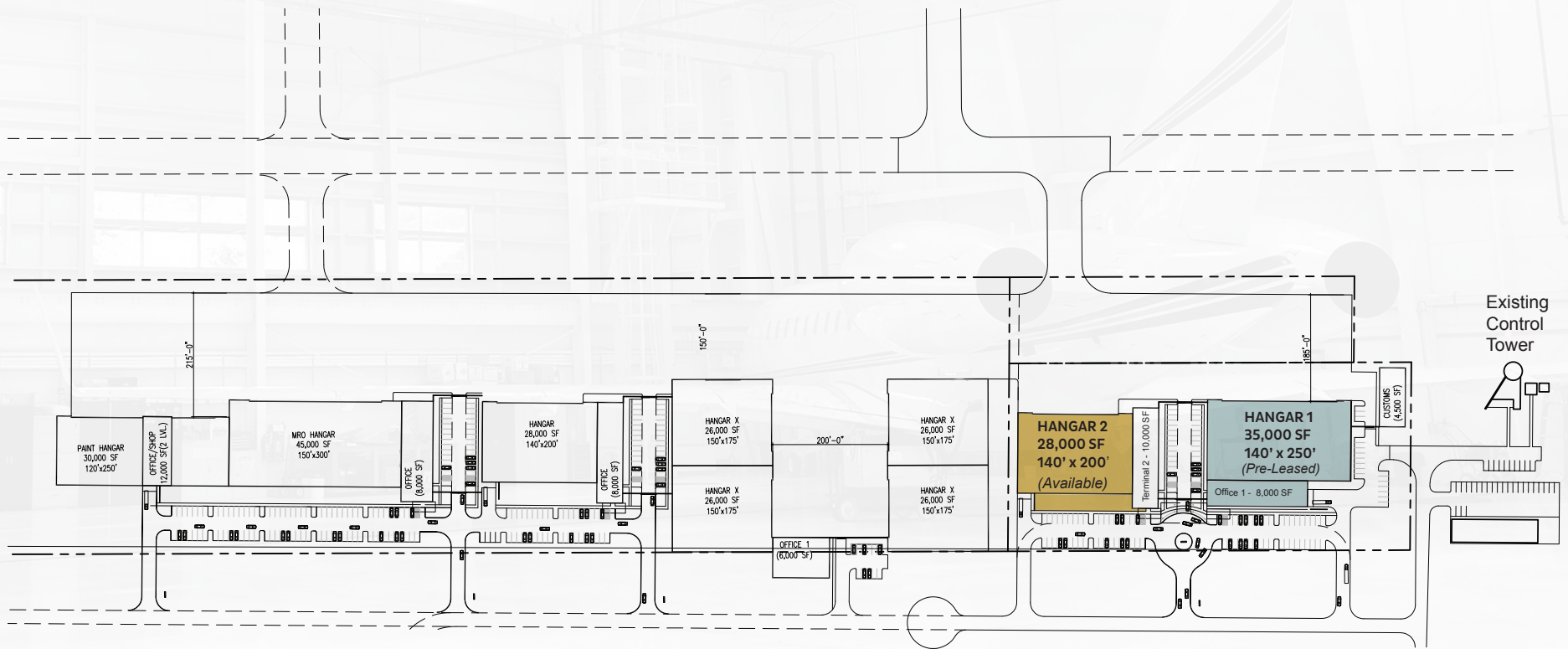
60,000+ GALLON NEW FUEL FARM







# MASTER SITEPLAN

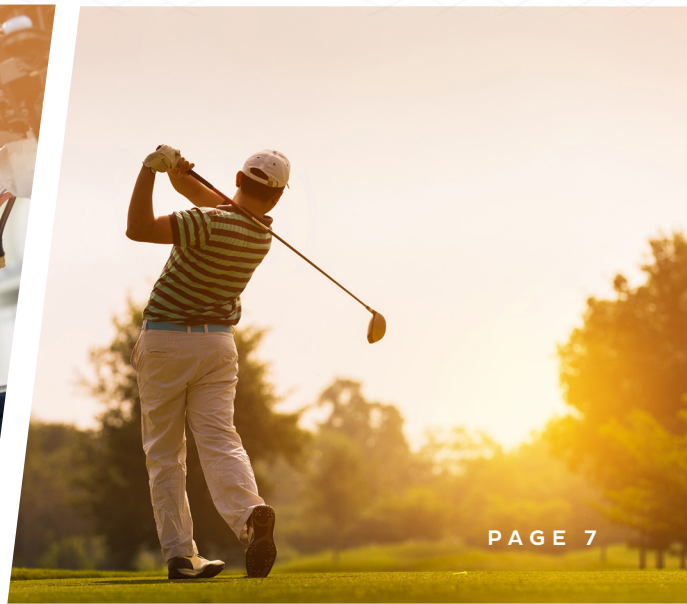




# THE CITY OF DALLAS

Dallas is a major air transportation hub for the southwest with national rail connections at the intersection of Interstates 35 and 20. Recently identified as the “Silicon Prairie”, Dallas has become one of the nation’s leading centers for high technology manufacturing and services.

The region has a significant affluent population and ranks 6th worldwide for the number of billionaires. The City of Dallas is ranked 9th nationally in community population with the greater MSA area ranking 4th in total population.





# AIRPORT LOCATION

## IIPOD - INTERNATIONAL INLAND PORT OF DALLAS

IIPOD is your connection to markets - global, national, regional and local. An intermodal and logistics district that encompasses 7,500 acres and 5 municipalities, the IIPOD is located at the hub of the nation's best logistics transportation infrastructure.

Direct access to three major interstate highways (I-35, I-20 & I-45) with all major North American markets accessible within 48 hours by truck; the Union Pacific Dallas Intermodal Terminal in southern Dallas County provides intermodal access to the Ports of Los Angeles and Long Beach.

Foreign Trade Zone 39 and its alternative site management framework allows for "usage-driven" trade zone sites in the IIPOD area. FTZ designation may allow businesses to delay, reduce or eliminate customs duties on some import categories.



FAA manned control tower operational from 06:00 to 20:00 daily



Just a 10-minute drive, Dallas Executive Airport lies on the southwest side of the City of Dallas, approximately 6 miles from the Dallas City Center



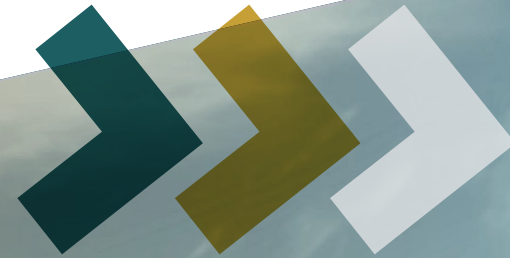
Runway 13/31 has a 4-light precision approach path indicator lighting (PAPI), on both approaches and a precision instrument landing system (ILS/DME)



Primary runway (13/31): 7,136 ft. long by 100 ft. wide. (The City of Dallas and TX-DOT-Aviation recently rebuilt and extended this main runway)



# HANGAR FACILITIES AT DALLAS EXECUTIVE AIRPORT



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