

Assets of Châteaudun Airport

Châteaudun is a city located in France, region of Centre-Val de Loire, with 110 years of aeronautical background, wishing to become an air attractiveness and competence area by transforming a 450 hectares former military airbase into a civilian airport, with a full ecosystem in particular based on innovations: hybrid aircrafts, digital aero, etc.

Geographical situation: South of Paris, less than 1h30 from the capital, low air traffic area, 25mn flight from le Bourget, and less than an 1h from the Loire castles. **OACI: LFOC**

Tax arrangement: 5 years ZRD program (Zone de Restructuration de la Défense)

- Profit tax exoneration
- Land tax exoneration

Financial State aid to recruitment: a revitalization contract with the State provides financial support to help creating jobs in this specific area.

Existing and available facilities:

- Large runway, 2 300 m long and 45 m wide
- 70 000 m² of buildings and covered areas including 60 000 m² of hangars of which 20 000 m² equipped with hygrometric controlled atmosphere (air dryers)
- 110 000 m² of concrete and asphalt aircraft outdoor parking space
- 12 000 m² of various workshops and depots
- 8 000 m² of offices
- Onsite restaurant with 1 200 meals turnkey capacity
- Onsite 120 rooms accommodation

Facilities next to come:

- Fixed Base Operations
- JET A1 and AVGAS stations

Objectives: attract aeronautical and non-aeronautical companies which can benefit from a direct access to apron and runway at the new civilian airport of Châteaudun

Business aircraft integrated ecosystem

The future airport of Châteaudun intends to create a **fixed base operator (FBO)** to provide complete assistance and services to all activities around business aviation. Indeed, the situation of Châteaudun allows an **attractive fee policy** regarding aeronautical and non-aeronautical aspects compared to the prices charged in Paris area. The facility provides a large offer of hangars and outdoor short and long-term parking surfaces.

Aircraft maintenance

Regarding the large offer in terms of hangars and the geographical situation, the future airport of Châteaudun is at the right place to offset the lack of capacity that other airports around Paris suffer from.

Part 145 maintenance, repair and overhaul companies (MRO) can take advantages of the situation of Châteaudun and drain a share of this market.

New technologies integration

The future airport of Châteaudun can be the place where innovation is developed. All aviation world is incited to change the current paradigm and new technologies such as hydrogen or full electric propulsion are meant to replace fossil energy fuels. Châteaudun has the high capacity to welcome **companies and start-ups** to stimulate and perform **integration** of new research on **aviation propulsion, avionics, flight tests**, etc.

A place to train future generations

The future civilian airport of Châteaudun has the potential to welcome **approved training organisations (ATO), flight simulators, aircraft maintenance training centre (or flight attendants, fire fighters, air controllers, AFIS, etc...)** due to the available premises: large surface of offices convertible into classrooms, accommodation (hotel with single rooms) for students and the existing restaurant facility. Moreover, they have the possibility to develop a **Part 147 training center** to cope with the lack of aircraft maintenance licensed operators in France.

Aircraft recycling

Due to the current situation in the world regarding air transportation, airliners and business aircraft from the 1990's are completing their life cycle, and 14 000 planes will need to be recycled in the next 20 years. Therefore, it is relevant to take advantage of the existing facility to attract **recycling operators**. Such companies can benefit from the great parking capacity and large hangars, and thus help aviation to remain sustainable.

Other assets:

An additional business park

Châteaudun is carrying out a complementary project of a 50 hectares business park in the vicinity of the airport. This new area will be able to host a mix of industry, services and logistics activities. Delivery target date in late 2024.

A sustainable new airport

The future airport of Châteaudun is aiming to be at the state of the art of sustainability and environmental low print. Since the infrastructure already exists, the environmental impact is limited compared to a greenfield airport. A large area (more than 100 hectares) of wilderness is sanctuaried in the middle of the airfield for preserved species of local insects and plants.

In addition, a photovoltaic powerplant (83.7 hectares) will be set at the south of the airport within the next 4 years.

CANOPEE, a military aircraft conservatory

CANOPEE is a unique collection of French Air Force aircraft displaying almost every in-service hunter, bomber and training aircraft since the 50's. Some passionate former military pilots and mechanics restore this patrimony and transmit their knowledges to visitors. Next to come: a French Duxford.

An historic flying club

A nice flying club (aeroclub *Jean Fournier*) already exists since 1978! It's equipped with 2 training aircraft, microlights and 3 instructors.

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