

KNIGHTS INN COLLEGE STATION, TX

OFFERING MEMORANDUM

110 Keys | 104 Texas Ave S, College Station, Texas 77840
Presented by TWG at eXp Commercial





EXECUTIVE SUMMARY

TWG at eXp Commercial is pleased to present the exclusive opportunity to acquire the Knights Inn College Station, a 110-key hospitality asset located in the heart of the Bryan-College Station market.

Strategically positioned near Texas A&M University, the property benefits from year-round demand generated by university athletics, academic events, corporate activity, healthcare, construction and tourism. With a diverse base of transient, extended-stay and group travelers, the hotel offers investors an opportunity to establish a stronger presence in one of Texas' most recognizable university markets.

Offered at \$3,100,000, or approximately \$28,182 per key, the property is priced significantly below replacement cost. The investment provides an attractive basis for an experienced operator to complete strategic renovations, improve revenue management and reposition the asset to capture additional market share. The hotel's existing Knights Inn affiliation provides immediate brand recognition while offering potential flexibility for future repositioning, subject to franchise requirements.

The Knights Inn College Station represents a compelling value-add opportunity combining a low per-key acquisition cost, substantial operational upside and proximity to one of the nation's largest universities.

PROPERTY SNAPSHOT



Building Area: 49,614 SF

Parking: 121 Spaces

Parcel ID: 97294

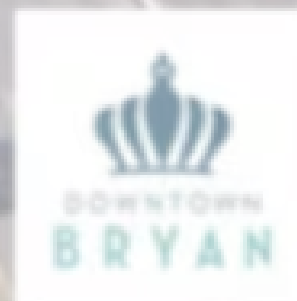
Zoning: NEC

**Address: 104 Texas Ave S,
College Station, TX 77840**

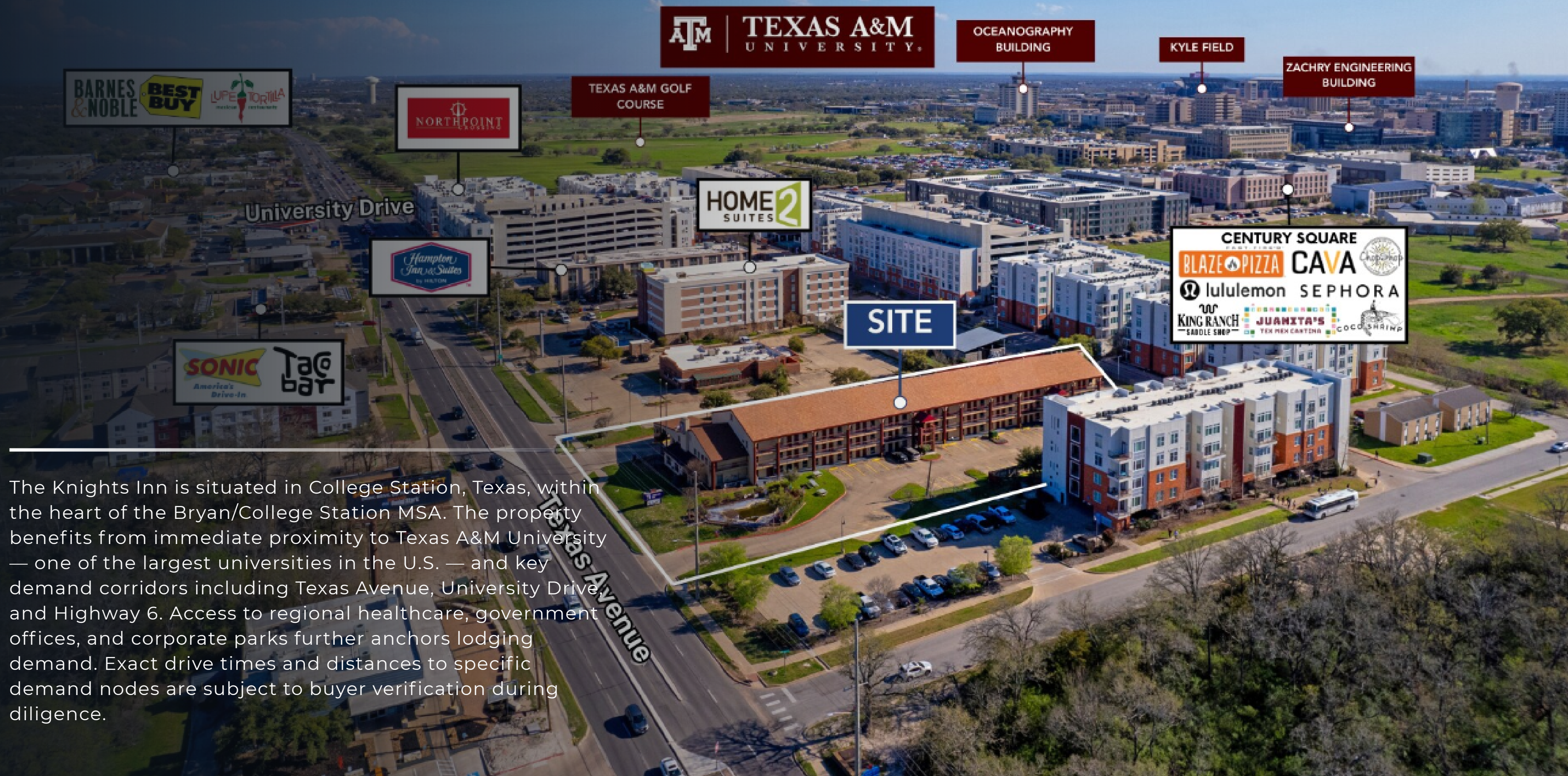
110 Keys

Year Built:
1984, soft
refresh 2010

2.07
Site Acreage



LOCATION OVERVIEW



The Knights Inn is situated in College Station, Texas, within the heart of the Bryan/College Station MSA. The property benefits from immediate proximity to Texas A&M University — one of the largest universities in the U.S. — and key demand corridors including Texas Avenue, University Drive and Highway 6. Access to regional healthcare, government offices, and corporate parks further anchors lodging demand. Exact drive times and distances to specific demand nodes are subject to buyer verification during diligence.

INVESTMENT HIGHLIGHTS



Basis Below Replacement Cost



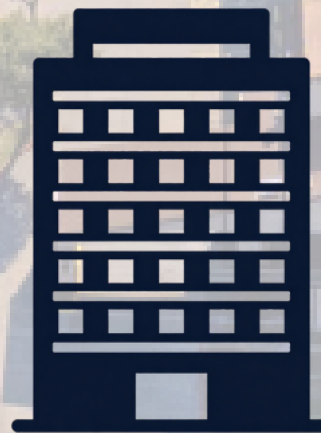
Texas A&M Demand Proximity



Significant Operational Upside



**Flexible
Repositioning**



**110-Key Institutional
Scale**



**Strategic College
Station Location**

DEMAND DRIVERS



Texas A&M University



Athletics & Events



University Visitation



**Healthcare
Demand**



**Corporate &
Government**



**Regional
Travel**

MARKET PERFORMANCE



Market Occupancy
55.7% up 0.4% YOY



Market ADR
\$124.88 up 0.3% YOY



Market RevPAR
69.53 up 0.7% YOY



Market Demand
1,383,005 up 0.5% YOY

FRANCHISE & REPOSITIONING

Key Franchise & Affiliation Considerations:

Current affiliation: Knights Inn / Sonesta Hotels

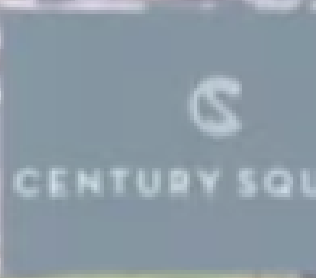
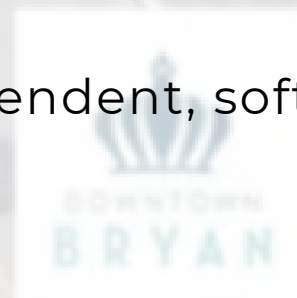
Franchise agreement expires: April 2027

Potential liquidated damages upon early termination

Buyer options: assume existing agreement or negotiate termination

Renovation diligence critical prior to franchise decision

Rebranding pathways: independent, soft brand, or new flag





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