



LV Flightline LLC (GC)

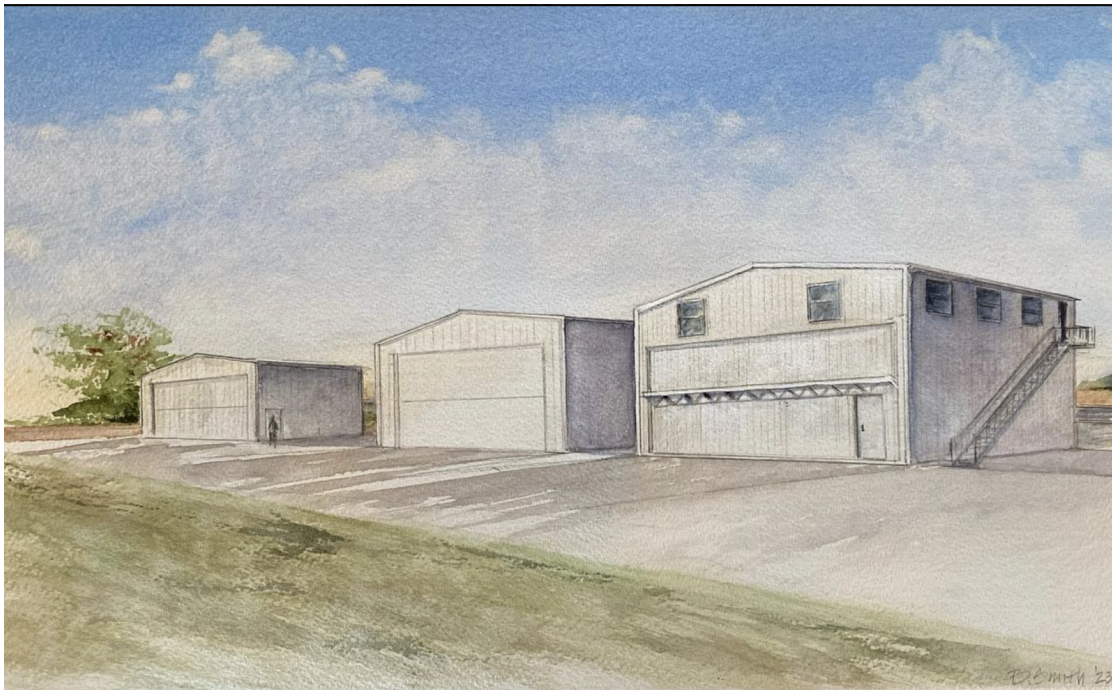
FOR: Unit 44 at Salado LLC
15850 Salado Airport Road, Unit 44
Bell County, TX 76571
(512) 673 - 3046

9 January 2024

FORCE 50'x50' HANGAR WITH FULL MEZZANINE LEVEL



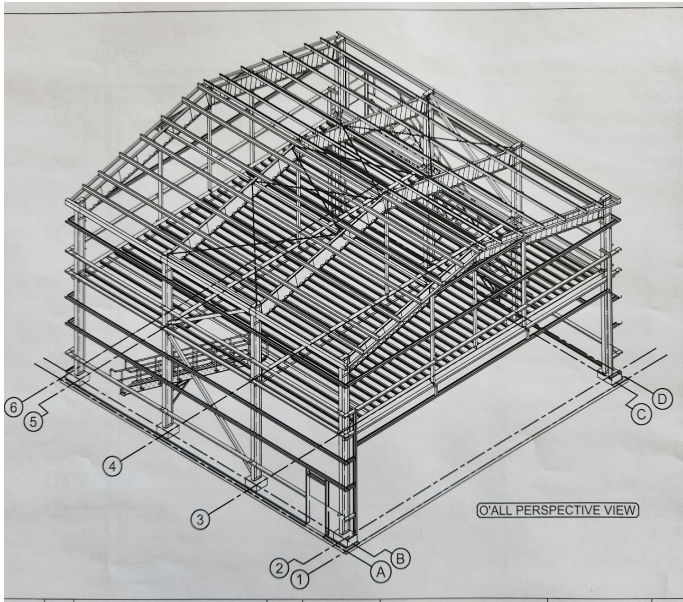
FOR SALE - \$540,000 US Dollars



* Artist rendition, windows not included please contact us for details. Construction completion estimated final on or about March 29th 2024.

Hangar Overview

Experience the perfect blend of functionality and versatility with our Force 50'x50' Hangar. This fully enclosed hangar shell, complete with a two-story option, offers exceptional design parameters and premium features to meet your aviation needs. Don't miss this opportunity to own a state-of-the-art hangar at Salado Airport.



Design Parameters:

I) 120 mph Wind Rating, 20 PSF Snow Load/Live Load.

II) Hangar Door Openings on Both Sides for Drive-Thru Access.

Building Package Includes:

- Structural Engineering Plans (including Foundations & Slab if needed): Our experienced team of structural engineers has meticulously designed the hangar to withstand challenging weather conditions and ensure maximum durability.

Details

- 24g Standing Seam Roof: The high-quality 24g standing seam roof provides superior protection against the elements, keeping your aircraft safe and secure.
- 24g 7.2 Mega Rib Panel Wall Sheeting: The 24g 7.2 mega rib panel wall sheeting enhances the structural integrity of the hangar, ensuring long-lasting performance and aesthetic appeal.
- Construction Plans: Detailed construction plans are provided, enabling seamless execution of the project. Also with all As-Built information collected during the project.

- **Galvanized Structural Steel:** The hangar is constructed using galvanized structural steel, known for its exceptional strength and corrosion resistance, ensuring a reliable and low-maintenance structure.
- **Galvanized Strut:** The galvanized strut enhances the structural stability of the hangar, providing additional support and reinforcement.
- **Galvanized Cable Bracing & Turnbuckles:** The hangar is equipped with galvanized cable bracing and turnbuckles, offering extra strength and stability.
- **Galvanized Structural Bolts:** Our hangar utilizes galvanized structural bolts, ensuring secure connections and long-lasting performance.
- **Community Solar System installed on the roof:** An approximate 9.18Kva solar system to provide economical power for your convenience. You may be eligible for additional tax depreciation of the system Year 1 – 20%, Year 2 – 32%, Year 3 – 19.2%, Year 4 – 11.5%, Year 5 – 11.5%, and Year 6 – 5.8%. Normally up to 85% of the system cost, but please contact your tax preparer.
- **Red Iron Purlins will be Provided:** The hangar comes with red iron purlins, renowned for their strength and reliability, ensuring optimal load distribution.
- **Higher Power Hangar Doors on Both Sides for Drive-Thru Access:** The hangar is thoughtfully designed with hangar door openings on both sides, providing convenient and efficient drive-thru access.
- **Engineered for a Mezzanine Level/Second Story:** Our hangar is engineered to accommodate a mezzanine level or second story, offering additional space for storage, offices, or other functional requirements. You can finish it out to your desired application.

Don't miss out on this exceptional opportunity to own a top-of-the-line 50'x50' hangar with a full mezzanine level. With its robust construction, customizable features, and outstanding design, this hangar is an investment in the future of your aviation endeavors.

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For more information or to schedule a viewing, please contact Jennifer Carlson, our dedicated project coordinator at Salado LLC, by phone at 512-673-3046. Act now to secure this premium hangar at Salado Airport.

Contact Information:

Unit 44 at Salado LLC

15850 Salado Airport Road, Unit 44

Attn: Jennifer Carlson – Project Coordinator

Phone: 512-673-3046

Site: Salado, TX