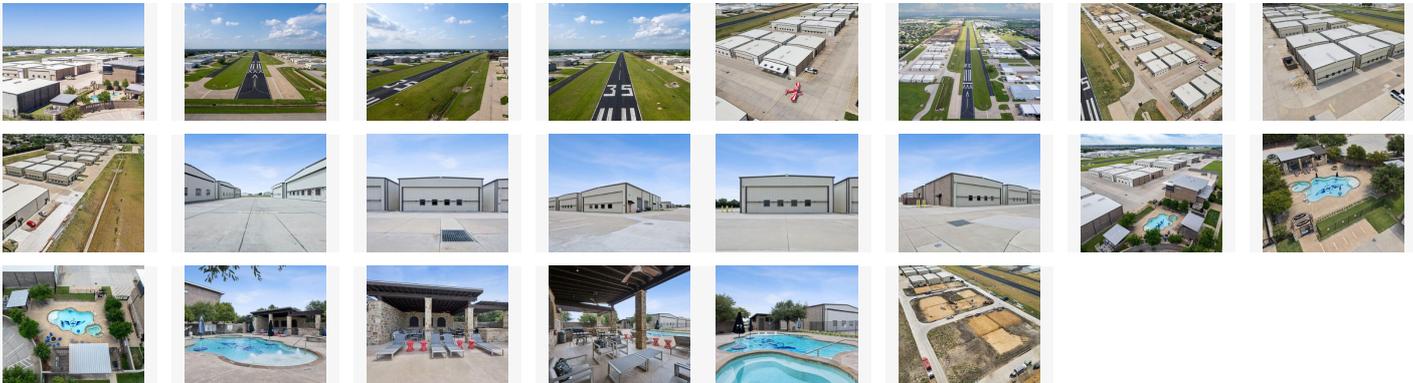


Aero Country East Hangar – Phase 3 Now Selling

\$775,000



Listing

Listing url: <https://aircraftforsale.com//real-estate/hangar/mckinney-texas-united-states/aero-country-east-hangar-phase-3-now-selling-for-sale-601269>
Listing reference number #601269

Seller

Airspace
Phone: +1 (682) 225-3262

Quick info

Listing type: For sale

Description

McKinney, TX 75071

If you are searching for an Aero Country East hangar for sale, Phase 3 is now offering 11 new-construction 60' x 60' hangars at T31 in McKinney, Texas. Located between Frisco, Prosper, and McKinney, this gated North Texas airpark offers something many aviation communities do not — fee-simple ownership with no ground lease.

Unlike many Texas airparks, you own both the hangar and the underlying land. As a result, buyers benefit from long-term appreciation potential and true property

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ownership.

Opportunities to purchase an Aero Country East hangar for sale with land ownership at T31 are limited.

Hangar Specifications

Each Hangar Includes:

- 60' x 60' footprint (3,600 SF)
- Lot size: 102.75' x 70.5'
- 54' x 18' single-panel door
- PowerLift hydraulic opener with remotes
- Full bath
- Vinyl-faced rolled insulation
- City water
- City sewer
- Fiber optic high-speed internet
- Estimated construction completion: Spring & Summer 2026

Because these hangars are newly constructed, owners benefit from modern infrastructure and updated systems designed for today's aircraft storage and lifestyle needs.

Optional Customization Features

In addition, buyers may upgrade with:

- 20' x 60' mezzanine
- Spray foam insulation
- Living quarters
- Pilot quarters
- Conference room build-out

This flexibility allows the space to be tailored for aircraft storage, car collections, private aviation offices, or a personal aviation retreat.

Ownership Structure – No Ground Lease

Aero Country East offers fee-simple ownership. That means:

- You own the hangar
- You own the land
- There is no ground lease

For pilots and investors seeking stable aviation real estate in North Texas, this structure is a significant advantage.

Hangar Use Guidelines

Retail, warehouse, and commercial business operations are not permitted. However, private aircraft storage and approved personal use are allowed under community guidelines.

Hangar Home & Residential Lot Opportunities

In addition to Phase 3 hangars, residential hangar home lots are available starting at \$375,000. [Click here to view residential lots at Aero Country East.](#)

Located within Aero Country East (T31), these properties offer:

- Direct taxiway access
- Award-winning Prosper ISD
- Gated community with pool and amenities
- Prime location between Frisco, Prosper, and McKinney

Inventory remains limited for buyers seeking hangar home lots in McKinney, Texas.

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Airport Information – Aero Country East (T31)

Aero Country is a privately owned, public-use airport serving North Texas aviators.

Runway Details:

- Runway 17/35: 3,002' paved
- Additional 1,350' turf runway
- Elevation: 765' MSL
- Maximum aircraft weight: 6,500 lbs
- CTAF: 122.9
- Located 4 miles west of McKinney, TX

Because of its position in the DFW growth corridor, T31 continues to attract aircraft owners seeking accessibility, community, and long-term value. Click here for Aero Country Airport website.

North Texas Location Advantage

Strategically positioned between Frisco, Prosper, and McKinney, Aero Country East offers:

- Easy access to the Dallas North Tollway
- Proximity to PGA Frisco
- Strong regional property growth
- Prosper ISD

Meanwhile, the gated airpark environment provides security and community amenities rarely found in aviation real estate.

Property Detail

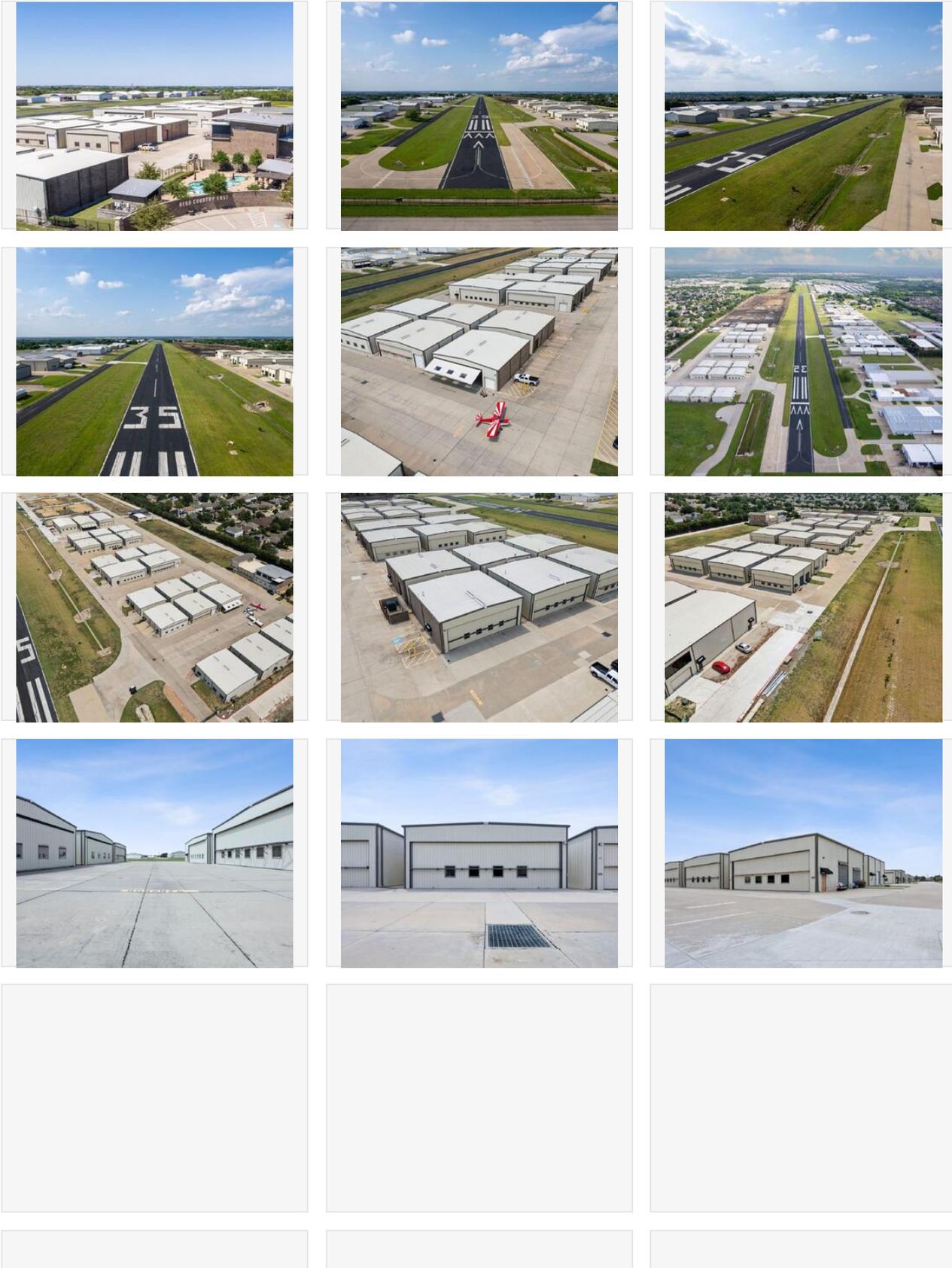
Lot size: 0.21

Area Unit: Acres

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Listing images



Aero Country East Hangar – Phase 3 Now Selling

\$775,000

