-- FOR SALE --

HANGAR FACILITY AT HOOKS AIRPORT

--HOUSTON, TEXAS--

94,500 +/- SF OF IMPROVEMENTS ON 8.14 ACRES

.

YANCEY | HAUSMAN
COMMERCIAL REAL ESTATE SERVICES

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HANGAR FACILITY AT HOOKS AIRPORT

TABLE OF CONTENTS

I. SITE DESCRIPTION

II. HANGAR NUMBER ONE

III. TERMINAL BUILDING

IV. HANGAR NUMBER TWO

V. AIRPORT INFORMATION

VI. LOCATION

VII. SITE PLAN

VIII. AERIAL

IX. PRICING

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HANGAR FACILITY AT HOOKS AIRPORT

SITE DESCRIPTION

General
The Hooks Airport Hangar Facility (known as Tomball Jet) is located on the west side of the airport with access off Boudreaux Road. Current design plans for the Grand Parkway to replace Boudreaux Rd.

Dimensions
Frontage along the northeast line of Max Conrad Drive is approximately 763 feet, along the northwest line is approximately 780 feet and the distance from the north to south, along the 100 feet wide taxiway, is approximately 1,120 feet. Total acreage is 8.014 acres.

Utilities
Electricity is provided by Houston Lighting and Power and telephone service is provided by Southwestern Bell.

Restrictions
Property use is restricted to purposes directly related to the hangaring, keeping, maintaining and operating of aircraft.

Improvements
There are two aircraft hangars and an airport terminal on the subject site.

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER ONE

9310 MAX CONRAD

Dimensions

350' X 125'; 43,958 total square feet, of which 1,827 square feet is first floor office space with restrooms, and 420 square feet is 2nd floor office space. In addition, there is 2,347 square feet of office/shop space with 2 restrooms.

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER ONE

9310 MAX CONRAD

Construction

Steel framing; concrete foundation; 25-35 foot ceiling heights (the roof slopes from 35' to 25' front to back); metal roof with skylights and exterior walls; Mercury Vapor lighting.

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER ONE

9310 MAX CONRAD

Doors

The door clear height is 26'7" and when fully open, provide two "125 foot wide entryways.

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HANGAR FACILITY AT HOOKS AIRPORT

TERMINAL BUILDING

CONNECTED TO 9310 MAX CONRAD ON TWO LEVELS

Construction
Steel framing; concrete foundation; metal exterior walls; multiple ply roof with rock aggregate over lightweight concrete; (rehabbed and re-roofed in 2007); painted aluminum gutters; fixed glass windows in an anodized aluminum frame.

Entry
Doublewide glass doors are on both the east and west sides. A single entry door is located on the north side, and access to the adjoining Hangar Number One on the south side is available on both levels.

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HANGAR FACILITY AT HOOKS AIRPORT

TERMINAL BUILDING

CONNECTED TO 9310 MAX CONRAD ON TWO LEVELS

Interior Features

The terminal is attached to the north wall of Hangar Number One at an approximate 45-degree angle. The building is designed as an executive jet aircraft terminal with 16 corporate, conference room, 9 restrooms, waiting rooms, VIP lounge, two pilots' quarters and a private baths, private living area with 3 bedrooms and 3 bathrooms, a full commercial kitchen and dining room.

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HANGAR FACILITY AT HOOKS AIRPORT

TERMINAL BUILDING

CONNECTED TO 9310 MAX CONRAD ON TWO LEVELS

Interior Features

The terminal is attached to the north wall of Hangar Number One at an approximate 45-degree angle. The building is designed as an executive jet aircraft terminal with 16 corporate, conference room, 9 restrooms, waiting rooms, VIP lounge, two pilots' quarters and a private baths, private living area with 3 bedrooms and 3 bathrooms, a full commercial kitchen and dining room.

Paver brick floor in entry, reception area and restrooms; commercial grade carpet in the hallways, offices and kitchen area; painted sheetrock 2' x 2' acoustical ceiling tiles, recessed troffer fluorescent lighting, zoned central heating and cooling (60-ton capacity).

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HANGAR FACILITY AT HOOKS AIRPORT

TERMINAL BUILDING

CONNECTED TO 9310 MAX CONRAD ON TWO LEVELS

Secondary Improvements
100,000 square feet of concrete paving (i.e. apron) and 23,500 square feet of asphalt paving; (i.e. auto parking) complete with wall and pole mounted security lights.

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER TWO

9306 MAX CONRAD

Dimensions
150’ x 210’; 34,487 total square feet, of which 10,750 square feet is office/classroom space.

Construction
Steel framing; concrete foundation; 22-28 foot ceiling heights; metal exterior walls and roof with skylights; Mercury Vapor lighting; painted concrete floors with drains; 31.2 percent office space (air conditioned).

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER TWO

9306 MAX CONRAD

Office Space

There are 19 classrooms and individual offices in this building. The interior finish included carpeting and vinyl tile flooring, painted sheetrock walls with 2' x 2' and 2' x 4' drop in acoustical ceiling tiles.

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HANGAR FACILITY AT HOOKS AIRPORT

HANGAR NUMBER TWO

9306 MAX CONRAD

Doors

The hangar doors are 23'10" tall, and when fully open, provide a 140 foot wide entryway. Ceiling height varies from 28 feet at the ridge to 23 feet at the sidewall.

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HANGAR FACILITY AT HOOKS AIRPORT

PHOTOS

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HANGAR FACILITY AT HOOKS AIRPORT

DAVID WAYNE HOOKS MEMORIAL AIRPORT INFORMATION

General

In 1963 the first runway was constructed at the David Wayne Hooks Memorial Airport, launching 46 years of aviation service. Today, the airport located 14.5 miles northwest of Houston's Bush Intercontinental Airport and 23 miles from downtown Houston, ranks as one of the largest privately owned airports in the United States.

The airport has had a FAA control tower since 1979 and is designed as a major reliever airport for the Houston area. David Wayne Hooks Memorial has three runways:

- Primary runway (17R/35L) 7,009' x 100', which can accommodate jet aircraft up to and including DC-9s
- Secondary runways (17L/35R) 3,987' x 35' and (17W/35W) 2530' x100', which are parallel to the primary runway
- Sealane (water runway 18/36) that is 2,600' x 100' with docking facilities
- Elevation: 152 ft.

DAVID WAYNE HOOKS AIRPORT

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HANGAR FACILITY AT HOOKS AIRPORT

LOCATION

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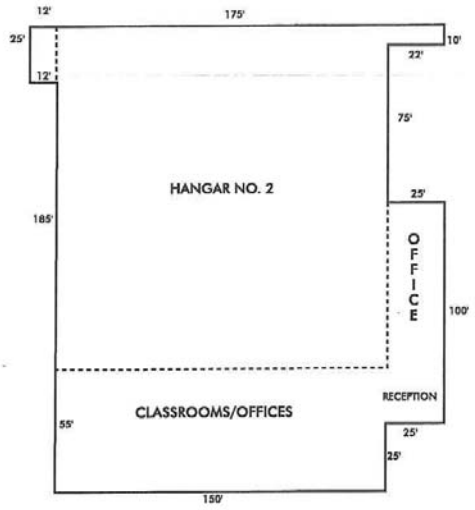
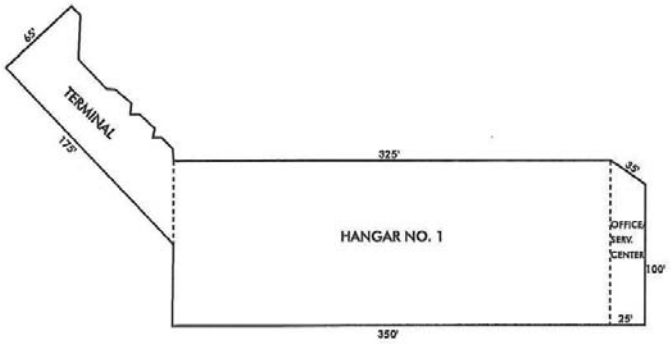
HANGAR FACILITY AT HOOKS AIRPORT

SITE PLANS



Hangar Space	23,737 Sq. Ft.
Office/Classroom Space	10,750 Sq. Ft.



Hangar Space	43,958 Sq. Ft.
Terminal	16,035 Sq. Ft.
Office/Service Center	2,247 Sq. Ft.

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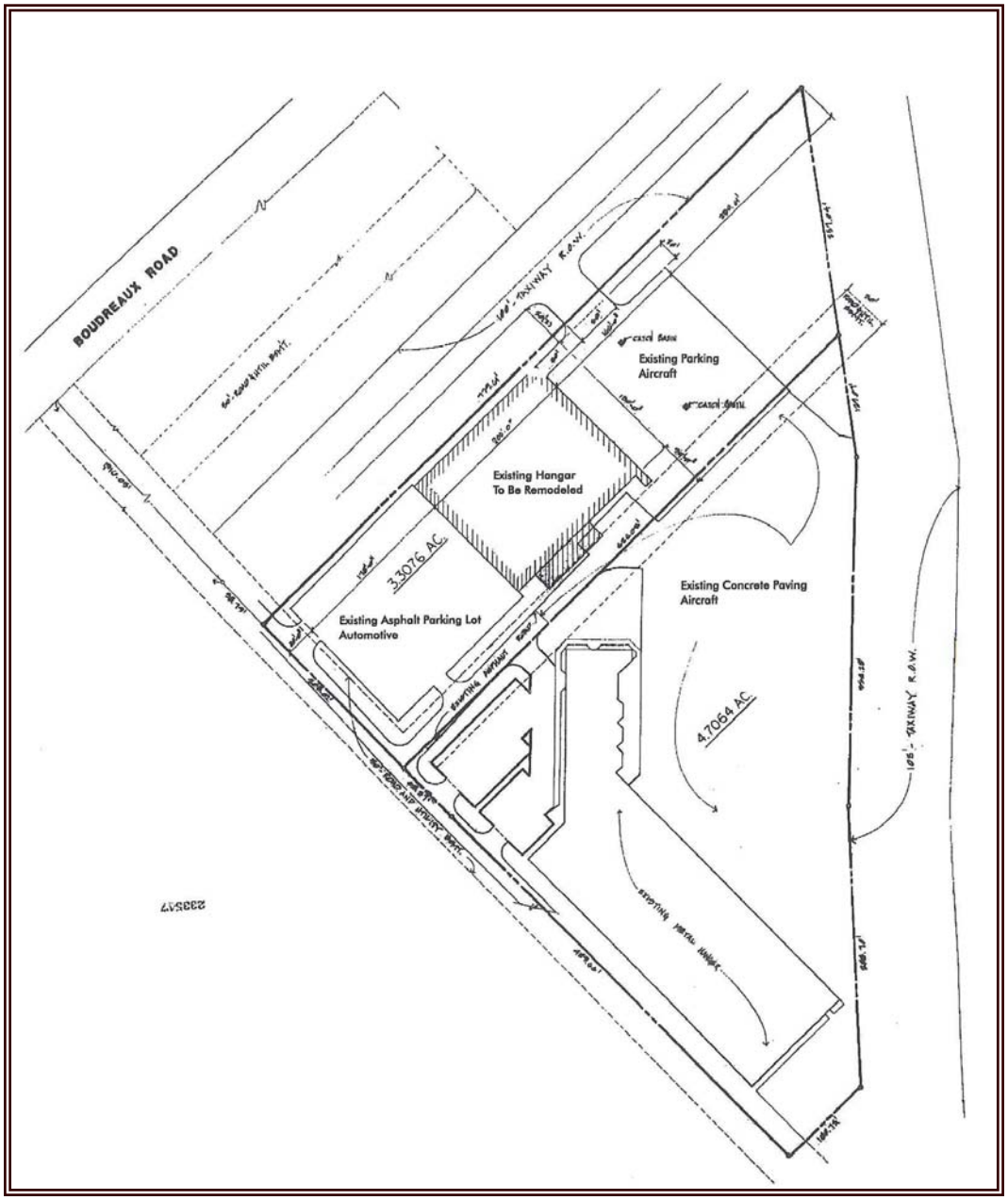
HANGAR FACILITY AT HOOKS AIRPORT

SITE PLANS



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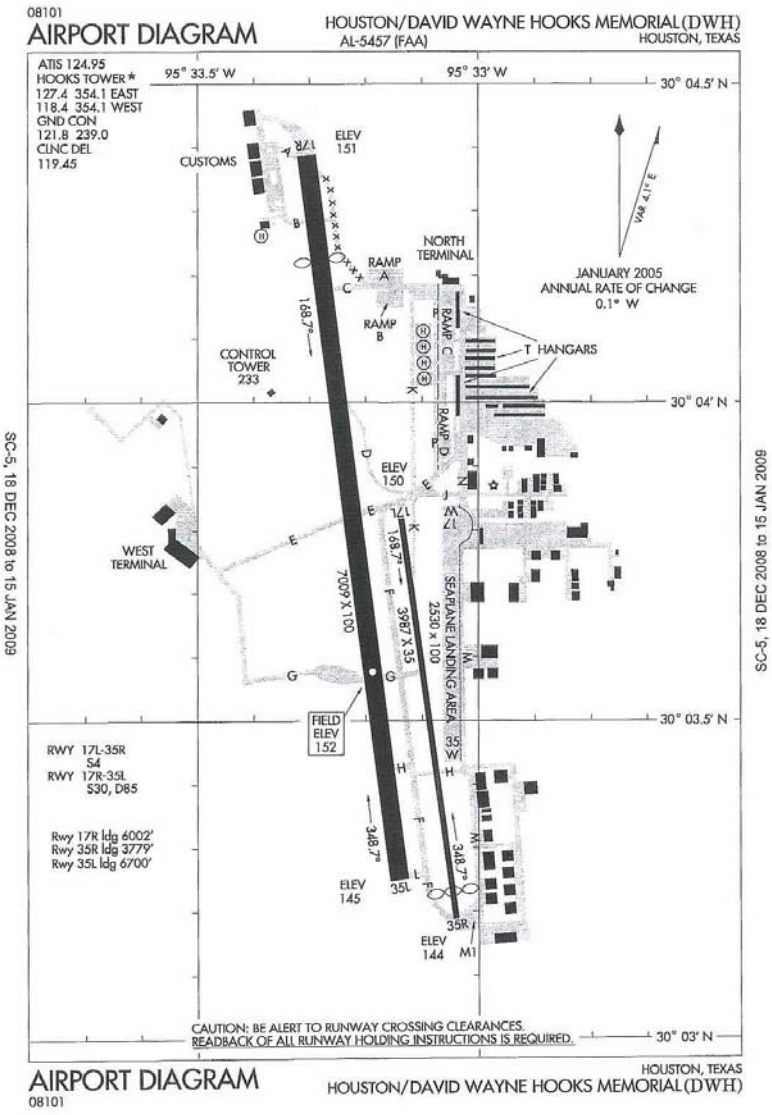
SITE PLANS



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HANGAR FACILITY AT HOOKS AIRPORT

AERIAL

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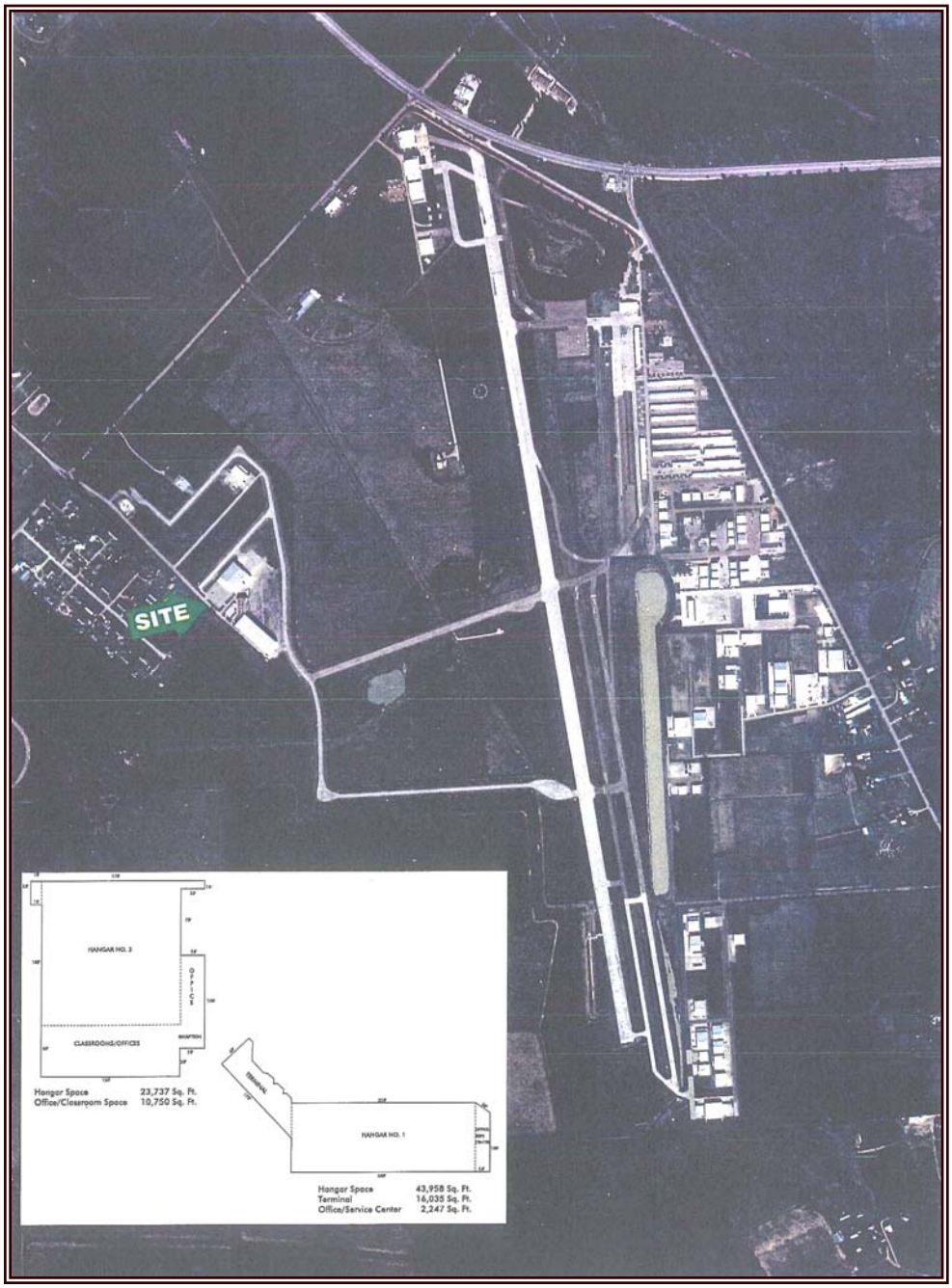
HANGAR FACILITY AT HOOKS AIRPORT

AERIAL



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HANGAR FACILITY AT HOOKS AIRPORT

PRICING

FOR SALE OR LEASE

TOGETHER:

$7,5000,000

OWNER FINANCE WITH 20% DOWN

SEPARATELY:

$5,500,000

FOR HANGAR ONE

$2,500,000

FOR HANGAR TWO

IF SOLD SEPARATELY
NO OWNER FINANCE AVAILABLE

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