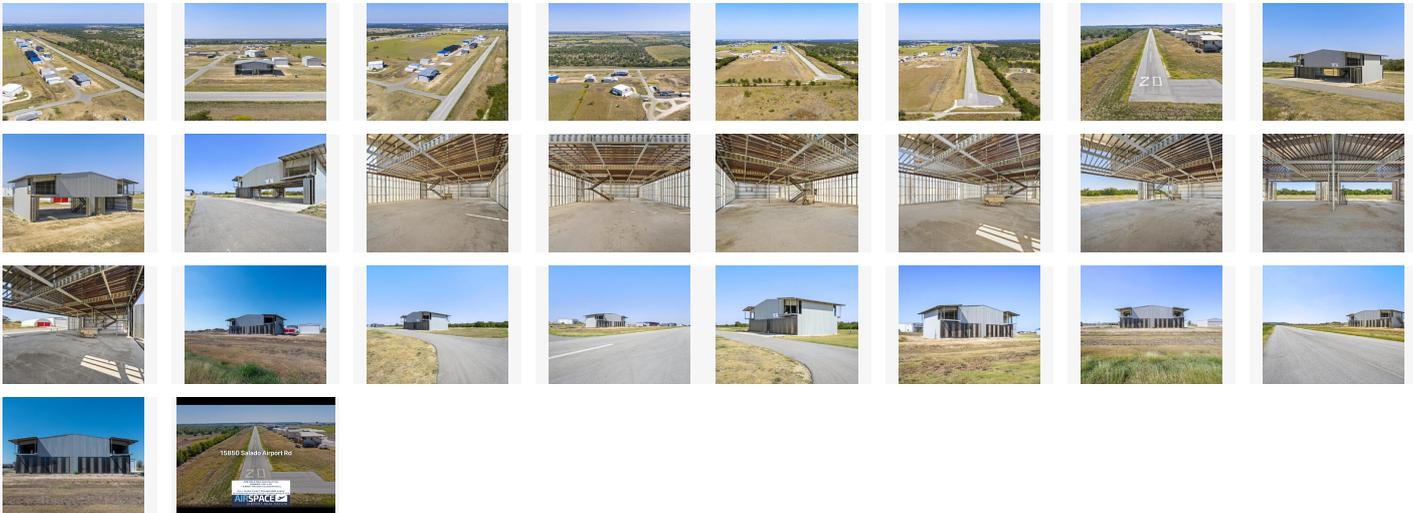


50x50 Condo Hangar at 2TX

\$425,000



Listing

Listing url: <https://aircraftforsale.com//real-estate/hangar/salado-airport-road-15850-76571-salado-texas-united-states/50x50-condo-hangar-at-2tx-for-sale-601273>

Listing reference number #601273

Seller

Airspace
Phone: +1 (682) 225-3262

Quick info

Listing type: For sale

Description

15850 Salado Airport Rd, Salado, Texas 76571

2,500 SF Duplex Aircraft Hangar with 2,500 SF Upper-Level Space – Direct Runway Access

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\$425,000

Now available: A 50' x 50' duplex condo hangar for sale at Salado Airport / AeroVista Airpark (2TX) in Central Texas. This new-construction aircraft hangar offers direct taxiway and runway 2/20 access, dual 45' x 14' Horton stack doors, and an additional 2,500 square feet of unfinished upper-level space. Additionally, the property is approved for commercial use, residential living, or short-term vacation rentals — a rare combination in Texas aviation real estate.

If you are searching for a Texas hangar for sale with living quarters, a Central Texas airpark investment, an aviation-based short-term rental opportunity, or a private aviation base between Austin and DFW, then this property delivers exceptional flexibility in an expanding aviation corridor.

Hangar Specifications – 50' x 50' Duplex Condo Hangar

- Footprint: 2,500 SF (50' wide x 50' deep)
- Configuration: Duplex condo hangar (this listing is for one 50' x 50' unit)
- Lot: Lot 70
- Taxiway Door: 45' x 14' Horton Stack Door
- Runway Door: 45' x 14' Horton Stack Door
- Plumbed for bathroom
- 4' wide interior metal staircase
- Exterior metal staircase
- Electric installed
- Septic installed
- Manufacturer warranties included
- New-construction shell ready for custom finish-out

Specifically, this 2,500 SF footprint provides both taxiway-facing and runway-facing access — a feature many Texas hangars do not offer. As a result, aircraft owners benefit from greater operational flexibility and convenience.

2,500 SF Upper-Level Residential or Commercial Space

Above the hangar sits an additional 2,500 square feet (50' x 50') of unfinished space. Importantly, this upper level offers significant flexibility for a range of permitted uses.

Permitted Uses Include:

- Residential living quarters
- Pilot residence or hangar home conversion
- Aviation office or business headquarters
- Short-term vacation rental (STR)
- Corporate retreat or executive aviation base

Features Include:

- Two oversized balconies
- One runway-facing One taxiway-facing
- Open shell design for custom build-out
- Interior and exterior stair access

Because the space is delivered as a shell, the buyer maintains full control over layout, finish-out, and design vision. Therefore, the property can be tailored to meet either personal or investment objectives.

Direct Access to Runway 2/20

Salado Airport / AeroVista Airpark is a private airport with public-use access serving Central Texas aviators. Notably, Runway 2/20 is paved and designed to accommodate a wide range of general aviation aircraft.

Airport Details:

- Current runway dimensions: 3,750' x 40'

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- 2026 planned expansion to: 4,500' x 60'
- Planned FBO
- Planned on-field fuel facilities
- Lighted runway
- Established aviation community

As development continues, the airport's infrastructure improvements are expected to enhance long-term aviation value. Consequently, early ownership may benefit from future runway expansion and facility growth.

This hangar provides direct access to the airport's paved runway and taxiway system, making it ideal for general aviation aircraft owners seeking convenience and accessibility.

97-Year Ground Lease Through 2122

This condo hangar includes a 97-year ground lease through January 2122 with Salado Airport. Importantly, this extended lease term provides long-term operational stability.

- Water and sewer included in ground lease rate
- 2TX is a Private Airport ground lease with excellent use flexibility
- Suitable for long-term aviation planning

In fact, long-term ground leases of this duration are uncommon in many Texas aviation markets.

Central Texas Location – Positioned Between Austin & DFW

Salado Airport / AeroVista Airpark is strategically located in the Central Texas growth corridor. You can learn more at: <https://saladoairport.com/>

- Approximately 21 miles north of Georgetown
- Approximately 53 miles north of Austin-Bergstrom International Airport
- Approximately 162 miles southwest of Dallas/Fort Worth International Airport

Meanwhile, its position between Austin and DFW makes it attractive for both private aircraft owners and aviation investors. For this reason, the property appeals to buyers seeking regional accessibility with airpark convenience.

Ideal For:

- Aircraft owners seeking secure Central Texas aircraft storage
- Pilots wanting a hangar with future living quarters
- Aviation entrepreneurs
- Short-term rental investors

- Corporate aviation users
- Buyers seeking Texas airpark real estate

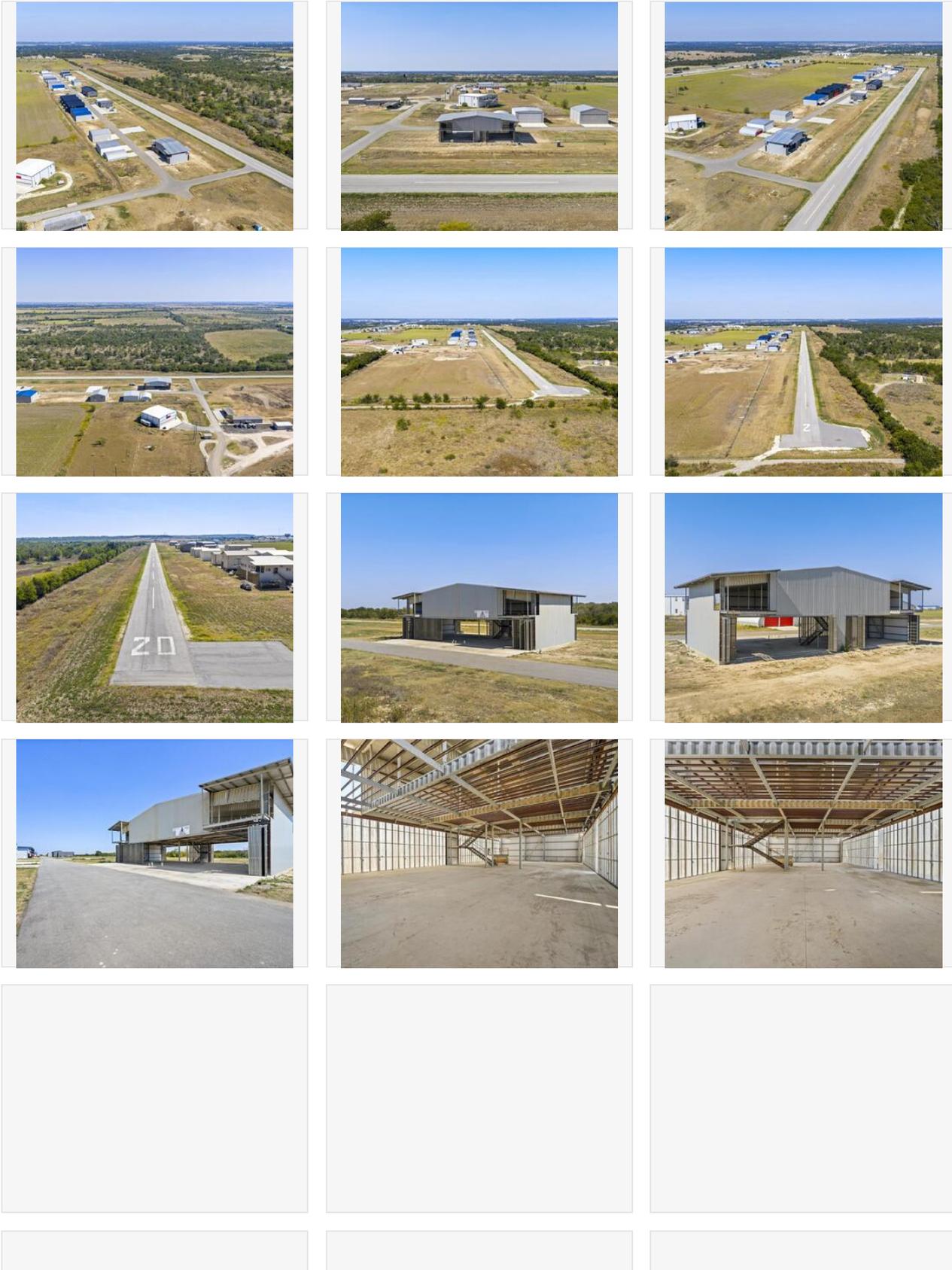
Property Detail

Bathroom: 1**Year built:** 2025**Lot size:** 0.15**Area Unit:** Acres

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Listing images



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