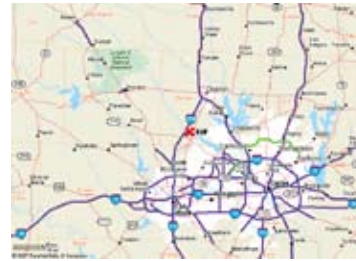




Location

Aero Valley Estates Homes with Hangars

From FM 1171, turn south on Cleveland Gibbs Road proceed to Northwest Regional Airport . Turn left at the North end of the runway. **Look for landing aircraft before crossing the runway!** Continue east until the road curves right. The two new Homes with Hangars are on the right side of the road. Additional Homes with Hangars can be built to your specifications on lots to the south.



Northwest Regional Airport (52F) is located 3 miles NW of Roanoke, near the Texas Motor Speedway. Attended irregularly. Self-Service 100LL Fuel Available. Landing fee for non-based flight school aircraft.

Field Elevation: 643

Runway: 17-35: H3500 x 40 ASPH

Runway Lights: (NSTD) RW17: VASI(V2R) - GA 5.0 degrees. Hill. RW35: VASI(V2L) - GA 5.0 degrees TCH 37' Trees. Only Center 3240' lighted. Rwy 35 VASI OTS Indef.

Communications: CTAF 122.9

Navigation: Ranger Vortac 115.7 FVZ 339 degrees 10 NM to field.



Aero Valley Estates.com



We welcome you to visit our Old World Airport Community with homes reminiscent of European cottages with attached hangars.

These up-scale, energy efficient homes/hangars are quality built with many unique details which set these properties apart from any other! The tasteful, warm interiors will pleasantly surprise, satisfy and amaze the most demanding.

We are located at the north end of the Northwest Regional Airport (52F), just off IH- 35W and midway between Denton and Ft. Worth, Texas; a location offering ready access to shopping, schools and every desired community amenity.



Please contact Bobby Hawk (Builder) at: 940.455.2832
email: property@aerovalleystates.com
visit our website www.aerovalleystates.com



- ◆ Homes with attached Hangars
- ◆ Upscale
- ◆ Energy Efficient Homes and Hangars
- ◆ Quality built with a tasteful blend of Stone, Brick, and Stucco
- ◆ Eyebrow Door Openings and Arches
- ◆ Stained Cedar and Patterned Concrete Porches/Paving
- ◆ Lush Landscaping
- ◆ Many Other Unique Details
- ◆ Tasteful Warm Interiors will pleasantly surprise satisfy and amaze the most demanding
- ◆ Gas Fireplace
- ◆ Vaulted Ceilings in the living area accented with real old wooden beams
- ◆ The kitchen has simulated metal tiles on the ceiling incorporated with the wooden beams
- ◆ Custom Cabinets
- ◆ Stained Concrete Counter Tops
- ◆ Vegetable Bar
- ◆ Sink
- ◆ Wine Cooler
- ◆ Built-in Stainless Appliances including Gas Range
- ◆ The dining room has a real brick wall reaching to the ceiling
- ◆ Huge eight-foot tall doors
- ◆ Custom Scored and Stained Concrete Floors
- ◆ Large Master Suite
- ◆ Master Bath and Walk-in Closet is a living area in itself
- ◆ See-through Fireplace
- ◆ Jetted Garden Tub
- ◆ Walk-in Shower
- ◆ Custom Vanities, Fixtures and Drop-in sinks
- ◆ Two more bedrooms
- ◆ Another nice full bath with shower/tub enclosure
- ◆ Laundry/Mud Room
- ◆ Security System
- ◆ Indoor/Outdoor Bose Stereo System
- ◆ Hot Water Circulating System
- ◆ Central Vacuum System
- ◆ Geo-Therm Air-Conditioning
- ◆ Mechanical Room



Pictures can not adequately represent this development reminiscent of European Cottages.

You may choose the model, or take advantage of this opportunity with one of our homes now in planning or under construction, and add your special choice of colors and unique design touches.

Kitchens are a master chef's delight with built in stainless steel appliances including a large gas range, extensive counter space with vegetable bar and sink, wine cooler, and abundant cabinet space.

The 2,500+ SF model home offers three bedrooms and two full baths, laundry/mudroom, garage, and a large master suite that is a romantic retreat with see-through fireplace, jetted garden tub, walk-in closets, walk-in shower, custom vanities and more.

We invite you to visit our model homes and hangars today.



Hangars may be purchased separately and offer an exceptional investment opportunity in a market area that is seeing rapid growth, with a very limited ability to serve the aircraft community, as well as others desiring this type of space.

