

## Our Location

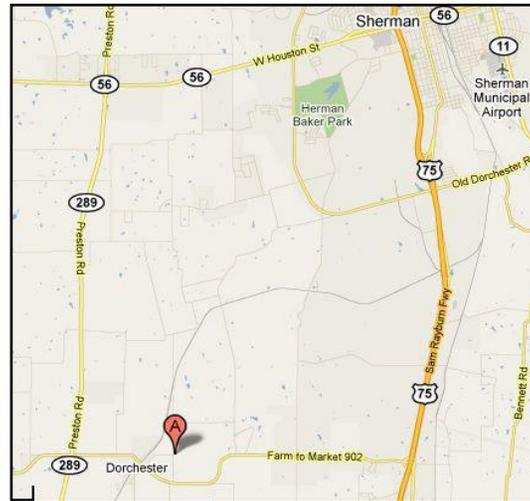
TxAeroSport (XA65) is located in the quiet open country five miles west of Howe, TX, yet with easy access to Sherman/Denison and the Dallas/Ft. Worth Metroplex via US-75 or State Highway 289. By car, Dorchester is about 1 hour north of Dallas, 30 minutes north of McKinney and about 15 minutes southwest of Sherman.



It's only 7nm northeast to Sherman Municipal Airport (KSWI) for the most inexpensive avgas in the area and 11nm north to North Texas Regional Airport (KGYI, formerly Grayson County Airport) which offers a Class D Towered airport with instrument approaches into a 9000' X 150' runway.



We're located just north of FM 902, an east-west road which intersects the north-south arteries of US-75 at Howe and State Highway 289 (Preston Road) at Dorchester. From US-75, take FM 902 going west for about 5 miles to Dorchester. From 289, take FM 902 going east in Dorchester for about 2 miles. Upon reaching Belden Road, make a turn to the north and the airport will be on your left less than a mile up the road.



**You're invited for a tour of the airfield and we welcome the opportunity to answer any questions you may have. Pricing information is available upon request.**



## TxAeroSport Aerodrome

627 Belden Road, Howe, TX 75459

(903) 476-5896 or (214) 906-7220

[www.txaerosport.com](http://www.txaerosport.com)



Welcome to TxAerosport Aerodrome (XA65), an exciting new airfield located in Dorchester, Texas, just 60 miles north of Dallas.... with architecture reminiscent of the 1940's!



Located in the very south of Grayson County, TxAeroSport Aerodrome is one of north Texas' newest alternatives in the way of professionally engineered, sport aviation complexes. With the realization that most other airports in area are becoming crowded, residentially-challenged on all sides and lacking in master plans, this airfield was designed from Day One to be highly functional and esthetically pleasing and to provide quality and value for the owners' investment. With deed-restricted architecture reminiscent of military airfields of the 40's and 50's, 3200' of well-engineered turf runway and surrounding open cornfields, TxAeroSport offers an aviation getaway from the hustle and bustle of everyday life.



TxAerosport Aerodrome covers 55 acres with a north-south runway orientation and the property is entirely fenced and gated. The airport has its own deep-water well and each group of four units has its own sewer facility so there is no need to rely upon the city for these utilities.

Phase I development consists of 56 units to be built on the East side of the runway, with 28 of those units adjacent to the runway and the other 28 adjacent to the road paralleling the airport. The runway-facing units have private 50' x 60' (or larger) concrete ramps and there are separate concrete taxiways running between each group of four hangars and the grass taxiway which parallels the grass runway. Six hangars have been built to date.



Our Midway and Oahu designs are 60' x 60'. The Midway has a 56' x 17' bi-fold door and is open from floor to roof while the Oahu can be configured into a fabulous hangar/home with 3600 SQFT of hangar floor and up to 3400 SQFT of living space on the second level. The Oahu can also accommodate a balcony, an electrically-operated 56' x 12' bi-fold door and a 2-car garage door. For hangars located adjacent to the runway, these hangars will have a private 60' x 50' concrete ramp and can optionally contain a second airplane door adjacent to the garage door. Each hangar has 200-amp electric service, water inlet with exterior shut-off valve, connection to an aerobic treatment system (septic system). Each hangar features fluorescent lighting, 120V outlets every 10 feet around its perimeter and one 240V outlet, a half bath, a utility sink, and is plumbed for compressed air with outlets every 20 feet around its perimeter. Prices start at \$189,000 including the lot and Association fees of \$360 annually.

### On-Site Aircraft Services

Mark Warren, A&P, IA, runs a first-class aircraft restoration and maintenance shop on the field. His skills range from annual inspections to restoration of award winning aircraft, and all things in between. He leads the efforts in paint work, fabric work, full-on restorations, upgrades to the latest STC's and other functions. His attention to detail and creativity will leave you impressed and with a strong desire to have Mark do all your aircraft work. The Super Cub shown to the left is just one example of Mark's work! Check out his website at [www.txaeroaircraftservices.com](http://www.txaeroaircraftservices.com) for more information.

## Hangars and Hangar/Homes

A variety of hangar designs, sizes and configurations are available at TXAeroSport and all sales include the associated lot. All designs conform to our master-planned arched-roof concept, and are of all-steel construction. The hangars to the left are our Mariannas (60' x 80') and Iwo Jima (80' x 80') designs which have airplane doors on two sides as well as 2-car garage doors, and can accommodate one- or two-level hangar homes in the rear portion of the hangar. Prices start at \$250,000 including the lot and Association fees of \$500 annually.