



# Confidentiality & Disclaimer

9382 STOCKMAR ROAD, VILLA RICA, GA 30180

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STOCKMAR AIRPORT

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# Executive Summary



<b>Sale Price:</b>	\$7,000,000
<b>Lot Size:</b>	135.62 Acres
<b>Zoning:</b>	RA-Residential Agricultural Douglas County
<b>Sub Market:</b>	West Atlanta
<b>Parcel Numbers:</b>	02110250007 02060250007 02110250004 02050250009 02050250021 02120250022

## PROPERTY OVERVIEW

Private Airfield located just north of Mirror Lake Golf Club  
+/- 135.62 Acres

## PROPERTY HIGHLIGHTS

- 1 of only 35 private airfields in US with FAA approved runway (4,500 feet) potential to extend runway to accommodate jets
- CTAF and UNICOM frequency is 122.9 and can be used to activate Stockmar's runway lighting and VASI at any time
- High Barriers to Entry - Stockmar Airport is privately owned and operated and receives no funding or subsidies from the FAA, enabling its owner/operator to run the facility free from bureaucratic red tape
- +/-135 acres with excess property across the street to extend runway
- 41 T-sheds, 6 Quansets, 1 Large Private Hangar
- Has potential as a "fly-in" community development
- Possible Air Cargo site, celebrity airport, & alternate uses
- On-site 10,000 gallon fuel farm, offering fuel for self-service 24 hours a day/7 days a week
- On-site airplane maintenance offered by a FAA licensed airframe and power plant mechanic

## EXECUTIVE SUMMARY // Additional Photos



## EXECUTIVE SUMMARY // Additional Photos



STOCKMAR AIRPORT

# LOCATION INFORMATION

# 2

REGIONAL MAP

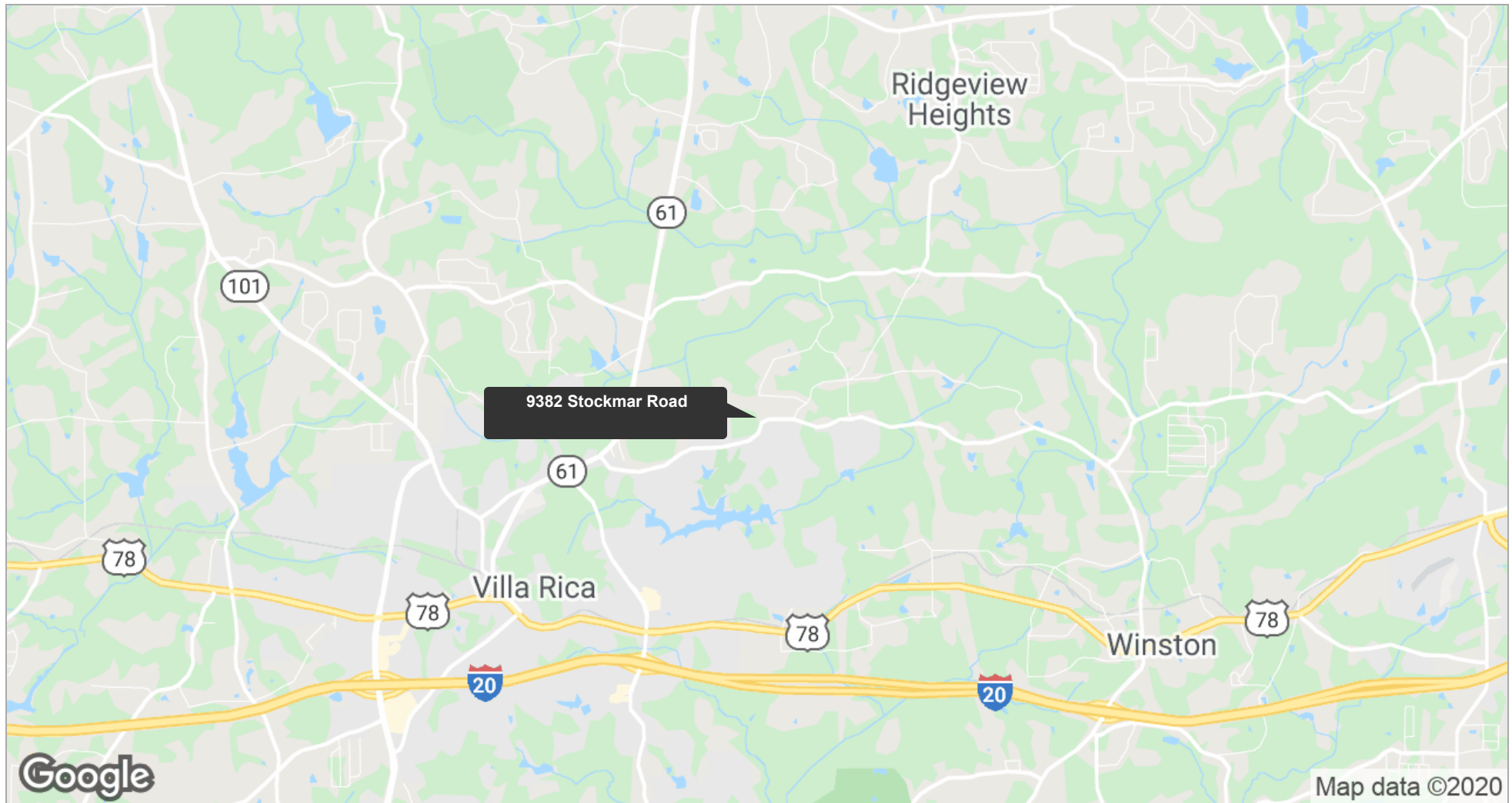
LOCATION MAPS

AERIAL MAP

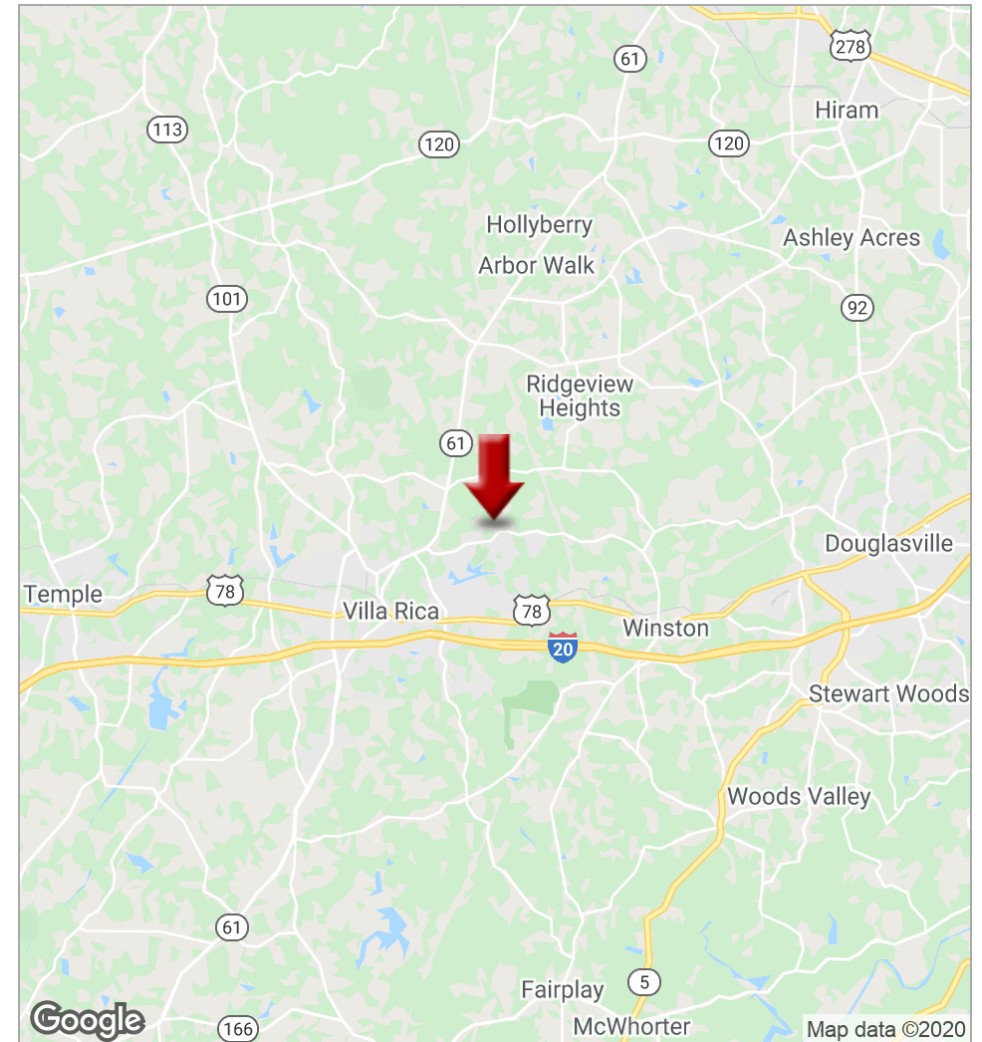
AERIAL MAP

AERIAL MAP

## LOCATION INFORMATION // Regional Map



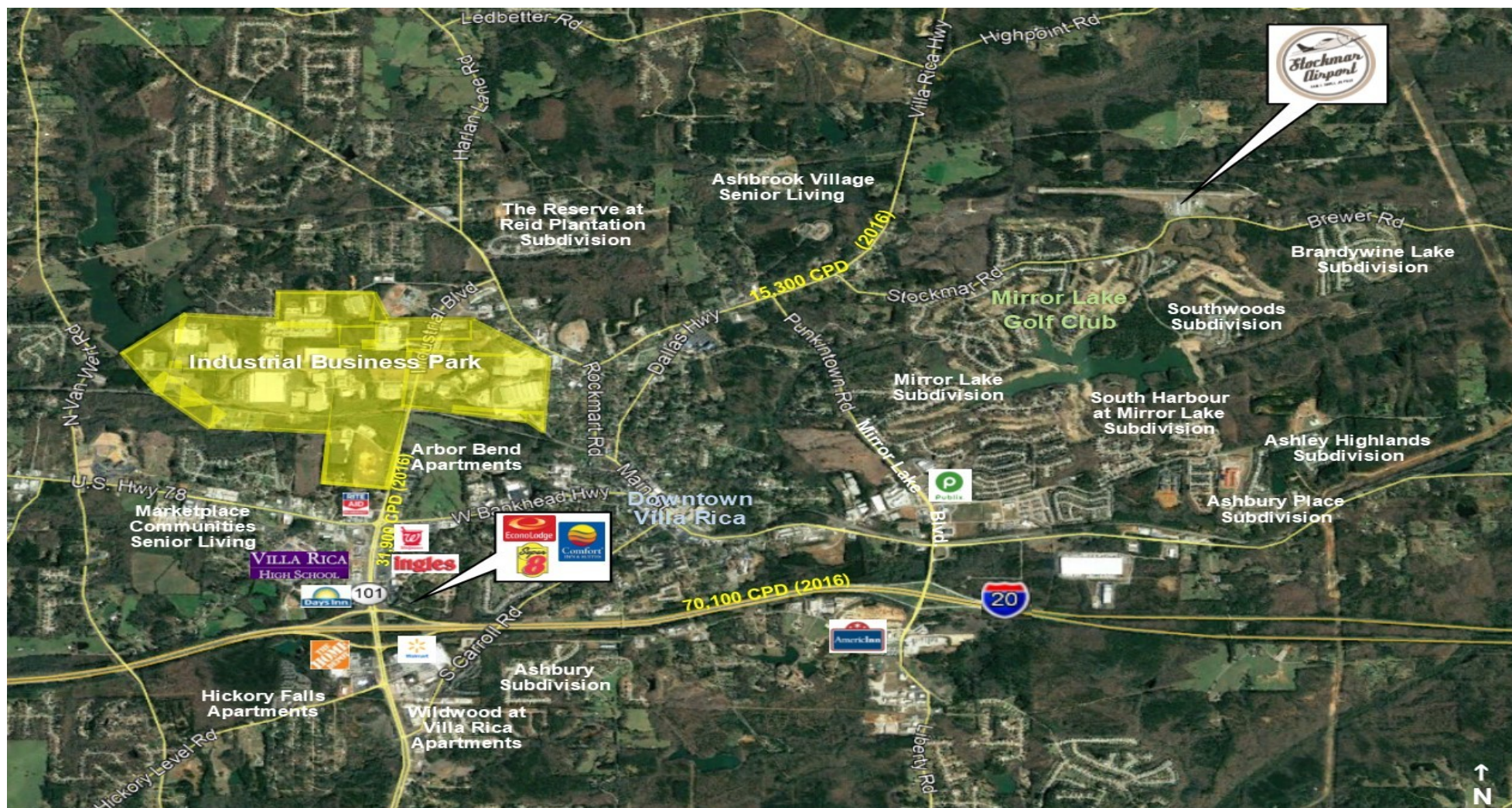
## LOCATION INFORMATION // Location Maps



## LOCATION INFORMATION // Aerial Map



## LOCATION INFORMATION // Aerial Map



# LOCATION INFORMATION // FAA Information



STOCKMAR AIRPORT

# DEMOGRAPHICS

# 3

DEMOGRAPHICS REPORT

DEMOGRAPHICS MAP

# Demographics Report

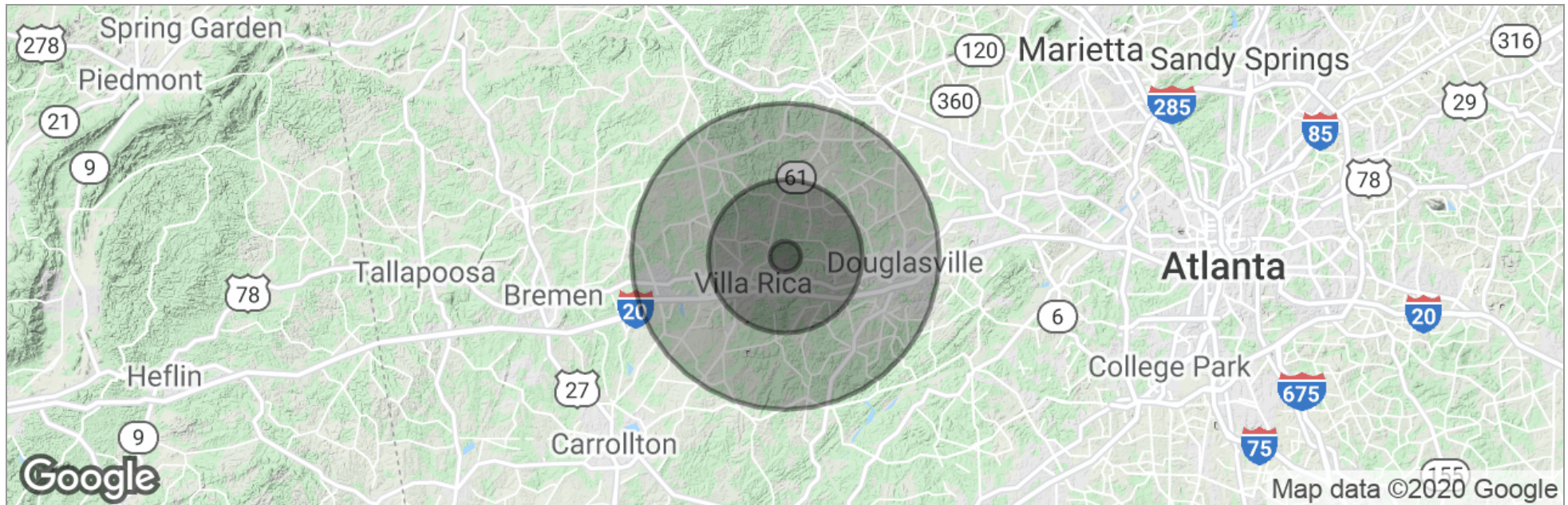
	1 MILE	5 MILES	10 MILES
Total households	337	12,188	50,139
Total persons per hh	2.9	2.9	2.9
Average hh income	\$67,423	\$62,105	\$64,441
Average house value	\$208,611	\$201,861	\$173,194

	1 MILE	5 MILES	10 MILES
Total population	981	35,795	144,759
Median age	36.2	32.6	33.8
Median age (male)	36.6	32.3	32.8
Median age (female)	35.9	33.2	34.8

	1 MILE	5 MILES	10 MILES
Total population - White / % White	568 / 57.9%	25,140 / 70.2%	105,694 / 73.0%
Total population - Black / % Black	340 / 34.7%	8,429 / 23.5%	33,051 / 22.8%
Total population - Asian / % Asian	30 / 3.1%	552 / 1.5%	1,607 / 1.1%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	0 / 0.0%	0 / 0.0%
Total population - Indian / % Indian	8 / 0.8%	169 / 0.5%	440 / 0.3%
Total population - Other / % Other	9 / 0.9%	926 / 2.6%	1,672 / 1.2%

	1 MILE	5 MILES	10 MILES
Total population - Hispanic	42 / 4.3%	1,929 / 5.4%	7,944 / 5.5%

# Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	981	35,795	144,759
Population Density	312	456	461
Median Age	36.2	32.6	33.8
Median Age (Male)	36.6	32.3	32.8
Median Age (Female)	35.9	33.2	34.8
Total Households	337	12,188	50,139
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