

CANNON CREEK AIRPARK

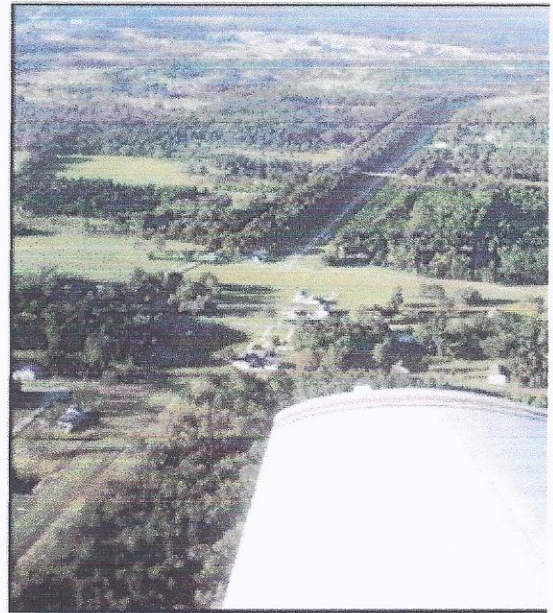


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RESIDENTIAL FLY-IN COMMUNITY TWO RUNWAYS - PILOT AMENITIES

Welcome to Cannon Creek Airpark. Located among the moss draped oaks of North Central Florida, the airpark offers many amenities for our pilots and is served by four great approaches. At Cannon Creek you will find:

- Rwy 18/36 3,500 ft. Paved Runway (with 8,000 ft. Cleared) **Now Lighted**
- Rwy 9/27 2,600 ft. X-Wind Turf Runway (Great Approaches)
- Only two miles from town (Shopping, Restaurants, Churches, Schools, Etc.)
- Well-planned, but not overly restricted neighborhoods.
- Large Wooded Lots - Some Creekside
- Approximately \$50.00 per month "maintenance" fee
- Affordable Residential Lots from \$90,000
- A private Golf and Country Club (optional, nearby). Plus grass and clay courts for tennis
- An Airpark built by pilots, for pilots
- PLUS...AVGAS (on field/members)
- Fly-in breakfast Saturdays and the Hanger Cafe is open Monday - Saturday.
- **NEW** --- Lots of acreage to ride and store your horse at NO extra charge in our Horseback Riding Area.



Fly In Breakfast
Every Saturday
At the
Cannon Creek

Airpark Built
Pilots for P

We invite you to come let us show you what we have to offer. A very relaxed atmosphere and excellent neighbors, who love to fly. Pilots who have shopped around come back and tell us no one else offers so much for the price!!!

[Click here](#) to view frequently asked questions.

Cannon Creek Airpark 2409 SW Sister's Welcome Rd. Suite 101 Lake City, FL 32025	386.752.1957 FAX 386.752.8797 office@ccairpark.com www.ccairpark.com
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IS THERE EXPANSION PROPOSED?

Yes. 5000' X 60' expansion to runway 18/36 is proposed.

WHAT IS THE LENGTH OF THE RUNWAYS?

Rwy 18/36 is 3,520 ft. paved + overruns = almost 8,000 ft. clear!
Rwy 9/27 is 2,600 ft. X-wind turf runway + 1000 ft. overrun = 3,600ft., nearly 4,000 feet clear (including overruns) .

ARE THERE ANY OBSTRUCTIONS?

Yes, there is a 600 ft. tower 1/4 mile southeast. Caution: Displaced thresholds (due to autos).

HOW FAR TO TOWN?

1/4 mile to city limits; mall, restaurants, motels, & hardware stores are only 2 miles away.

WHAT ARE LOT VALUES?

Prices vary, but begin at \$90,000

IS THE AIRPARK WOODED?

Most lots have nice oaks. Some border a stream.

ARE THE ROADS AND TAXIWAYS PAVED?

Most roads are paved, and are owned by the homeowners, in some cases being utilized for taxiways.

UTILITIES?

IS THERE AN ON SITE FBO?

Not yet. We are looking for a commercial aviation development. Approaches Unit II. The fuel on a residential lot.

IS THE COUNTRY CLUB E

No, membership is not required. Golf, tennis, swimming, social/family use runs about Quail Heights Country Club. For info. You can access by your own home and have

HOSPITALS?

Lake City has three fine hospitals (large VA). Plus world renowned in Jacksonville and the University of Florida Shands Medical Center is near Gainesville.

SCHOOLS?

Lake City offers both public and private education. Lake City Community University of Florida and University of Florida are nearby.

COMMERCIAL AREA?

Is your business aviation related? We are looking for you! Maintenance, FBO, avionics, for instance.

BEST TIME TO VISIT?

Call before arrival for an appointment. weather (386) 752-1957 or 1-800-766- most welcome to join us Saturday Fly-

WHEN AND WHO DEVELOPE CREEK AIRPARK?

Raymond R. Sessions, Ph.D (Ret.), Instrument and Commercial past

Some have city water, sewer, and cable TV. Most lots use private wells and septic tanks. There is plenty of good, fresh tasting water.

TAXES?

Florida has \$25,000 homestead exemption which makes our taxes comparatively low. On a typical vacant lot, taxes run about \$600 annually.

HOME SIZE?

Restrictions allow for minimums of 1,000 sq. ft. to 1,800 sq. ft. Special townhome, condo and duplex sites are available. Existing homes range from 1,500 - 4,000 sq. ft. Estimated building cost \$100-125/sq. ft. for homes, \$65/sq. ft. for hangers. You choose the contractor or build it yourself.

ASSESSMENTS AND FEES?

Maintenance/Use fee is about \$50.00 per month. (Initial license fee is about \$3,000.)


RESTRICTIONS ON THE TYPE OF AIRCRAFT ALLOWED?

No. If it flies, we love it!

INVESTORS, CONTRACTORS?

We need builders and contractors to build condos, townhouses and rentals.

President of Florida Private Association, started Cannon Creek Airpark for family and friends. Various friends developed some of the new help of the pilots who have come with other investors. The Airpark and improved from the original 50 acres in 1977 to more than 12 subdivisions have been runway system. "Over the years, the credit for to my sons, friends, partners, and their families who trusted me this airpark. These pilots and contributions have made the today." -R. Sessions

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Call Toll Free: 1-800-