

# CENTURY 21<sup>®</sup>

Judge Fite Company



9404 RAGWING LANE  
MCKINNEY, TX 75071



\$775,000



3,600 sqft

## DESCRIPTION

UPDATED PHOTOS OF NEW-CONSTRUCTION AIRCRAFT HANGAR: NEW DEVELOPMENT AT AERO COUNTRY EAST AIRPORT, T31, MCKINNEY, TX. Hangar Footprint: 60W X 60L x 25H HANGAR. HANGAR DOOR: 54 x 18, with 4 windows and hydraulic PowerLift hangar door opener, with 2 remotes. Hangar includes half-bath, LED hangar lights, outdoor water bib, 220 electric panel and more. Estimated completion of hangar construction: FEBRUARY 2026. CUSTOMIZE YOUR HANGAR: We can add a mezzanine, pilot's crew quarters, home office or residential living. T31 AIRPORT INFORMATION: 3000' Paved & Lighted Runway 17-35, PLUS a 1500' airstrip. Aircraft weight limit: up to 6500 lbs. NO FLIGHT SCHOOLS. HOA-CITY REGS: Not for full-time residential use. (Part-time residential use allowed, welcomed & encouraged.) HANGARS ARE NOT FOR COMMERCIAL USE OR RETAIL BUSINESS USE. AMENITIES: Gated airport, community pool & amenity center for owners & guests. OWN THE LAND. THIS IS NOT A GROUND LEASE. Come join an amazing group of aviators and make T31 your home airport. Conveniently located west of Dallas North Tollway & south of HWY 380. UNDERGROUND UTILITIES: City water, city sewer, high speed fiber optics and natural gas. BRING YOUR AIRCRAFT, MOTORCYCLES, CAR COLLECTION, RV's, BOATS AND TOYS!

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Pending  
**MLS:** 21063122  
**YEAR BUILT:** 2025  
**COUNTY:** Collin  
**TRACT OR SUBDIVISION:** AERO COUNTRY EAST  
**LIST DATE:** 09/18/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,600  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.21  
**LOT SIZE (SQFT):** 9,234

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- GarageFacesFront
- Garage
- GarageDoorOpener
- HeatedGarage
- InsideEntrance
- ParkingLot
- RvGarage
- RvAccessParking
- SeeRemarks

### LOT DESCRIPTION:

- Subdivision

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- UndergroundUtilities
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

**COMMUNITY:**

- Curbs
- 

**LISTED BY:** Jeanie Cline 

**PHONE:** 682.225.3262

**BROKERED BY:** AirSpace