

# KGYI

## NORTH TEXAS REGIONAL AIRPORT

**±28,500 SF  
Commercial  
Hangar Facility  
Available**

**Grayson County  
The Gateway to  
North Texas**

*North Texas  
Regional  
Airport is the  
premier  
location for  
your aviation  
business*

WEST HANGAR  
7199 NORTH SH 289  
DENISON, TEXAS 75020E

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**AIRSPACE** 

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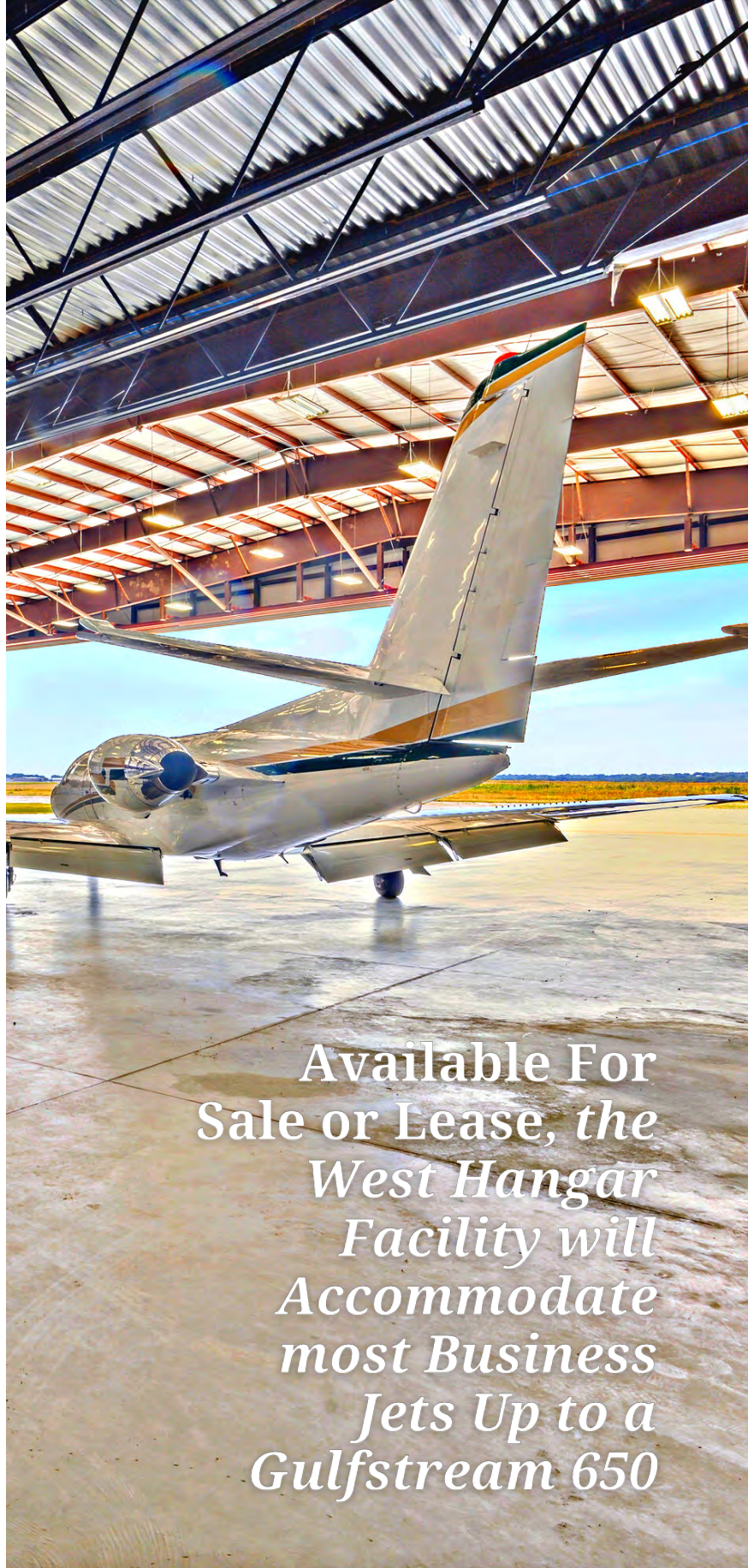
**AIRSPACE** is pleased to present an exclusive, corporate hangar facility located at North Texas Regional Airport in Grayson County, Texas - now available for purchase or lease. The facility is located on the west side of the airport offering secure and private gated auto access from SH 289 (Preston Ave) with direct airside access to the **9,000 foot runway 17L/35R**.

Excellent hangar for air cargo, corporate flight department, aerospace manufacturing, aircraft maintenance, Part 135 charter, government contractor, aerospace R&D, UAV facility, etc.

The hangar will accommodate most popular business jets up to a Gulfstream 650 with a hangar door opening of 118' wide x 28' tall. Hangar may be purchased as a leasehold estate; County will negotiate a 30 year ground lease with the buyer or the facility is available for a 3-5 year tenant lease.

This facility is a rare find at one of the most up and coming general aviation airports in the United States. This would be an excellent facility for a corporate flight department or aircraft charter company.

The Airport is located adjacent to Denison and Sherman Texas with billions in computer chip processing plants currently being built, bringing in thousand of jobs to the area. KGYI is positioned to be the next hotspot of the aerospace industry and a major international cargo hub.



*Available For  
Sale or Lease, the  
West Hangar  
Facility will  
Accommodate  
most Business  
Jets Up to a  
Gulfstream 650*

WEST HANGAR  
NORTH TEXAS REGIONAL AIRPORT  
DENISON, TEXAS 75020

**AIRSPACE**



## PROPERTY DESCRIPTION:

- Located at North TX Rgnl Airport (KGYI)
- Total land site: negotiable
- Total hangar footprint: ±28,500 SF
- Hangar door opening: 118' wide x 28' tall
- Electric sliding hangar doors
- ±15,000 SF concrete aircraft parking apron
- Fully insulated & ample lighting
- 25+ concrete auto parking lot
- 480V, 3-Phase Power
- Rear hangar exhaust fans
- Concrete mezzanine level for future office, parts storage, etc



*North Texas Regional  
is Positioned to be a  
Major International  
Aviation Hub*



## LEASE OR PURCHASE

- Hangar Lease Rate:
  - \$7.25 psf/year
- Minimum 5 year term preferred
- Purchase leasehold improvements:
  - \$125.00 per square foot
  - 30- year ground lease with Grayson County
- County incentives may be available depending on number of employees, fuel volume, etc



WEST HANGAR  
NORTH TEXAS REGIONAL AIRPORT  
DENISON, TEXAS 75020

**AIRSPACE** 



North Texas Regional Airport (KGYI)  
±28,500 SF Hangar Facility



NORTH TEXAS  
REGIONAL AIRPORT

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DENISON, TEXAS 75020





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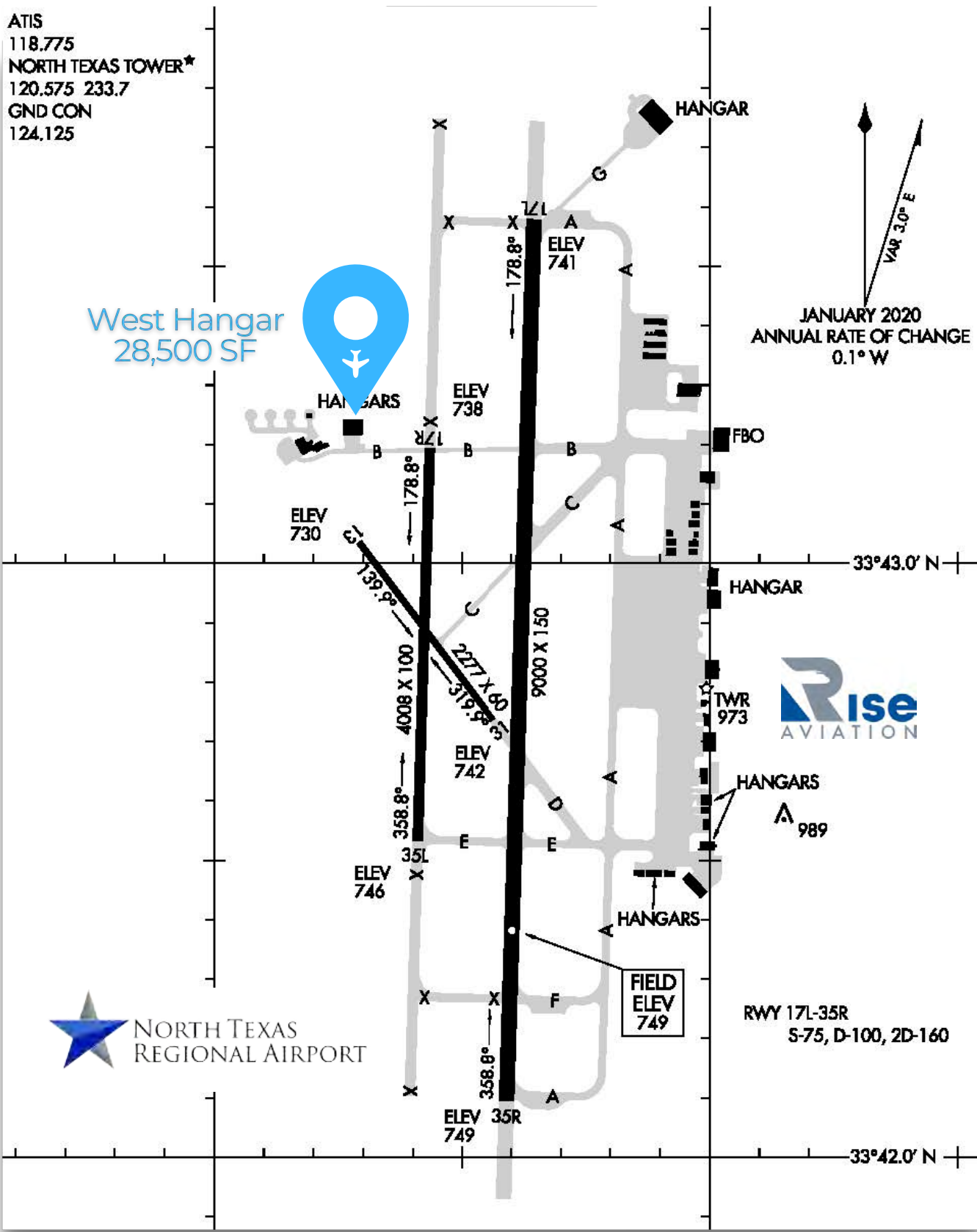


ATIS  
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 NORTH TEXAS TOWER\*  
 120.575 233.7  
 GND CON  
 124.125

West Hangar  
 28,500 SF



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 HANGARS  
 FIELD  
 ELEV 749  
 RWY 17L-35R  
 S-75, D-100, 2D-160




 NORTH TEXAS  
 REGIONAL AIRPORT



WEST HANGAR  
 NORTH TEXAS REGIONAL AIRPORT  
 DENISON, TEXAS 75020



# Economic Impact of NORTH TEXAS REGIONAL AIRPORT (GYI)

## BASIC INFORMATION:

The North Texas Regional Airport is a public-use, general aviation facility that serves the region's air transportation needs. Major facilities at the airport include a 9,000-foot primary runway (Runway 17L/35R) equipped with medium intensity runway lighting and a full length parallel taxiway. A second, 2,277-foot runway (Runway 13/31) is also in use. Operations at the airport are supported by ILS, VOR/DME and RNAV(GPS) approaches. Other services include avgas and jet fuel, aircraft storage in hangars, and tiedown parking. North Texas Regional Airport is included in the National Plan of Integrated



Airport Systems, making it eligible for federal Airport Improvement Program grants.

## QUALITATIVE BENEFITS:

North Texas Regional Airport is home to five on-airport businesses which offer services such as FBO amenities, aircraft inspections, and a museum. The most frequent general aviation operations at North Texas Regional include flight training, corporate flights, recreational flying, and firefighting operations. The airport's proximity to Lake Texoma results in many visitors passing through the airport on their way to this recreational attraction.

The airport hosts the National and International Aerobatics Competitions, drawing an estimated 5,000 attendees per event. In addition, the airport supports Boy Scout Troop 55, waiving their insurance and rent for a 1,300-square foot building at the airport.

Grayson County supports North Texas Regional by paying for the air traffic controllers since 2008. Additionally, the Cities of Sherman, Denison and Pottsboro Economic Development Corporations promote the airport to prospective businesses.

## Direct Impacts



## Multiplier Impacts



## Total Impacts



## IMPACT MEASURES

**Employment** measures the number of full-time equivalent (FTE) jobs related to airport activity including visitor-supported and on-airport construction jobs. A part-time employee counts as half of a full-time employee.

**Payroll** measures the total annual salary, wages, and benefits paid to all workers whose livelihoods are directly attributable to airport activity.

**Output** measures the value of goods and services related to airports in Texas. The output of on-airport businesses is typically assumed to be the sum of annual gross sales and average annual capital expenditures.







**North Texas Regional Airport (KGYI)** boasts a 9,000' x 150' runway capable of handling all business jets and most cargo aircraft with a second parallel 4,000' x 75' runway to accommodate flight training traffic. The airport has a modern air traffic control tower with four instrument approaches, including ILS and automated weather observation system, and 24 secure gated airport access. GYI is located about 59 miles north of Dallas about a mile east of Interstate 75 at the center of an exploding high-tech development corridor. Rise Aviation recently built a multi-million dollar FBO facility with professional staff that provides full service Jet-A to all airport users: <https://www.riseaviation.com/>



**FOR SALE OR LEASE**



# **±28,500 SF Commercial Hangar Facility**

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