



15900 Schank Rd

15900 Schank Rd, Conroe, TX 77306



**COLDWELL BANKER
COMMERCIAL**

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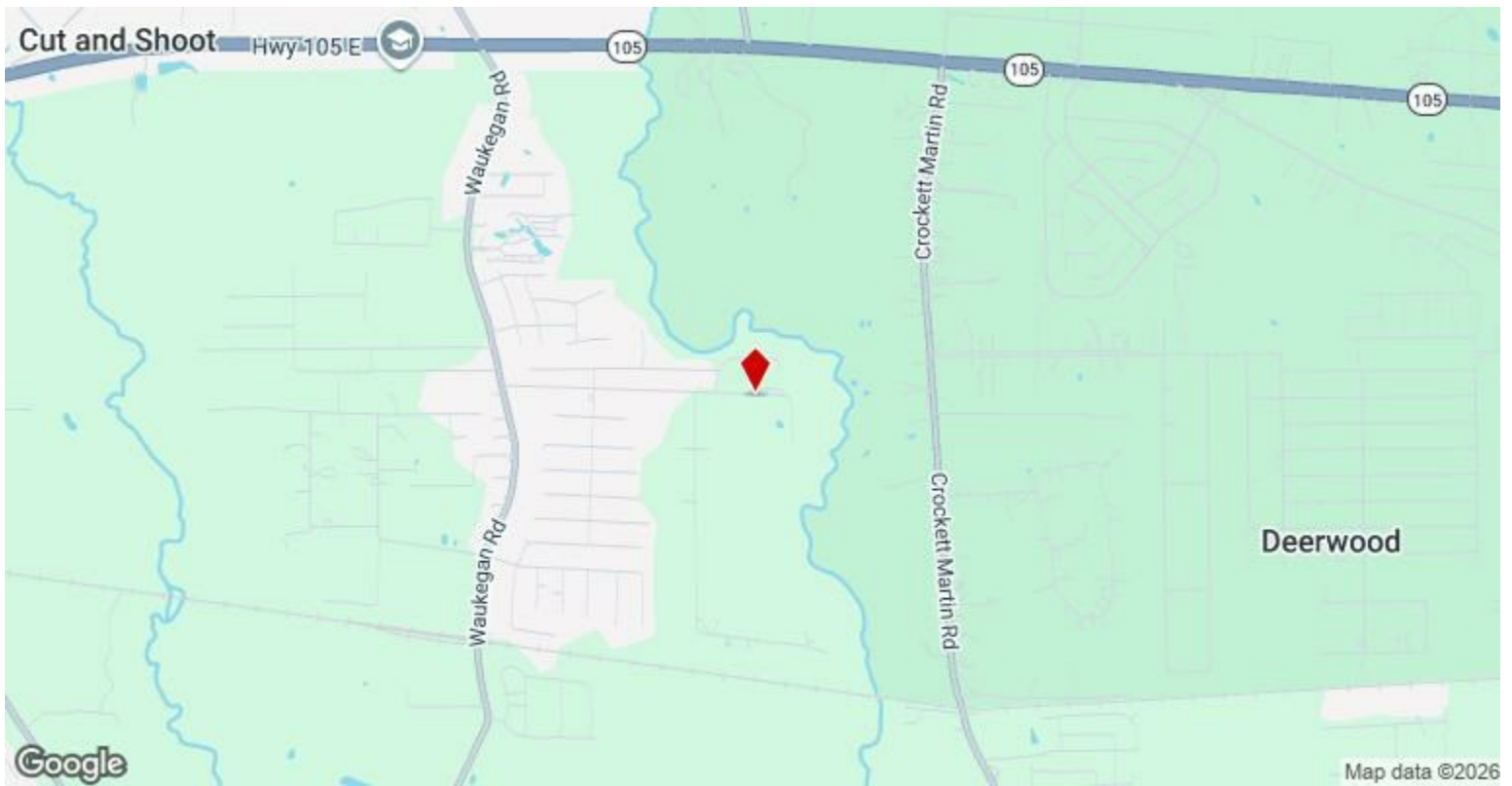
\$10,000,000

Chennault Airfield – 25TX represents a rare, institutional-grade aviation development opportunity situated on 83.72 secured acres with 3100' x 70' asphalt runway with 1,500' taxiway, 24,000 Sq. Ft. of hangar space and 5,000 Sq. Ft. of office space in the heart of Montgomery County. Positioned as the premier reliever of General Aviation aircraft from Conroe Municipal Airport, this facility is engineered to capture the spillover demand from North Houston's congested flight hubs. All FAA requirements for lighting, communications, flight patterns, compliance etc....

Operational Airport in place with flourishing flight school. Prime Investment Opportunity. Lease in place for all current 29,000 Sq. Ft.. Development opportunity to build 500,000 Sq. Ft. of additional Hangar Space for sale or lease....



Price:	\$10,000,000
Property Type:	Specialty
Property Subtype:	Airport
Sale Type:	Investment or Owner User
Lot Size:	83.72 AC
Gross Building Area:	29,000 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	2024
Parking Ratio:	3.03/1,000 SF
Zoning Description:	Unrestricted
APN / Parcel ID:	0073-00-01800
Walk Score ®:	10 (Not friendly)



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Strategic Location & Connectivity

- The Woodlands: Only a 30-minute drive, providing direct access to one of the wealthiest corporate and residential demographics in Texas.
- Conroe North Houston Regional Airport (KCXO): Strategically located to serve as the primary alternative for private General Aviation Pilots looking to avoid the operational delays of Conroe Airport. No more waiting for an hour plus to take off.

Near "Shovel-Ready" Status

Eliminate the typical 18–24-month development lag. This project is in its third city review, with completed Drainage Studies and Environmental Assessments already on file. The path to breaking ground on the planned 376 additional hangars (500,000+ sq. ft.) is cleared and de-risked.

Robust Infrastructure & Security

The site is fully equipped with high-capacity utilities designed for industrial aviation scale:

- Power & Tech: 3-Phase Underground power with 6000-amp transformer, and High-Capacity Fiber Optic Internet are on-site, supporting modern avionics suites, flight schools, hangars, and corporate headquarters.
- Utilities: City water and a dedicated septic system are already in place.
- Security: The entire 83-acre perimeter is enclosed by 8-foot chain-link fencing. Access is controlled via a gated automatic keypad entry, ensuring secure airside access and 24/7 privacy for tenants, students and owners.
- Fuel Service: 12,000-gallon fuel service on site and operational.

Property Photos



DJI_0381



DJI_0378

Property Photos



DJI_0375



Runway

Property Photos



Property Photos



DJI_0372

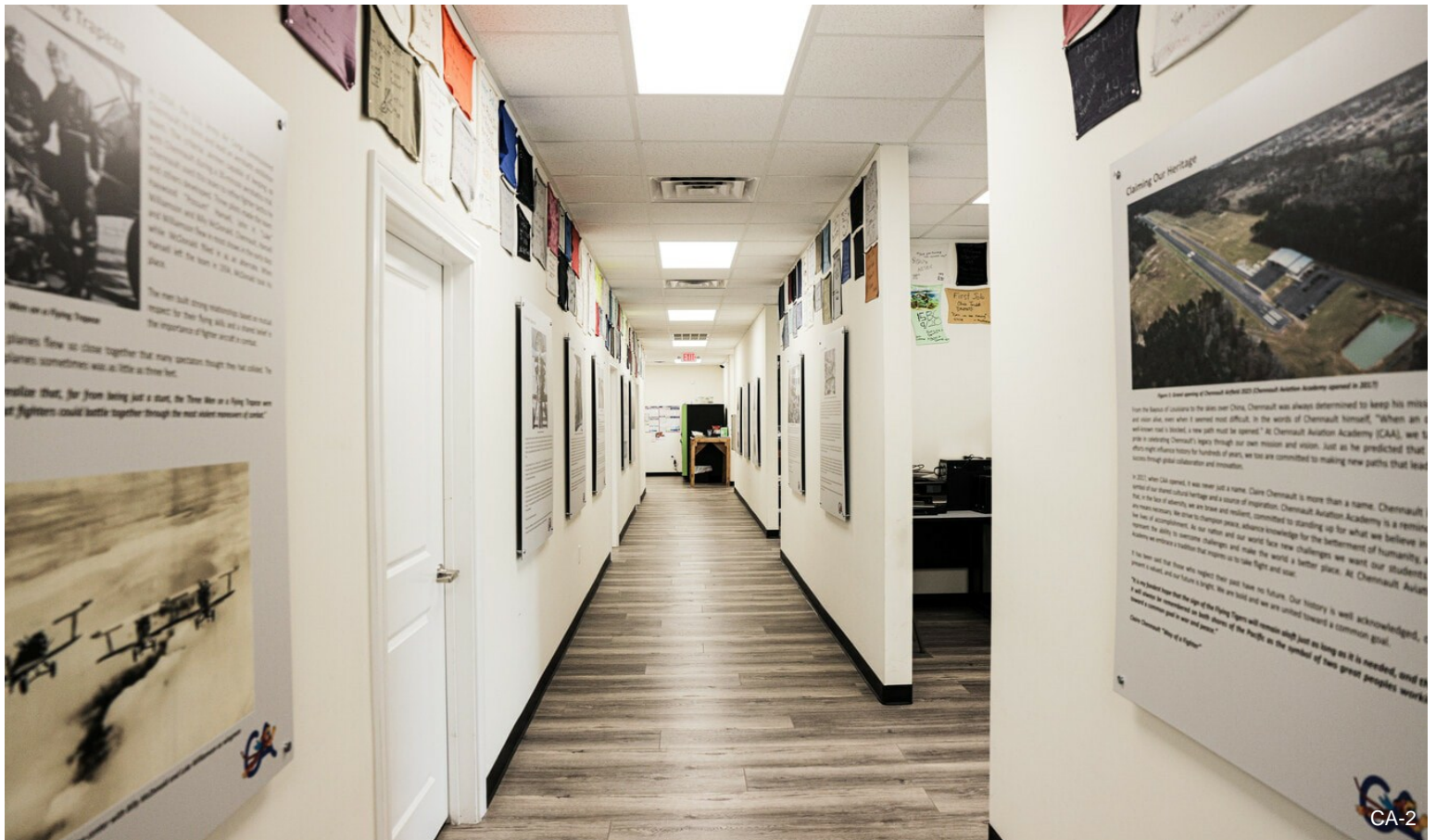


DJI_0374

Property Photos



Lobby



CA-2

Property Photos



Open office- Classroom



Cubicle Area

Property Photos



Property Photos



Hangar 1



Hangar 1

Property Photos



Property Photos



12,000 Gallon Fuel Service



Taxiway

Property Photos



Hangar 2 - Storage



Hangar 2 - Storage