

PEARLAND REGIONAL AIRPORT · KLVJ

FOR SALE

OWNED AIRPORT LAND · PEARLAND, TEXAS

Land You Own. *Beside an Active Runway.*

A three-acre parcel with a **dedicated private access easement** and on-site water, set within an established aviation community **twenty miles south of Houston** — owned outright, without the ground leases, renewals, or approvals that govern nearly every other hangar site in the region.

FEE SIMPLE TITLE · DEDICATED PRIVATE ACCESS EASEMENT · NO GROUND LEASE.

Airport land that conveys with outright title rarely reaches the market. At most fields, even the finest, the hangar is yours but the ground beneath it is not. **This parcel is the exception. You hold title to the land itself.**



OWNERSHIP, NOT TENANCY

You hold title to the land outright — no ground lease, no renewal risk, no approval required to build, improve, or sell. The decision to develop, or simply to hold, is yours alone.



DEDICATED ACCESS EASEMENT

A recorded private easement provides exclusive, discreet ingress to the parcel — independent of any shared airport road. On-site water is already connected, removing a meaningful cost from any build budget on day one.



UP TO 30,000 SQ FT TO BUILD

Room for a flagship private hangar, a multi-bay commercial facility, or a private compound — built to your specification, for commercial or personal use.

3

ACRES
TOTAL

30,000

SQ FT
BUILDABLE

\$799K

SALES
PRICE

Owned

NO GROUND
LEASE

PEARLAND REGIONAL AIRPORT · KLVJ · PEARLAND, TEXAS

info@clovertx.com

Within the Community. *Apart From the Crowd.*



PARCEL MAP

Three-acre tract outlined in gold · Airfield Lane · direct FBO and runway access



CONCEPTUAL BUILD-OUT
POTENTIAL HANGAR CONFIGURATION



CONCEPTUAL BUILD-OUT
POTENTIAL HANGAR CONFIGURATION

The Parcel. *The Opportunity.*

The parcel sits inside an active aviation campus — established hangars, taxiway infrastructure, and FBO operations all within reach — while keeping to a quiet, low-traffic edge of the field. The dedicated easement offers separation without isolation: the convenience of a working airport, the privacy of your own ground.

Build a private base, a flight operation, or a commercial facility. At three acres, the site accommodates any of them without compromise.

IDEAL FOR

- ▶ Aircraft owners seeking a permanent, owned base
- ▶ Aviation businesses that prefer to own their facilities
- ▶ Flight schools and charter operators
- ▶ Corporate flight departments
- ▶ Investors in aviation real estate

DEDICATED PRIVATE ACCESS EASEMENT

Recorded easement conveys with the land, providing exclusive, independent ingress to the parcel separate from any shared airport road.

The land is yours. *Arrange a private showing.*

Call for a showing.

(281) 402-4001

info@clovertx.com

BUILD POSSIBILITIES

What Three Acres *Allows.*



ROTORCRAFT OPERATIONS



FLAGSHIP HANGAR · MEZZANINE



MODERN COMMERCIAL FACILITY



MULTI-BAY HANGAR ROW

3 Acres Is Room to *Build Without Compromise.*

Up to 30,000 square feet of buildable area is enough for a flagship hangar with office and mezzanine, a multi-bay commercial complex, or a mixed-use aviation compound. The decisions that stall lesser parcels are already resolved here: private access is established, water is on site, and a functioning airport surrounds you.

At comparable fields, you would be building on someone else's land. Here, the ground is yours and stays yours.

WHAT 30,000 SQ FT SUPPORTS

- ▶ Flagship private hangar with living quarters
- ▶ Multi-bay commercial hangar complex
- ▶ Corporate flight department facility
- ▶ Helicopter operations with a dedicated pad
- ▶ Mixed commercial and private development

One tract. Held in title. *Call for a showing.*

Clover Acquisition Corporation · Pearland Regional Airport (KLVJ) · Pearland, Texas

(281) 402-4001

info@clovertx.com