

MOTEL FOR SALE

RAINBOW COURTS MOTEL

915 EAST CAMERON AVENUE, ROCKDALE, TX 76567



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Building 1:	1,947 SF
Building 2:	475 SF
Building 3:	912 SF
Building 4:	864 SF
Lot Size:	4.23 AC
Rental Rooms:	38
Buildings:	25

Property Overview

This historic motel has 37 uniquely themed rooms, suites & apartments and is nestled on 4 acres! Every room is uniquely furnished in the most tasteful & elegant manner. The Motel is a turnkey operation and ready for a new owner to continue the 5-star tradition of Rainbow Courts. The current owners live on property in a lavish 2BR/2BA home that adjoins the front office area. The home is embellished with hardwood floors, top-of-the-line appliances, a family room, a glassed rear entryway, and a comfortable and inviting atmosphere. This owner's residential area could continue to be used as an owner's residence or could be converted into additional lodging for guests. It could also be easily converted into an on-property restaurant or community gathering area for guests.

Location Overview

BOUTIQUE & CHIC HISTORIC MOTEL! What an opportunity in the growing city of Rockdale, Texas! Rainbow Courts Historic & Oldest motel in Texas is a Boutique Motel that has been owned by the same family since 1918! The property offers an exceptional use of over 19,000 square feet of accommodations & an environment creating the most comfortable experience year-round. Awarded numerous accolades year after year by Trip Advisor for the top 1% in the United States and top 10 % in the world! Centrally located 1 hour from Austin, TX, Waco, TX, Temple, TX, and Bryan/College Station TX This location is known as "The Golden Triangle" due to its convenient proximation to many other cities. Beautifully manicured grounds and gardens, multiple porches and sitting areas, and an immaculate outdoor area covered in lush green grass and shaded by 100 plus year old Oak Trees.

HISTORICAL LANDMARK

915 EAST CAMERON AVENUE



Historical Landmark which has the highest historic recognition awarded by the State of Texas

FRONT OFFICE

915 EAST CAMERON AVENUE



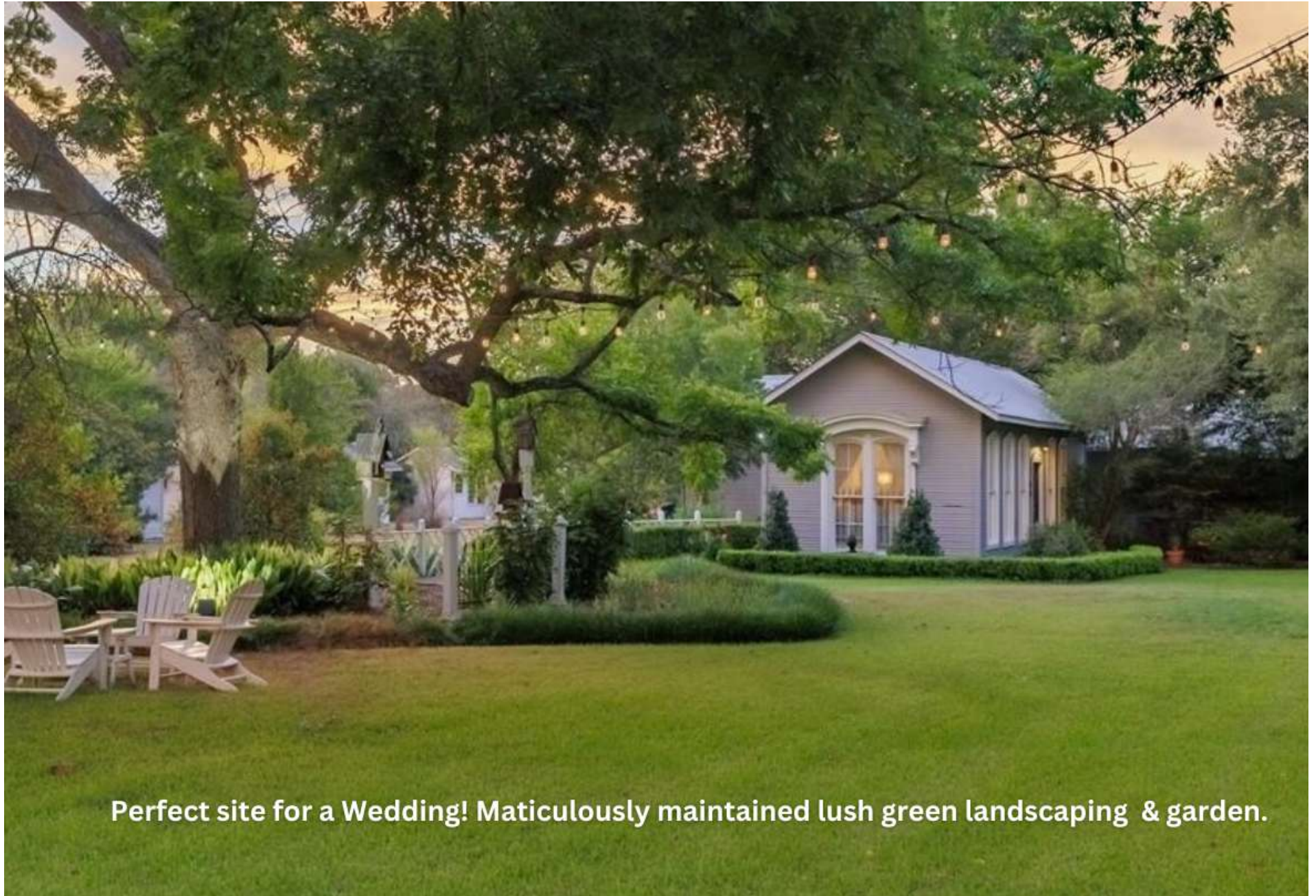
LOUNGE/COMMON SPACE FOR GUEST

915 EAST CAMERON AVENUE



GARDEN

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Perfect site for a Wedding! Meticulously maintained lush green landscaping & garden.

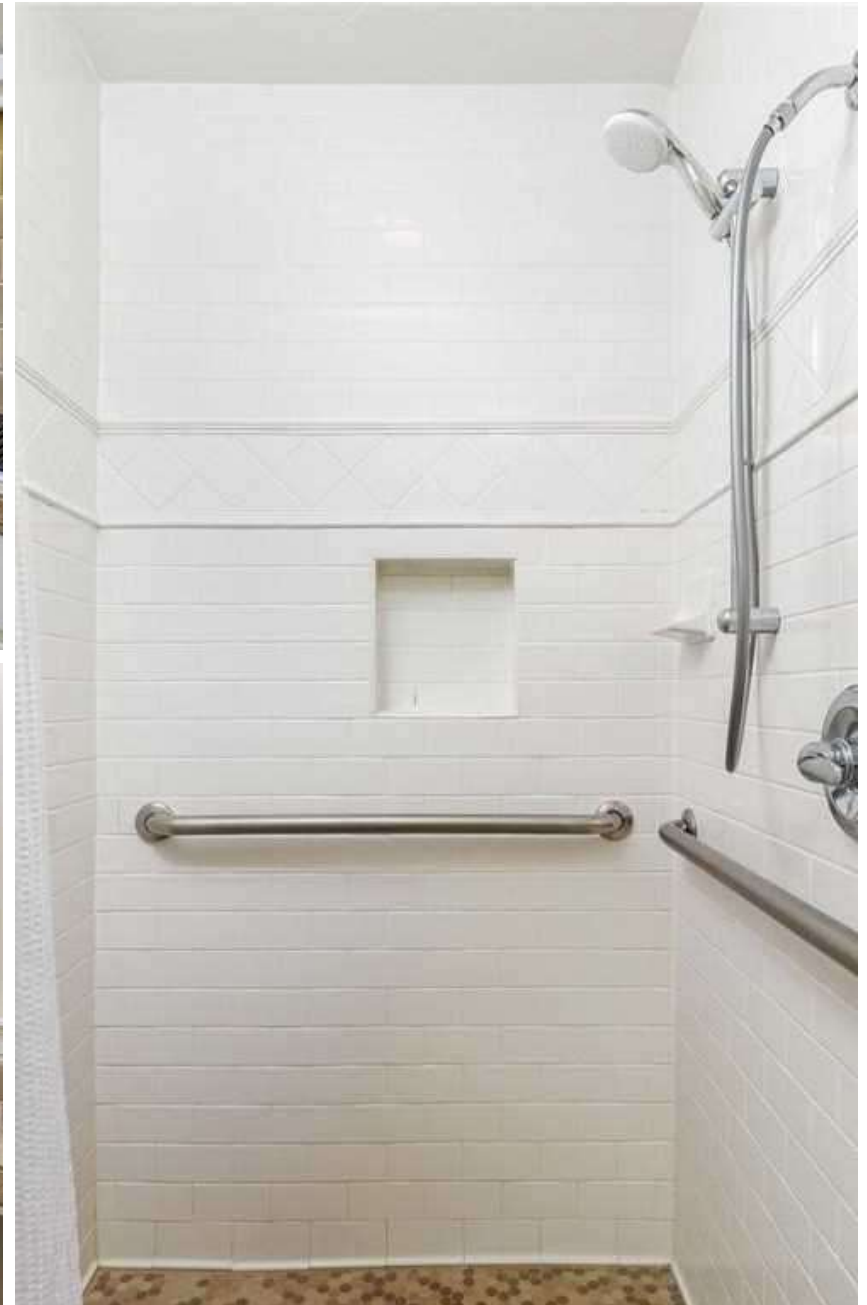
GARDEN ROOM

915 EAST CAMERON AVENUE



GARDEN ROOM'S KITCHEN & BATHROOM

915 EAST CAMERON AVENUE



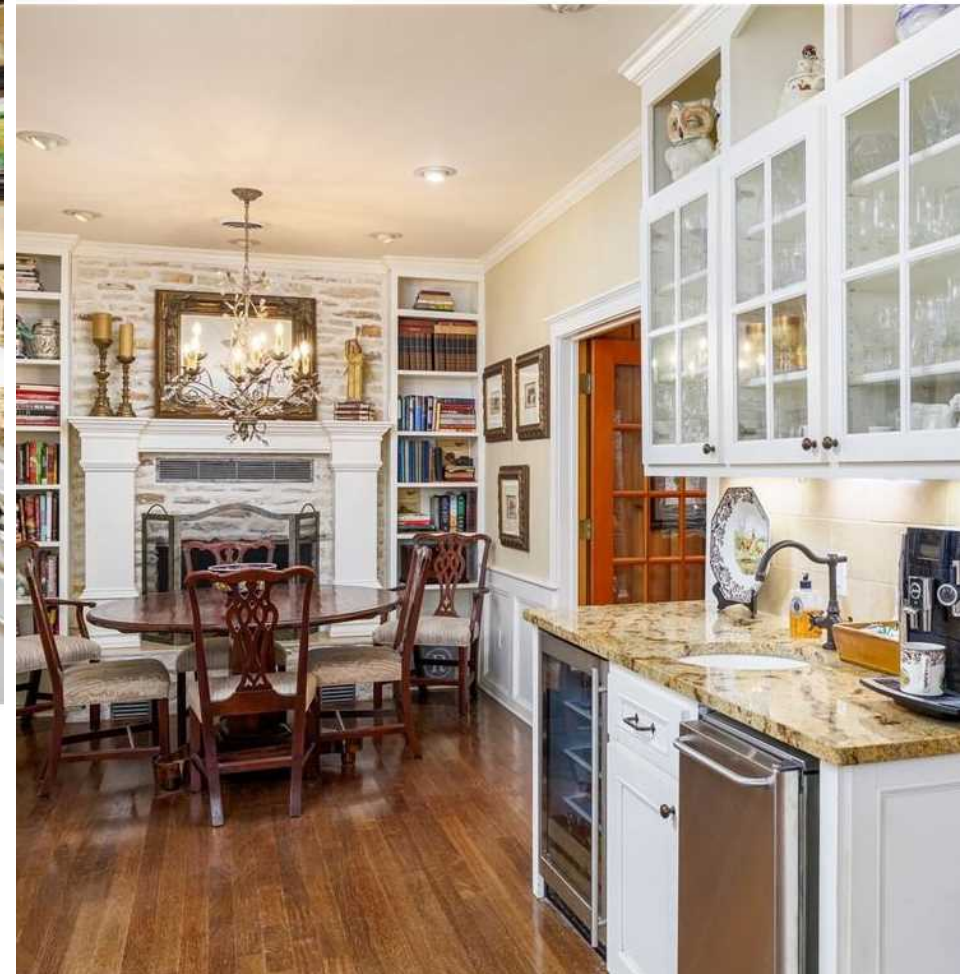
OUTDOOR PATIO

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KITCHEN WITH TOP OF THE LINE APPLIANCES

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CARRIAGE HOUSE

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CORPORATE APARTMENT

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Features Single Bedroom Corp. Apt., 1 Double Exec. King, 1 Queen Bedroom with hardwood floors, carpet and tile. Full kitchen with Washer/Dryer & 2 TON HVAC. Premium furnishings and linens in all rooms.

TENNESSEE WILLIAMS COTTAGE EXTERIOR

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SIGNATURE SINGLE QUEEN

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EXECUTIVE SUITE

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2 BEDROOM EXECUTIVE SUITE

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EXTERIOR

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EXTERIOR

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ROOMS 1-10

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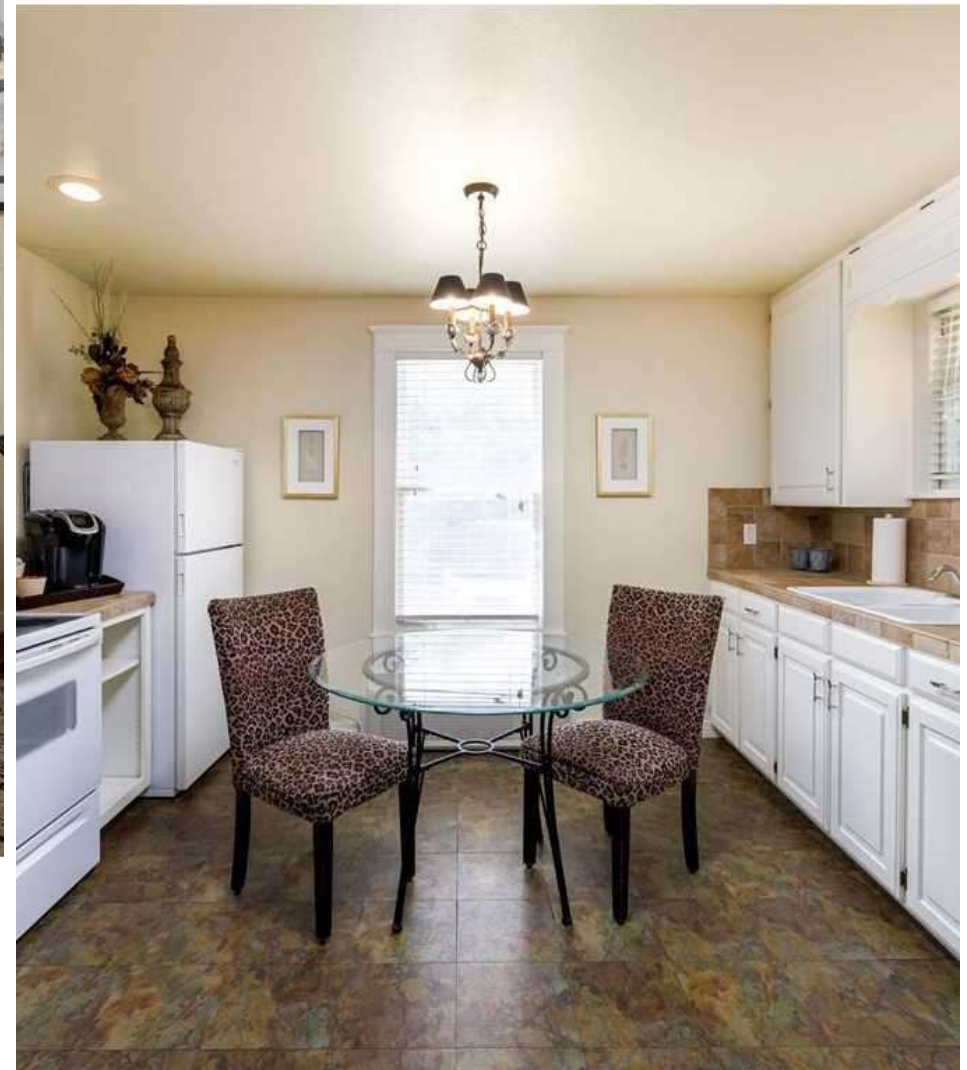
ROOMS

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ROOMS

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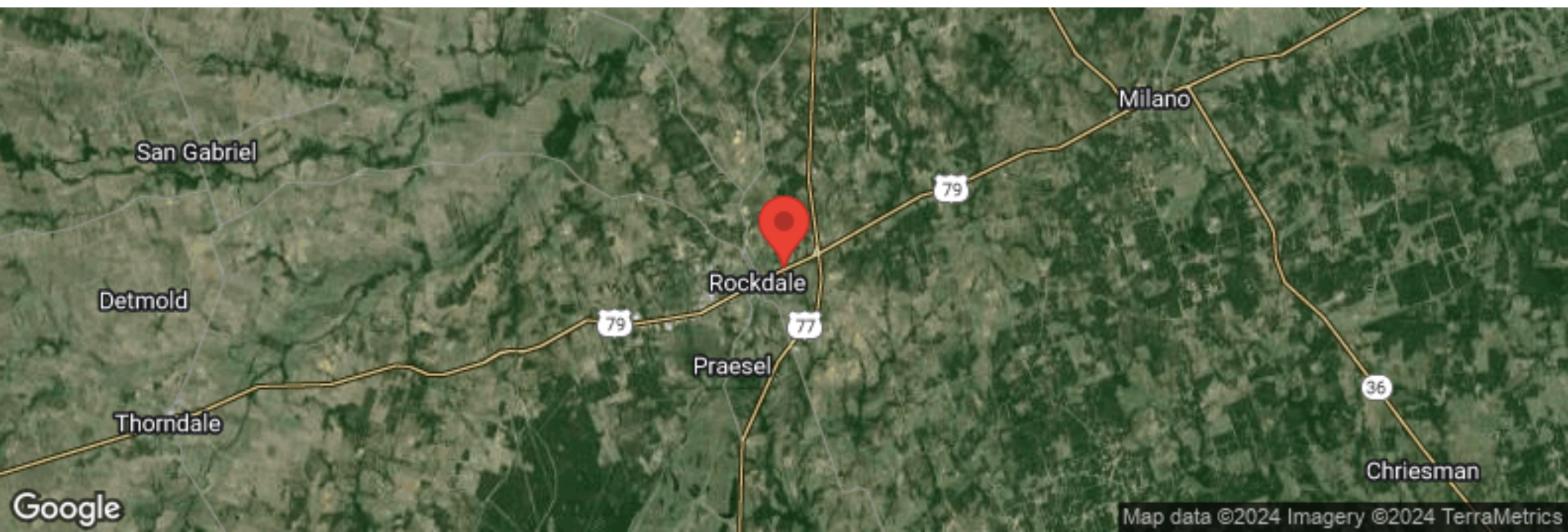
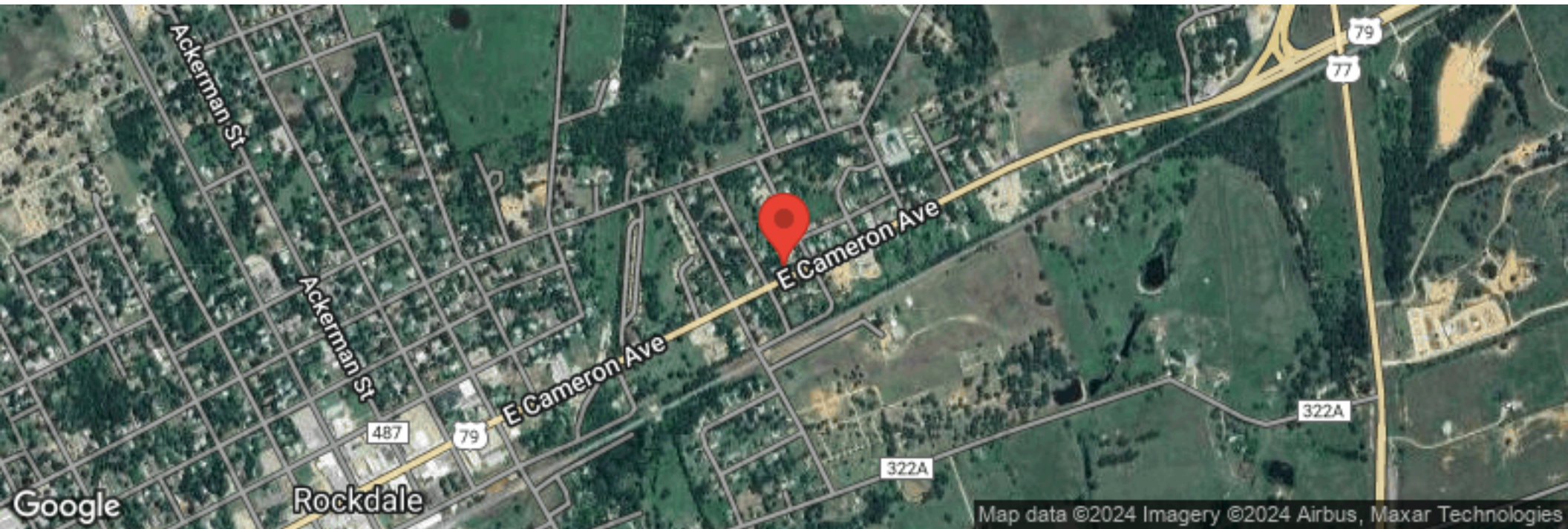
ROOMS

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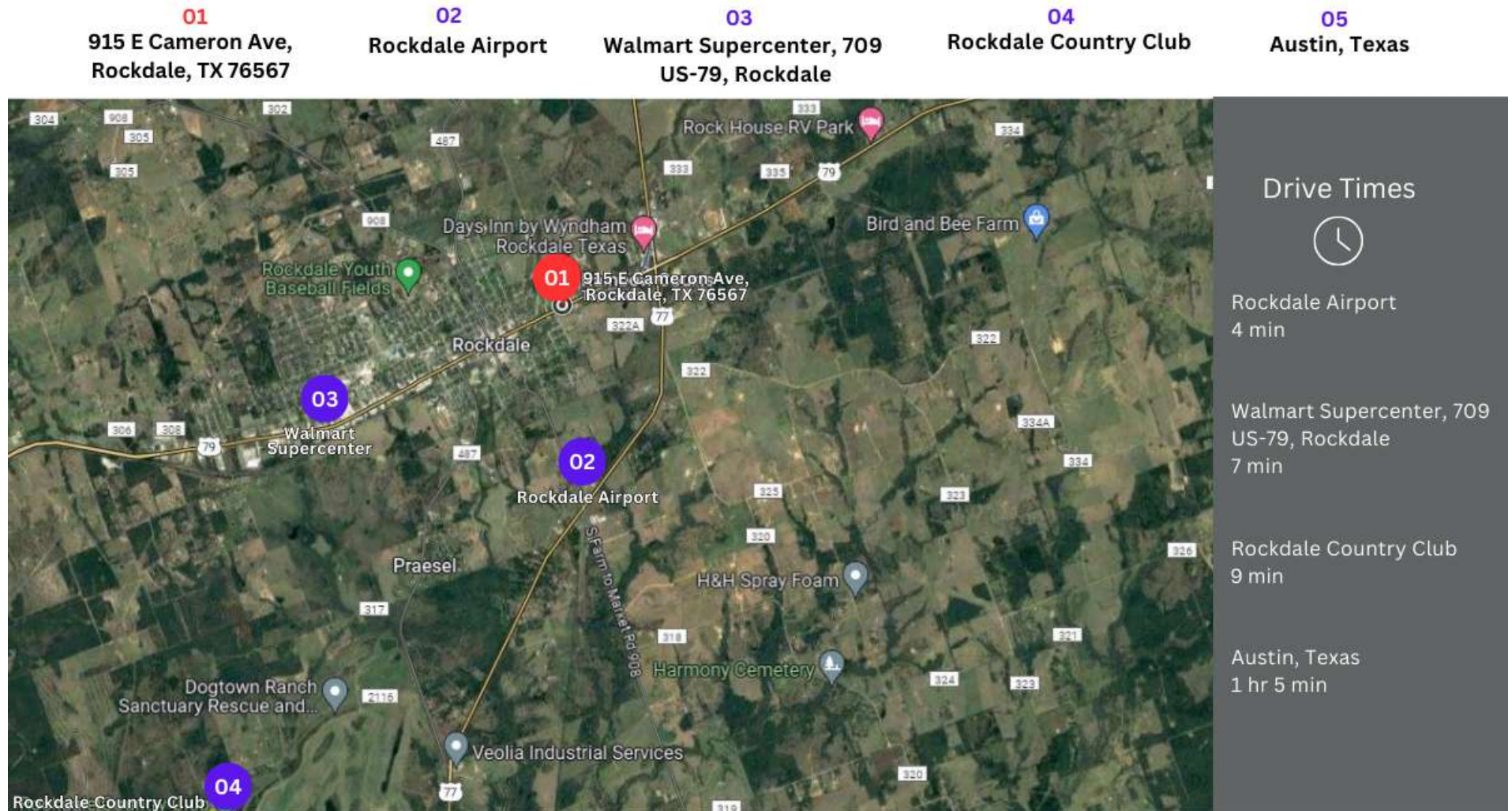
LOCATION MAPS

915 EAST CAMERON AVENUE



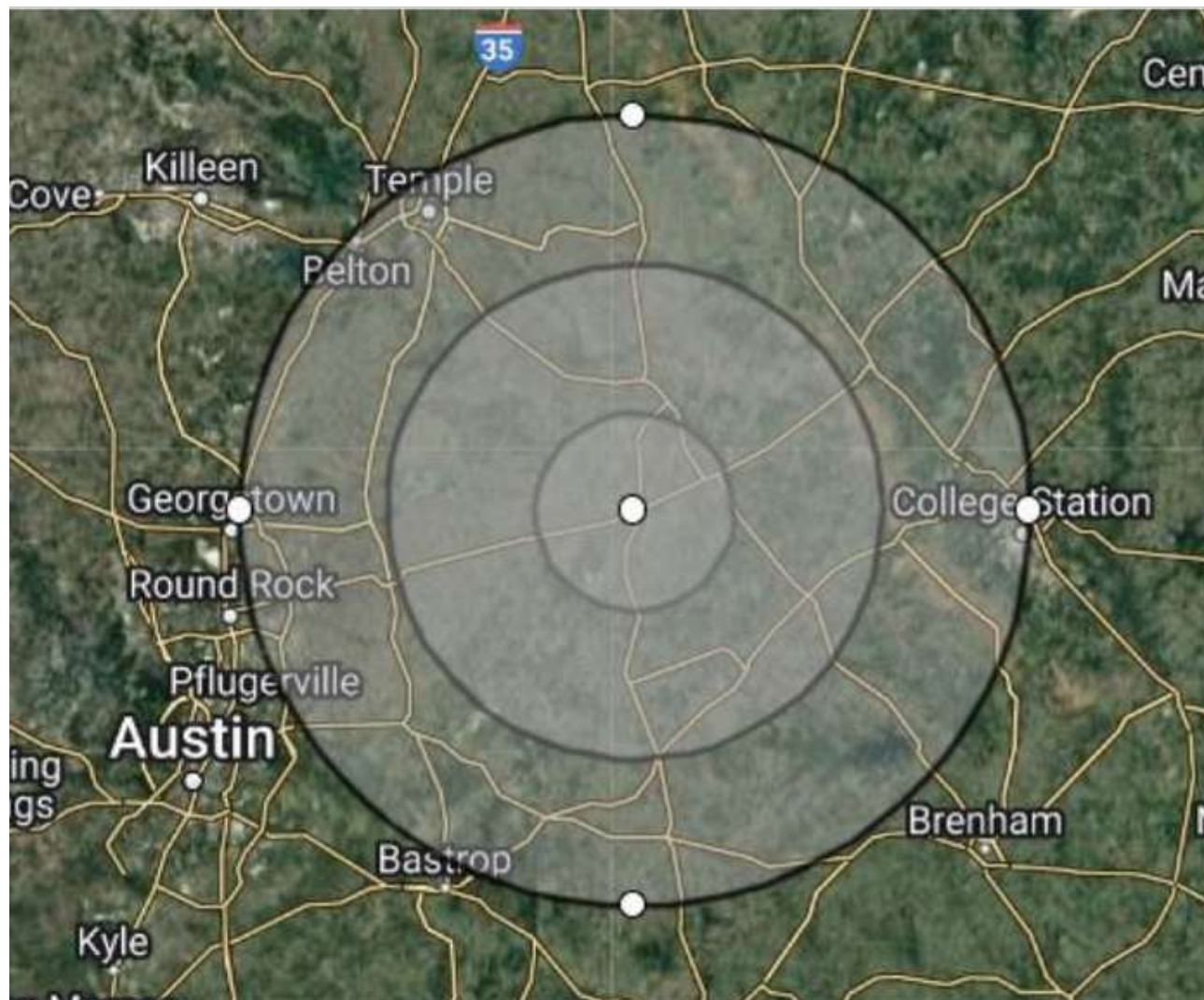
POINTS OF INTEREST & DRIVE TIMES

915 EAST CAMERON AVENUE



DEMOGRAPHICS

915 EAST CAMERON AVENUE



10 miles	42.46 MEDIAN AGE
\$52,798 MEDIAN HOUSEHOLD INCOME	11,562 INDIVIDUALS

25 miles	43.90 MEDIAN AGE
\$59,786 MEDIAN HOUSEHOLD INCOME	50,572 INDIVIDUALS

40 miles	33.49 MEDIAN AGE
\$69,695 MEDIAN HOUSEHOLD INCOME	572,923 INDIVIDUALS

*Source: census.gov

DISCLAIMER

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