

FEATURED PROPERTY: GRASS ROOTS AIRPARK (06FD)

SUN & FUN
AEROSPACE EXPO
EDITION



AVIATION PROPERTY SHOWCASE

 **AV8**
REALTY
AIRPARK & AIRPORT REAL ESTATE



20201 Whistling Wire Lane, Groveland, FL

Welcome to Grass Roots Airpark (06FD), a premier private fly-in community nestled in the heart of Central Florida just west of Orlando. This airpark in Groveland offers old-Florida charm with a 1920s-style clubhouse, a tight-knit community of flying enthusiasts, and a beautifully maintained 3,400-foot turf runway. The property features direct runway access, hangar availability, and the kind of peace and privacy that only a true fly-in community can provide. Minutes from Clermont, Mount Dora, and Tavares (known as "America's Seaplane City"), Grass Roots is also a short drive from the Florida Turnpike for easy access to Orlando, Ocala, and the Disney corridor. Whether you are building your dream hangar home, investing in airpark real estate, or looking for a fly-in retreat with community events and regular fly-ins, Grass Roots Airpark is Central Florida's best-kept aviation secret.

3,400 ft Grass Runway | Clubhouse | Prime Location



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PowerLift Hydraulic Doors delivers the industry's most reliable, high-performance hangar door systems, trusted by pilots, FBOs, and aviation facilities across North America. Engineered for strength, speed, and minimal headroom loss, PowerLift doors are built to withstand extreme wind loads, giving you peace of mind in any weather.

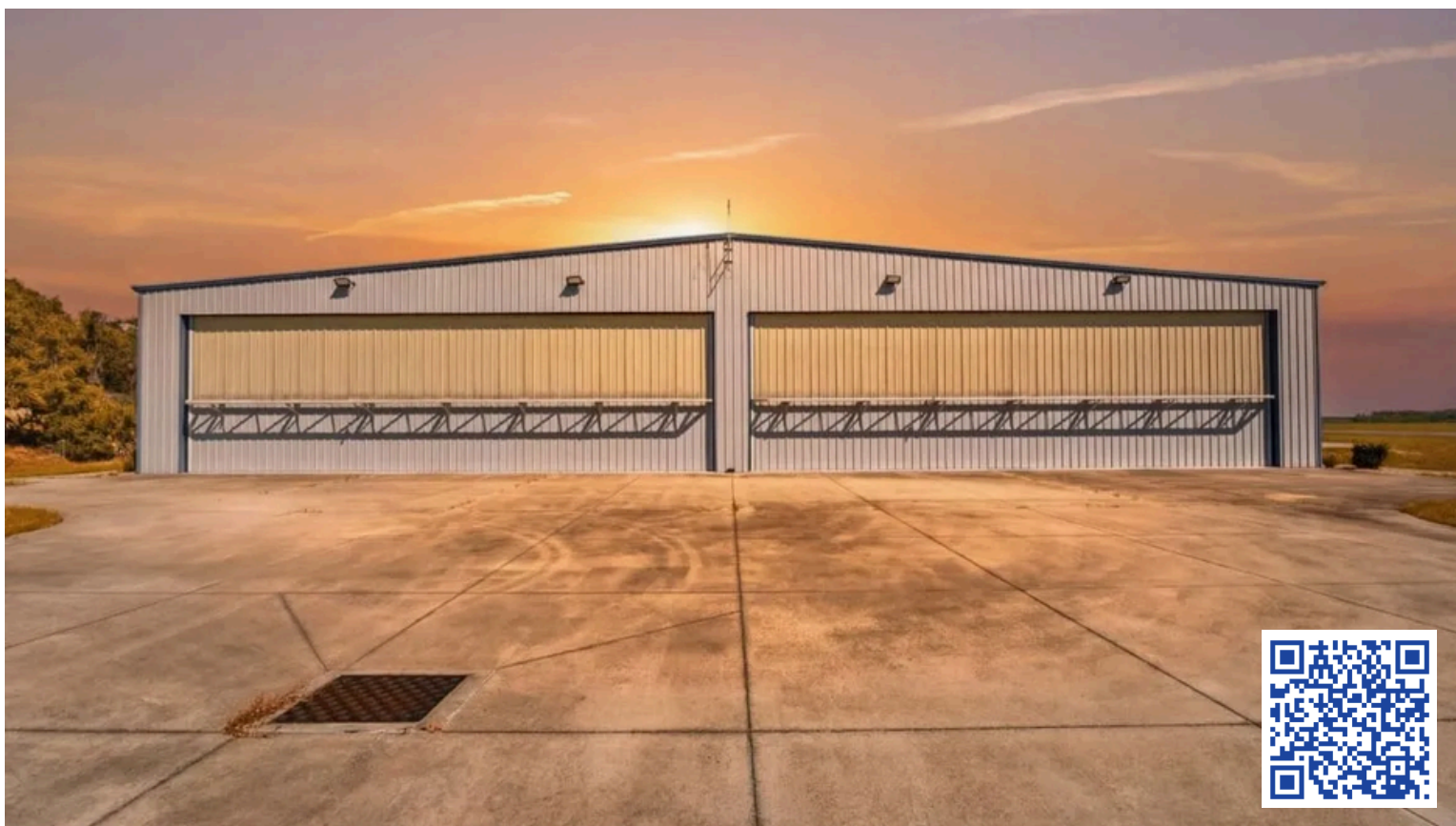


Unlike bifold or sliding alternatives, PowerLift's hydraulic design eliminates track maintenance, reduces wear, and maximizes your usable hangar space from floor to ceiling. Every door is custom-built to your specifications, whether you need a compact single-bay solution or a massive multi-aircraft opening. Backed by responsive customer support and a proven track record across hundreds of installations, PowerLift is the preferred choice of serious aviation property owners.



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8600 Airport Boulevard, Leesburg, FL

This exceptional hangar complex at Leesburg International Airport (KLEE) presents a rare commercial aviation opportunity in Central Florida. Built in 2014 to the highest standards, the facility spans 140 x 70 feet and includes two spacious 70 x 70-foot hangar units, each with its own mezzanine-level pilot recreation center totaling 2,500 square feet, plus 600-square-foot balconies. The complex sits directly on the taxiway at KLEE, providing seamless access to the airport's multiple paved runways and full services including fuel, instrument approaches, and customs. Leesburg International is located just 45 minutes northwest of Orlando, offering Central Florida convenience without major metro airport congestion. This is a turnkey opportunity for operators, investors, or aviation entrepreneurs seeking a modern, well-built facility at one of Florida's most strategically positioned regional airports.

2140 x 70 ft Complex | Two 70x70 Units | Direct Taxiway Access | Multiple Paved Runways





117 Airpark Boulevard, Immokalee, FL

This outstanding investment at Immokalee Regional Airport (IMM) features two income-producing hangars at one of Southwest Florida's most strategically located airports. With generous door clearance and expansive interior space, these hangars accommodate a variety of aircraft types and serve as a turnkey commercial aviation operation generating steady revenue. Immokalee Regional features a 5,000+ foot paved and lighted runway, instrument approaches, and full airport services, making it a practical and well-connected base for pilots across the region. Situated in Collier County with convenient access to Naples, Fort Myers, and the Gulf Coast, IMM provides the advantages of a professionally managed public airport with room to grow. Whether you are looking to expand an existing fleet operation, establish a maintenance facility, or build a portfolio of aviation income properties, this offering delivers strong fundamentals and long-term upside.

2 Income-Producing Hangars | 5,000+ ft Paved/Lighted Runway | Instrument Approaches



Listed by: Melanie Riddick, AV8 Realty

AUCTION

Online Bidding Ends April 30th



Custom Aviation Home

McKinney, TX (Near Dallas)



10130 Billy Mitchell, McKinney, TX

Newly renovated and flexible uses for pilots, car enthusiasts, short-term rental, or potential business opportunity.

Clear the runway for a rare aviation lifestyle opportunity at Aero Country Airport (T31). Situated on a spacious 0.8-acre lot, this fully renovated 1,872-square-foot home delivers a first-class blend of comfort and style, featuring 3 bedrooms and 3.5 bathrooms and a stunning 2025 renovation with high-end finishes throughout. The open-concept design creates a seamless flow for entertaining and everyday living, while the property's prime airpark setting puts you just minutes from boutique shopping and fine dining. Ready for takeoff alongside the home is a newly built 3,960-square-foot hangar completed in 2025—offering exceptional space for aircraft, collector cars, RVs, or potential business opportunity. Whether you're taxiing home after a long flight or hosting friends at your personal retreat, this property offers the perfect runway to live the aviation lifestyle.

For more details visit [TargetAuction.com](https://www.TargetAuction.com)

Property Preview Dates:

April 18, 19, 25, 26, & 27

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Mark Thomas, TX RE #386889 AU #13784





3561 Downwind Lane, North Fort Myers, FL 33917 | \$2,988,888

Welcome to one of the finest aviation estates in Southwest Florida. Located at 3561 Downwind Lane in the prestigious Pine Shadows Airpark (94FL), this meticulously maintained property offers an unparalleled blend of luxury living and aviation convenience. The home features modern upgrades throughout, including a new metal roof (2023), hurricane windows, and resort-style amenities designed for year-round Florida living. The showstopper is the private 80 x 80-foot hangar with 18-foot-high by 76-foot-wide clearance, four 12 x 12 doors, a 50-amp RV hookup with water access, and a 400-square-foot updated office with bathroom, perfect for a home office or pilot lounge. Pine Shadows is a gated community of approximately 70 homesites, each on an acre or more, with a 3,195-foot paved and lighted runway, an 800-foot overrun, and a convenient self-serve fueling station on the field. Located just five miles north of downtown Fort Myers with easy access to beaches, golf, boating, and dining, this is the total package for the pilot who wants it all.

 **3 Bed**
 **5,027 SqFt**
 **80x80 Hangar**
 **3,195ft Paved & Lighted Runway**



Listed by: Melanie Riddick, AV8 Realty



Pomona Landing Airport - 78FL | \$1,900,000

37.41 acres with endless possibilities. This FAA-licensed private airport features a 2,750-foot turf landing strip, three 2,400 sq ft and two 1,600 sq ft metal buildings, a cottage with kitchen and bath, a bunk room with bath, and two wells. Outdoor amenities include a large stone smoker oven, outdoor kitchen area, and a sheltered RV hookup. No longer in probate and ready to negotiate.

 **37.41 Acres** |  **2,760 ft Paved Runway**

Listed by: Vicki Adams & Lynda Linkswiler, Century 21 Triton Realty



Lake City Airpark - FL27 | \$874,000

This luxury aviation estate at Lake City Airpark delivers upscale living with direct runway access in North Central Florida. A perfect home base for pilots who want to be close to Jacksonville, Gainesville, and the Gulf Coast while enjoying quiet, spacious airpark living.

 **3 Bed** |  **3 Bath** |  **3,175 ft Grass Runway**

Listed by: Teresa Acevedo, NextHome Gateway Realty



12051 Driver Ln, Spring Hill, FL 34610 | Pilot Country - X05 | \$1,349,900

Elevated fly-in living in the highly sought-after Pilot Country Airport community. This 4,182 sq ft residence features 5 bedrooms, 3.5 baths, hardwood flooring, soaring ceilings with a gas fireplace, and a chef's kitchen with granite counters, Sub-Zero refrigerator, and Thermador cooktop. The private backyard includes a free-form pool with heated spa and screened enclosure. The 50 x 50-foot hangar with high ceilings features a 42 x 14-foot Hi-Fold electric door, a 48 x 14-foot workshop, and a half bath. New roof on home and hangar in 2024. Pilot Country offers a lighted, paved 3,700 x 75-foot runway with affordable self-serve AvGas. Conveniently located off SR 52 with easy access to Tampa Bay.

 **5 Bed** |  **3.5 Bath** |  **1 Acre** |  **3,700 ft Paved/Lighted Runway**



Listed by: Rob Van Stronder, Key Lime, Real Estate Inc

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42-53 ft doors 6,001 ft paved runway

SEBASTIAN | X26



T-hangars from 1,018 sq ft | 41.5 ft wide x 12 ft door
4,023 ft paved runway

MELBOURNE | KMLB



T-hangars from ~975 to 1,645 sq ft |
42-53 ft doors | 10,181 ft paved runway

PANAMA CITY BEACH | KECP



Large community hangars from 3,000 to 25,000 sq ft |
Doors up to 200 ft wide x 28 ft high |
10,000 ft paved runway



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From their flagship locations in Florida to growing hubs across the south and Colorado, Sheltair delivers consistent, high-quality service that keeps pilots coming back. Whether you are looking for **transient hangar space, long-term leasing, or full-service FBO amenities**, Sheltair Aviation sets the standard for what a modern FBO should be. AV8 Realty is proud to partner with Sheltair to connect pilots with real-time hangar and tie-down availability as well as 24/7 support across their network.



**SCAN FOR MORE
INFORMATION**





Buckingham Fld, Fort Myers - FL59 | \$375,000

Prime aviation lot at Buckingham Field in Fort Myers, ready for your custom hangar home build. Secure a rare piece of Southwest Florida airpark real estate in one of the region's most desirable fly-in locations with a 4,416-foot paved runway.

 **0.96 Acres** |  **4,416 ft Paved Runway**

Listed by: Melanie Riddick, AV8 Realty



Pine Shadows Airpark - 94FL | \$645,888

Charming airpark home on Crosswind Avenue in the highly sought-after Pine Shadows Airpark (94FL). With hangar access and a 3,195-foot paved and lighted runway right outside your door, this property offers the quintessential Southwest Florida fly-in lifestyle at an accessible price point.

 **1.05 Acres** |  **3,195 ft Paved Runway**

Listed by: Melanie Riddick, AV8 Realty



Private Airport Ocala/Citra, Florida - FD14

Private airport estate on expansive acreage in Citra, just northeast of Ocala in Florida's horse country. This six-bedroom property features a 3,000-foot grass runway, a hangar with 42-foot-wide by 10-foot-high doors, and 2,500 square feet of living space, all surrounded by the rolling landscape of Marion County.

 **6 Bed** |  **5 Bath** |  **3,000 ft Grass Runway**

FSBO - Wolfgang Dierschke



127 Eagles Nest Ln, Crescent City, FL Eagles Nest Aerodrome - FD44

A pilot's paradise on Lake Estella in one of Florida's most unique aviation communities. This 3-bed, 3-bath, 3,000+ sq ft home includes a 3,600 sq ft hangar with a 43-foot electric bi-fold door (11 ft clearance), 60-foot depth, and a lake-view office. Deeded rights to the 3,200-foot grass runway, seaplane access on Lake Estella, all taxiways, and the private lake. Fly in, float in, or drive in.

 **3 Bed** |  **3 Bath** |  **3,200 ft Turf Runway**

Listed by: Penny Buckles, Clarion Group



Spruce Creek Fly In – 7FL6 | \$289,000

Comfortable end unit condo in the private Spruce Creek Fly In Community. Two bedroom, two bath, attached two car garage and well maintained. New roof and new AC in 2023. Active, connected community includes a community pool. Gated & patrolled 24hr security. Walking, skating, biking and numerous community activities. This home is worth a look.

 **2 Bed**  **2 Bath**  **4,002 ft Paved Runway**



Woods and Lakes Airpark - FA38 | \$369,000

Welcome to Woods & Lakes Airpark (FA38), a friendly grassroots flying community near Ocklawaha. This well-maintained 3-bed, 2-bath home sits midfield with direct taxiway and runway access from your own 42 x 40-foot hangar (200 amp service). An enclosed 300 sq ft patio adds bonus living space for relaxing and watching runway traffic.

 **3 Bed**  **2 Bath**  **2,900ft Paved Runway**



Cuyler Field – FD27 | \$749,000

Custom brick home in the gated Cuyler Airfield (FD27) community with an open floor plan, 3 split bedrooms, 2 baths, and a flex room. Screened rear patio with hot tub, open-air firepit patio, Generac whole-home generator, and RV pad. The standalone 3,000 sq ft hangar includes a separate workshop and air-conditioned office. Turf runway 9/27 is 3,250 ft x 66 ft with PAPI and three airports within 30 nm for fuel.

 **3 Bed**  **2 Bath**  **3,250 ft Grass Runway**



1924 Wisperwood Way | Spruce Creek - 7FL6 | \$229,000

Modernized one-level condo with 1,630 sq ft in the world-recognized Spruce Creek Fly In community. Upgraded kitchen with large cabinets, granite counters, and stainless appliances. Volume ceilings throughout an airy living, dining, and kitchen layout. King-size primary suite with ensuite bath and walk-in closet, plus a secondary bedroom with private bath.

 **2 Bed**  **2 Bath**  **4,002 ft Paved Runway**



527 Georgetown Shortcut RD, Crescent City FL | Eagles Nest Aerodrome - FD44

Custom-built 2022 home with 2,128 sq ft, 3 split bedrooms, 2 full baths, and an open floor plan with volume ceilings. The private primary suite features an ensuite bath, walk-in closet, and direct laundry access. A covered rear patio overlooks the runway and evening sunsets. The standalone 44 x 52-foot hangar includes a concrete ramp. Eagles Aerodrome offers a 3,200-foot lighted turf runway (18/36) and a 3,300-foot water runway (18W/36W) with ramp on Lake Estella. Host to the annual Splash-In, this is one of Florida's most distinctive aviation communities for pilots who fly on land and water alike.

 **3 Bed**  **2 Bath**  **1.07 Acres**  **3,200 ft Turf Runway**

Listed by: Dave Scheidl, AV8 Realty



9700 SE 72nd Ave | Leeward Air Ranch – FD04

Freshly updated 2-bed, 2-bath residence with new flooring, granite countertops, refinished cabinets, and new appliances. The attached 45 x 40-foot hangar includes new drywall and insulation with direct paved taxi access to Leeward's 6,250-foot lighted turf runway. Kent Leeward - 352-213-4000

 **2 Bed**  **2 Bath**  **6,247 ft Grass Runway**



8900 SE 72nd Ave | Leeward Air Ranch – FD04

Centrally located 2-bed, 3-bath, two-story home with over 2,500 sq ft of conditioned space, just one house off the runway with wrap-around porch views of all the aviation action. The 46 x 42-foot hangar features a 42 x 12-foot Schweiss door and a 42 x 14-foot attic room above. Over 1,000 sq ft of four-car garage and partitioned shop space rounds out the package. Kent Leeward - 352-213-4000

 **2 Bed**  **3 Bath**  **6,247 ft Grass Runway**

Listed by: Kent Leeward, Aloft Real Estate Services



140 Wagstaff Wy, Clayton, GA | Heaven's Landing - GE99 | \$3,900,000

Premier fly-in estate at Heaven's Landing in the North Georgia Mountains. This 5,700 sq ft residence features massive beams, heart pine finishes, a three-stop elevator, and a vaulted great room with stone fireplace. The main level includes a chef's kitchen, primary suite with balcony and spa bath. The terrace level offers a family room with wet bar, three bedrooms, and 2.5 baths. An enclosed crow's nest delivers panoramic views of the runway and Blue Ridge Mountains. A separate 50 x 60-foot hangar fronts the taxiway with a dedicated pilot's retreat including kitchen and bath. Community features a 5,069-foot concrete runway with GPS approach and fuel on field.

 **4 Bed**
 **3.5 Bath**
 **Door 49' Wide**
 **5,068ft Paved Runway**



141 Flying Ranch Drive, Clayton, GA | BIG CREEK FLYING RANCH - GA18 | \$1,500,000

Big Creek Flying Ranch is a rare aviation estate in the North Georgia Mountains near Clayton. Set on over eight acres along Stekoa Creek, the property features a private airstrip, a waterfall-fed pond, mature landscaping, and multiple outbuildings including a large workshop and guest quarters. The residence offers refined craftsmanship, open living spaces, and stunning mountain views. Clayton's restaurants, galleries, and outdoor recreation are just minutes away.

 **3 Bed**
 **2.5 Bath**
 **14ft Hangar Door**
 **3000ft Grass Runway**



Listed by: Scott Poss, Poss Realty

NORTH CAROLINA / SOUTH CAROLINA



2491 Hwy 274, Cherryville, NC | CHERRYVILLE - 1NC9

Nearly 24 acres in Lincoln County, NC featuring a 1930s home (2 bed, 1 bath, 2,183 sq ft), a private 1,200-foot FAA-approved grass runway for ultralight and STOL aircraft, and two hangars with space for up to seven small aircraft. Runway approved for flight instruction. Motivated seller.

 ~24 Acres |  1,200 ft Grass Runway

Listed by: Geneva Allen, Allen & Allen Incorporated



1004 Brockman Rd, Greer, SC | Chandelle Airpark - SC72

Custom 4-bed, 3.5-bath home (3,776 sq ft) at Chandelle Airpark (SC72) with wrap-around porch, detached 3-bay garage with heated bonus room, and a 2,600 sq ft hangar featuring a 40-foot sliding door. Deeded taxiway easement to Chandelle's 3,700-foot paved and lighted runway.

 4 Bed |  3.5 Bath |  3,700 ft Paved Runway

Listed by: Geneva Allen, Allen & Allen Incorporated



206 Mooney Ct, Loris, SC 29569 | HARDEE AIRPARK (SC21) | \$107,000

This aviation property at Myrtle Beach Hardee Airpark (SC21) combines coastal convenience with private runway living. Situated in Horry County just 10 air miles from the Grand Strand, this home offers direct airpark access, a relaxed lifestyle, and proximity to the beaches, golf courses, and dining that make the Myrtle Beach area one of the Southeast's top addresses. The community features a 3,300-foot lighted grass runway (130 ft wide) and a small, welcoming neighborhood of fellow pilots. For aviators looking for a fly-in home in a thriving coastal market, Hardee Airpark delivers location, lifestyle, and value.

 1.01 Acres |  3,300 ft Paved/Lighted Runway



Listed by: Cynthia S Stanley & Rob W Lewis,
Sea Oats Real Estate



870 Ridge Road, Dunlap, TN | Lovell Fld - CHA | \$2,100,000

A stunning property in Tennessee's beautiful Sequatchie Valley that checks all the boxes. Features a 2,000-foot grass runway, a hangar large enough for up to six aircraft, a well-kept home, a large workshop, river frontage, and abundant wildlife. Secluded but close to town, with plenty of acreage nestled between Walden's Ridge and the Cumberland Plateau. A unique and spectacular setting for the pilot who values privacy, land, and a true rural aviation lifestyle.

4 Bed **2 Bath** **Door 11' H x 40' W** **2,000 ft Grass Runway**

Listed by: George Hamilton, George Hamilton Real Estate & Management Co.



T-Hangar Condo, Wadsworth, OH - 15G | \$54,900

Own your own T-hangar condo at Wadsworth Airport (15G) with a brand-new concrete slab and immediate availability. Low taxes and a 2,410-foot paved runway make this the smartest way to store your aircraft in Northeast Ohio.

Door 41' Wide **2,410 ft Paved Runway**



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Aviation Property, Expertly Landed with AV8 Realty

CHECK OUT OUR **BUYERS GUIDE** SPECIFICALLY FOR AVIATION REAL ESTATE!



665 Wilson Butte Road, Great Falls, MT 59405 | \$3,950,000

This extraordinary riverfront estate on the banks of the Missouri River is a true legacy property for the pilot who wants it all. Spanning over 51 acres with more than a mile of pristine river frontage, the castle-inspired residence features five bedrooms, five and a half baths, soaring architecture, and meticulous finishes including a cedar-lined sauna, expansive wine cellar, turret reading room, and multiple fireplaces. For aviators, the property includes a private airplane hangar and three airstrips, giving you unmatched freedom for both backcountry and cross-country flying. A remarkable boathouse with a concrete ramp provides effortless river access, while a large workshop and two-bedroom guest quarters round out the offering. Surrounded by Montana's legendary landscapes and abundant wildlife, this is a once-in-a-generation opportunity to own a property where aviation adventure meets riverfront grandeur.

 **51.16 Acres**  **5 Bed**  **5.5 Bath**  **3 Airstrips**



Listed by: Callie Pecunies & Crystal Ault, Big Sky Sotheby's International Realty



375 Wolf Front Rd, Van Alstyne, TX | Tilghman Airport - 97XS | \$1,050,000

Live the aviator's dream in this North Texas fly-in home with direct runway access in a private airpark community. The property features a well-appointed four-bedroom residence with 2,291 square feet of living space, a dedicated hangar, and the freedom to taxi right from your door. The community's maintained 3,150-foot grass runway accommodates a wide range of light and experimental aircraft, and the location puts you within easy reach of the Dallas-Fort Worth metroplex. For pilots seeking the best of both worlds, with country living and city convenience, this Texas property delivers.

 **4 Bed**
 **2.5 Bath**
 **Door 12' H x 40' W**
 **3,150ft Grass Runway**

Listed by: Rene Banglesdorf, eXp Realty - Luxury



10 Piper Place, Fredericksburg, VA, USA | Dogwood Airpark - VA42 | \$1,160,000

10 Piper Place is a one-of-a-kind aviation estate located in Dogwood Airpark (VA42), the only private airpark in the DC/MD/VA metro area. Set on 5.59± wooded acres just outside the Washington SFRA, this 5,650± sq ft home offers elegant one-level living, a fully finished lower level, and a 3,480± sq ft detached garage/hangar outfitted for serious pilots. With private runway access and proximity to Fredericksburg, I-95, and major airports, it's the perfect blend of luxury living and aviation convenience.

 **3 Bed**
 **3.5 Bath**
 **Door 14.8' H x 49.6' W**
 **4,100ft Paved Runway**

Listed by: Jim Fullerton, Summit Real Estate

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