



NEW HANGAR & LUXURY RESIDENTIAL DEVELOPMENT AT T31 | AERO COUNTRY EAST

Located in North Texas, between Frisco, Prosper & McKinney, Prosper ISD.



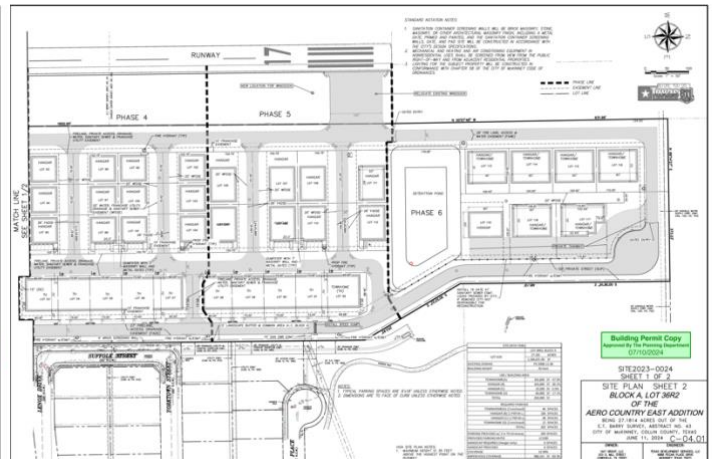
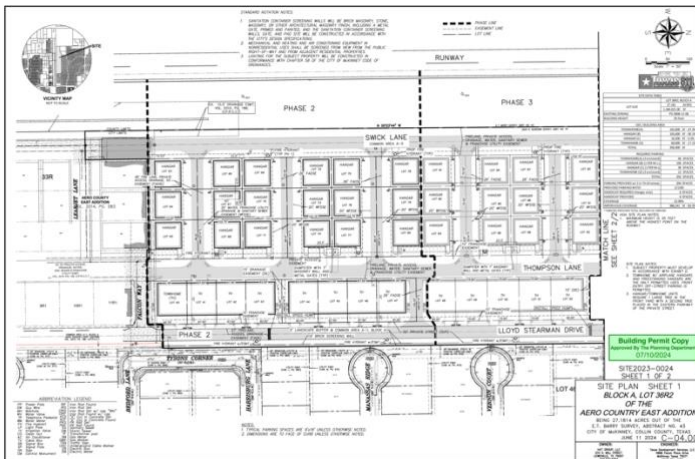
[Click here to view AeroCountryEast.com](http://AeroCountryEast.com)

Phase 3: New-Construction Aircraft Hangars: \$875,000+

Own The Land | No Ground Lease!

- hangar build footprint: 60' x 60' | Typical lot size: 102.75' x 70.50'
- Underground Utilities: City water & sewer, AT&T fiber optic, CO-SERV natural gas & electric.
- Customize with pilot's quarters & residential build-out.
 - Retail and/or commercial business use of hangars is strictly prohibited.
 - Flight schools are not permitted, per CC&R's.
- SEE Preferred Lender Page for special financing terms for Aero Country EAST

5 Phases | 30-Acres | 52 Aircraft Hangar | 22 Luxury Townhome Hangar Residences





New-Construction Standard Hangar Features

60' x 60' Hangar
Hangar site peak: 25'

54' w x 18' h Hangar door
Hangar sidewall: 22'

- Pre-engineered red-iron steel & metal hangar, built & installed by Mueller, INC.
- hangar door: Single panel hydraulic, insulated, with window kit & 2 remotes. *built & installed by PowerLift Doors. Interior of door is clad with r-panel. Buyer may select any hangar door opener, for additional cost.*
 - Four (4) dual pane, e-glass, bronze tint windows: 5' w x 4' h, spaced evenly across door, Window placement: at common height, per HOA requirements.
 - R-13 Single Layer fiberglass reinforced roll Insulation, with white vinyl face
- Bathroom: ADA-compliant bathroom with toilet & sink, located on the ground floor. Bathroom Tile floor w/\$3/ft Tile allowance, Delta (or equivalent) bath fixtures.
- utility sink, location Buyer's choice.
- One outdoor water spigot, location Buyer's choice.
- Electrical: 200-Amp Electrical panel service.
 - One RV 30-Amp, or 50-Amp electrical outlet, located approximately 4' H.
 - One, 220v electrical outlet for industrial fan, located center of hangar ceiling.
 - Eight, 120v electrical outlets, located approximately 4' from floor.
 - Six, 400-watt, LED light fixtures.
- Color of hangar walls & roof: light stone
- Color of hangar trim, gutters & downspouts: burnished slate
- Hangars include gutters, downspouts & trim around all openings.
- 8' Metal R-panel lining Interior of 3 hangar walls, color: Buyer's choice.
- Personnel (man) door: 36" w x 84" h, (3/0 by 7/0), with canopy, per HOA requirements
- 4,000 psi, 5" post-tension, rebar reinforced concrete slab.
 - Concrete apron, walkways and connection to taxiways.
- One, interior emergency exit light, location per city ordinances.
- Exterior lighting, location per HOA requirements.
- One natural gas line stub-out, location at center of back hangar wall.
- Customize your hangar: Add mezzanine, living quarters, offices, windows & interior balconies, for additional costs.



All other work will meet or exceed IBC 2021 and the city of McKinney standards

AERO COUNTRY EAST ASSOCIATION INFO, FEES & DUES

- All lots are located within the Aero Country East Association (ACEA).
- ACEA dues – Approximately \$4,500/yr.
 - [Click here to view ACEA budget, covenants, bylaws & ordinances.](#)
 - HOA transfer fee: \$800/lot, due, at closing.
 - Initial Airport Access fee: \$6,250/lot (estimated), not payable at closing
 - Payable when Certificate of Occupancy (COO) is issued.
- While every effort has been made to provide true and accurate information, fees, estimates, bylaws, amendments, CC&R's & information herein, are subject to change.

T31 RUNWAY INFORMATION

- Aero country is a privately owned, public use airport.
- Runway 17-35 is 3,002' paved runway, with an additional 1,350' turf runway, on the north end.
- Coordinates: 33° 12' 30.420" n 96° 44' 30.988" w (33.20845000, -96.74194111)
- Elevation: 765' msl | Variation: 06e (1985)
- Location: 4 miles w of McKinney, Texas
- Sectional: Dallas-ft worth | CTAF: 122.9
- Maximum aircraft weight on runway: 6,500 lbs.

[Eight Exclusive Luxury Hangar Homes, starting at \\$1,600,000](#)

- Luxury residences with hangars, Custom Construction!
- Award-winning Prosper I.S.D.
- 2 & 3 Story floor plans, with optional rooftop decks
- Starting at \$1,500,000+
- 2 - 4 Bedrooms floor plans
- Award-winning Prosper ISD
- Now Accepting Reservations
- Estimated time to close on Hangar Homes: Spring 2026.



PREFERRED LENDER

Laura craig



AERO COUNTRY EAST
An Aviation Exclusive Community

American national bank & trust

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<https://www.amnat.com/mortgage/>

[Aero Country East Preferred Lender: American national Bank & Trust](#)



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MEET OUR TEAM



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LOCATION

Aero Country is an established Airport & Airpark, with a new 30+ acre development on the east side of the runway. Aero Country is located in the North Dallas Metro between Prosper, Frisco & Plano, in McKinney, Texas. Reserve your hangar today!

ONE STOP SHOP

Whether you are needing commercial, new construction, or permanent financing our three local lenders can handle all your financing needs.



**American National
Bank & Trust**

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