



BERMUDA DUNES AIRPORT (UDD)

FOR SALE: 105 Acres in Coachella Valley, Southern California



More information online at: BERMUDADUNESAIRPORT.ORG

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BERMUDA DUNES AIRPORT



Bermuda Dunes Airport, the most centrally located airport in Coachella Valley, is available for purchase. Situated on 105 acres within a densely populated market, Bermuda Dunes Airport offers a unique opportunity for investors to capture a once-in-a-lifetime value in a Southern California operating airport along with the potential for future redevelopment of the property for commercial, residential, or industrial uses.



About the Airport

While privately owned, Bermuda Dunes Airport has been open to and serving the public for more than 50 years. The FAA identifier is UDD. The Airport is in-demand and thriving with a full spectrum of services offered to travelers and local residents, including:

- Fuel Services: Jet A Fuel and Avgas
- Aircraft/Auto Parking
- Airframe Maintenance
- Transportation: Rental Cars
- Hanger Rentals: Fully Leased
- Pilot Resources and Store

Ready and able to accommodate 70,000 lbs gross weight aircraft (business jets of most sizes). Bermuda Dunes Airport is FAA approved and operates under State of California and Riverside County Permits. The Airport operates without financial burden and doesn't receive any FAA funding whatsoever. Additionally, the Airport has no obligation to the surrounding municipalities or the general public.

With about 11,500 landings and takeoffs per year, Bermuda Dunes Airport hosts approximately 46,000 passenger activities. The Airport is also home to about 100 aircraft, most of which are privately owned. Bermuda Dunes Airport can accommodate a variety of aircrafts ranging from small, single-engine piston aircraft to multi-engine corporate jets.

Runways and Hangars

- One 5,000 × 70 foot lighted runway and taxiway (accommodating up to 70,000 lbs gross weight)
- One 15,000 sf community hangar and maintenance shop
- One 13,500 sf community hangar
- One 44,000 sf T-hangar complex, accommodating 43 aircraft

Ample Space

- About 500,000 square feet of aircraft ramp and parking space
- Parking accommodations for about 250 aircraft
- Reserved space for seven additional hanger buildings, which will hold an extra 44 aircraft

Additional Amenities

- A lobby, pilot's lounge, and office complex
- A residential airpark with 19 home sites, some with hangars providing access to the taxiway and facilities. This offering includes one home (without hangar) owned by the Airport.
- A racquet club with four tennis courts, swimming pool and an on-site restaurant with a full bar



LOCATION OVERVIEW

- The Bermuda Dunes Airport is located adjacent to and serves the cities of Indian Wells, Palm Desert, Palm Springs, Cathedral City, Rancho Mirage, Desert Hot Springs, La Quinta, and Indio, California.
- Nearby the Airport are Bermuda Dunes Country Club, several new (as well as established) residential, commercial, and hotel developments, and the Empire Polo Grounds which hosts the annual Coachella Valley Music and Arts Festival and Stagecoach Music Festival.
- Flying into Bermuda Dunes Airport allows travelers to reach their desired destinations in the Coachella Valley about 20-25 minutes faster than flying into the Thermal Airport.
- Travelers have direct access to I-10 from the Airport.

COACHELLA VALLEY

There are numerous reasons to come to Coachella Valley, including:

- 130+ golf courses and PGA golf tournaments
- Desert Trip Festival
- Indio Polo Fields
- Coachella and Stagecoach Music Festivals
- Palm Springs International Film Festival
- The Humana Challenge Gold Tournament (formerly Bob Hope Classic)

The desert resort cities of Palm Springs and Palm Desert are in close proximity to Bermuda Dunes Airport. This means there is a large population of seasonal residents creating demand for Bermuda Dunes Airport during the winter months. At times, the number of annual conventioners and tourists flooding these and neighboring desert cities may surpass 3.5 million. The Coachella Valley Music and Arts Festival and Stagecoach Music Festival alone bring in 100,000 attendees per day during the six day yearly festival in April. In 2013 the Indio City Council signed an agreement with Golden Voice to keep Coachella Valley Music and Arts Festival and Stagecoach Music Festival at the Indio Polo Fields through 2030.

AIRPORT OWNERSHIP AND USAGE

Bermuda Dunes Airport is privately owned. It's one of a select few privately owned, public-use airports functioning in Southern California. The owners and those that use the facility bear the operation cost, as the Airport does not receive FAA funding of any kind.

A General Aviation airport, Bermuda Dunes Airport accommodates General Aviation Traffic including business, corporate, charter, aeromedical, flight instruction, aircraft rental, and more. The Airport generates between 10–20 percent of the “General Aviation Traffic” in the Coachella Valley.

About 30% of the flights are those for charter, corporate, or fractional ownership. The four largest companies the airport accommodates are NetJets, Flexjet, Flight Options, and Jet Suite, who use Bermuda Dunes Airport regularly. Private operators in the area, the aircraft rental service, and the flight school account for approximately 30% of flight activities. The flight school operates four aircrafts with multiple daily flights. With an ideal location and weather conditions, Bermuda Dunes Airport is a trafficked general aviation training base.



BERMUDA DUNES AIRPORT



POTENTIAL PROPERTY OPPORTUNITIES

AVIATION REAL ESTATE INVESTORS

- Located in the middle of a populated upscale destination, property values will only increase over time for Bermuda Dunes.
- The acreage in this region is not only valuable, but there are also several options for aviation real estate investors including:
 - Taking over the current fixed-base operator (FBO) operations
 - Selling fuel
 - Supporting flight operations

AIRPORT DEVELOPERS

- The Airport is already generating a profit from its operations, but developing the Airport further would make it more competitive and create a profit opportunity.
- If you choose to focus on hangar developments and/or airports, you would have the opportunity to build more hangar facilities and other supporting commercial amenities.
- On the Property, there are several hangar-home sites that could be developed. This offering includes one home owned by the Airport. The home does not have an attached hangar.

FIXED-BASE OPERATORS

- Taking over the current FBO with a high end customer service ethic and the adoption of an aggressive marketing approach toward fuel sales and overall flight operations will increase cash flow.
- Business jets regularly visit the Airport and the region, showing there's growth potential to service the local business jet market.
- Bermuda Dunes Airport is centrally located to all of the desert cities, which include hotels, several country clubs, and residential developments. This attracts aviation travelers, including those who are high profile and high income.

AVIATION-RELATED BUSINESSES

- Bermuda Dunes Airport offers a variety of aviation-related business opportunities including:
 - Flight schools
 - Charter operators
 - Aviation-related manufacturers
 - Medical flight companies
 - Aircraft sales and maintenance operations

AVIATION ENTHUSIASTS

- The Airport provides the infrastructure and facilities for basing and operating an array of private aircraft.
- If you're an aircraft collector looking to display to the public, the Bermuda Dunes Airport's ideal location offers a large pool of residents, tourists, and other enthusiasts.

REDEVELOPMENT OPPORTUNITIES

Whether you're an investor ready to take over and operate the existing operation, or you choose to further develop the Airport with hangars, hanger homes or other related commercial and industrial properties, or you choose to implement a complete redevelopment of the Property into a master-planned project. Bermuda Dunes Airport offers an outstanding real estate and operating investment opportunity as an infill site with immediate access and visibility to the I-10 freeway.

A re-entitlement process from an operating airport into a master-planned project will allow a future owner to benefit from cash flow generated from its daily aviation operations during a pre-development design and approval stage for the investment. The land values for the area currently range from \$4-\$6 PSF.

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The Coachella Valley, also referred to as the Palm Springs area, is in Riverside County. The Valley covers about 50 miles over Southern California, stretching from the city of Palm Springs in the west to the Salton Sea in the east. The Coachella Valley is bisected by Interstate 10, 150 miles east of Los Angeles, California and 250 miles west of Phoenix, Arizona. With the abundant sunshine and its location in close proximity to the greater Los Angeles area, the Valley is a popular winter and weekend destination.

The area holds a permanent population of 450,000 and an additional seasonal population of over 200,000. With a variety of recreational facilities and activities in the area (including over 130 golf courses) the Coachella Valley is an established and growing residential community and a highly desirable tourist destination.



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