



Sugar Valley Airport

Private Airport **For Sale**

Presented By:

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SUGAR VALLEY AIRPORT

PRIVATE AIRPORT **FOR SALE****249 GILBERT ROAD**
MOCKSVILLE, NC 27028**PROPERTY DESCRIPTION**

This one-of-a-kind offering includes an operational airport set on ± 68 acres in central North Carolina. The property includes a 2,400-foot airstrip, 5 plane hangars, a maintenance building, and two residences, providing a combination of aviation infrastructure and functional facilities on a picturesque lake setting. This opportunity is ideal for an aviation enthusiast, flight school group, or aviation-adjacent businesses.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Parcel 1:	67.64 Acres PIN: 5851268843
Parcel 2:	1.03 Acres PIN: 5851275283
Aviation:	
Hangars:	5 Buildings $\pm 30,650$ Total SF
Maintenance:	$\pm 2,061$ SF
Residential:	
Rental House:	$\pm 1,598$ SF
Workshop/Garage:	$\pm 3,198$ SF

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MOCKSVILLE, NC

SUGAR VALLEY AIRPORT

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PRIVATE AIRPORT **FOR SALE**

BLUE HANGAR

- $\pm 7,200$ SF
- Built in 2004
- HVAC replaced in 2025
- Conditioned office space includes two large meeting rooms, small office, two restrooms, a utility/wash room, and $\pm 1,560$ SF of conditioned mezzanine storage



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PRIVATE AIRPORT PROPERTY **FOR SALE**

BROWN HANGAR

- ±3,600 SF
- Built in 1999
- Includes small conditioned office, restroom, utility sink, and ±360 SF of mezzanine storage
- The attached bath house (added 2012) has an indoor shower and restroom



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GREY HANGAR

- ±7,500 SF
- Built in 2012
- Accommodates 6–7 small planes.



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T-HANGARS

- T-Hangar 1:
- ±5,350 SF — Parking for 4 planes (currently 3 planes and a gas truck)
- Built in 2020
- T-Hangar 2:
- ±7,000 SF — Parking for 6 planes (3 front | 3 back)



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MAINTENANCE SHED & RUNWAY

- Maintenance Shed: $\pm 2,061$ SF — Features a paint booth with exhaust system and manual sliding doors. Metal roof replaced in 2023.
- Paved Runway: $\pm 2,424$ SF — Asphalt runway with pilot-initiated lighting. VASI electrical system is in place but not currently utilized. Sealed and coated asphalt in 2025.

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RESIDENTIAL

- Primary House: ±3,388 SF, built 1957 with 1976 addition — 3-bedroom residence includes kitchen, a meeting room accommodating approximately 35 people, covered porch and a basement.
- Rental House: ±1,598 SF, built 2016 — 2-bed/2-bath residence with a single-car garage.
- Workshop/Garage: ±3,198 SF, built 1976 — 3-phase power and partially conditioned. Asphalt roof replaced in 2021.



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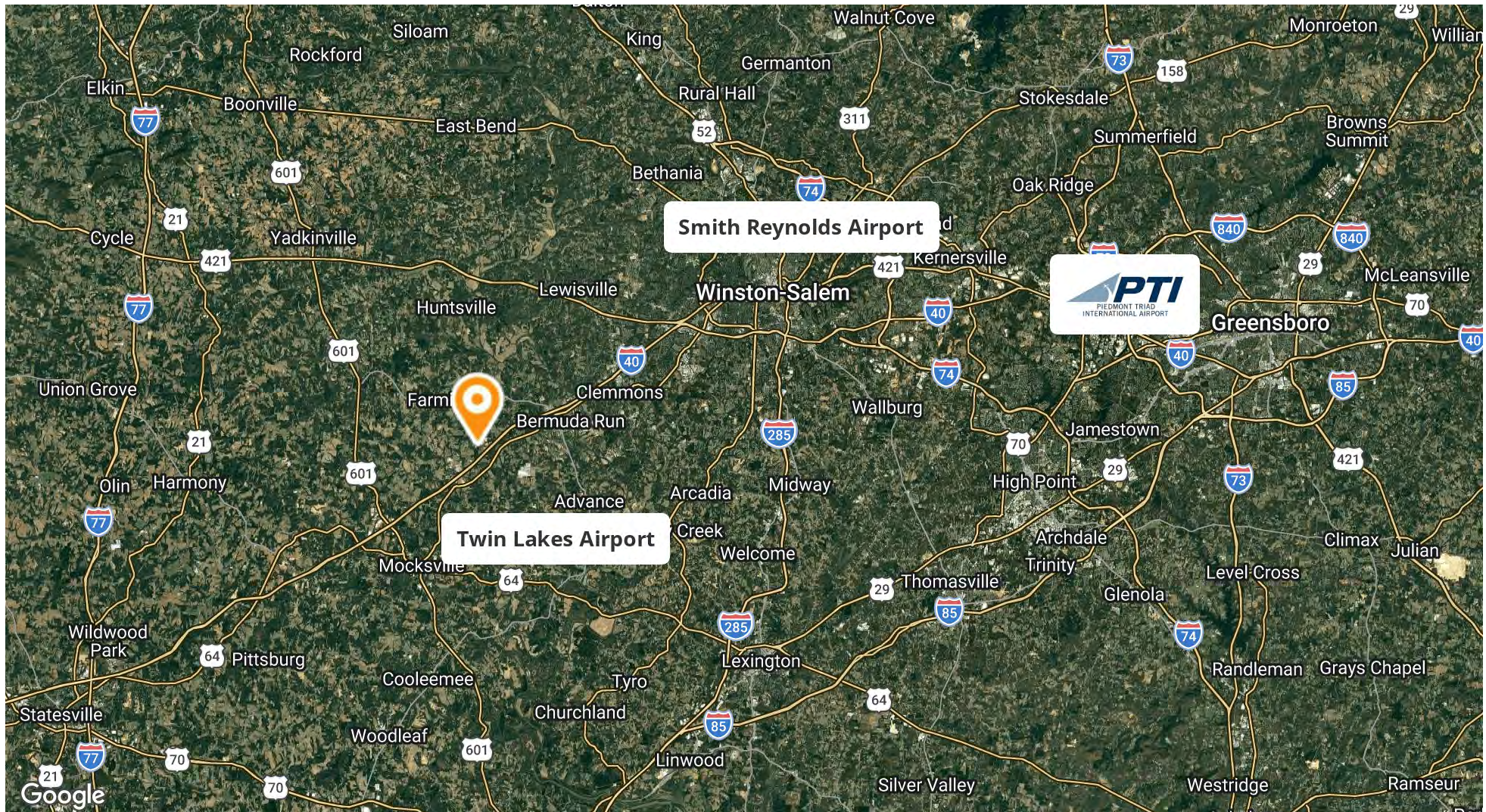
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LOCATION INFORMATION

Address 249 Gilbert Road
Mocksville, NC 27028

PROPERTY INFORMATION

Property Type Airport

Zoning R20

Parcel 1 67.64 Acres | PIN: 5851268843

Parcel 2 1.03 Acres | PIN: 5851275283

Aviation:

Hangars 5 Buildings | ±30,650 Total SF

Maintenance ±2,061 SF

Residential:

Primary House ±3,388 SF

Rental House ±1,598 SF

Workshop/Garage ±3,198 SF



SALE PRICE: \$2,500,000

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