



**FOR SALE**

**HILTON GARDEN INN FORT WORTH/FOSSIL CREEK**

4400 North Freeway, Fort Worth, TX 76137

**Salman (Sam) Tabani**  
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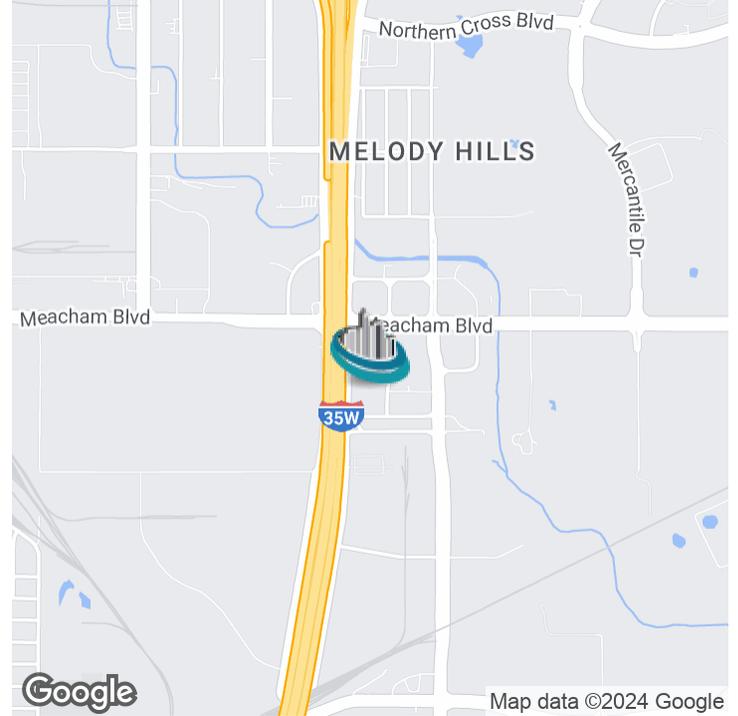
Tabani Realty  
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### Executive Summary



### OFFERING SUMMARY

Sale Price:	Call Broker
Building Size:	58,943 SF
Lot Size:	2.48 Acres
Number of Rooms:	98
Year Built:	1998
Renovated:	2020
Zoning:	Commercial
Market:	Fort Worth
Submarket:	DFW

### PROPERTY OVERVIEW

The Hilton Garden Inn Ft Worth/Fossil Creek is exclusively listed with Tabani Realty. The hotel opened in 1998 and was most recently remodeled in 2020. The property has 98 guestrooms across 3 floors. The overall building size is 58, 943 SF across 3 floors with interior corridors. Overall, the hotel has very good guest reviews and recently earned the Travelers Choice Award from TripAdvisor. The rooms have been fully renovated and common area is in process of renovation.

The hotel has many amenities for guests to enjoy. There is an on-site restaurant that is available for breakfast and dinner, a sundry for conveniences, and room service available for guests. There is a fitness center, business center, and a 1,100 SF meeting space. Additionally, there is an indoor pool as well as a seasonal outdoor pool. For complimentary amenities, there is free parking and free WIFI. Each guestroom's standard amenities include a mini refrigerator, microwave, and coffeemaker.

This conveniently located north Fort Worth hotel is situated in Mercantile Business Park close to several corporations, and is easily accessible to I-35W, Loop 820, Highway 121 and I-30. At 18 miles from Dallas/Fort Worth International Airport (DFW) and just six miles from downtown Fort Worth, the hotel near Fossil Creek is the ideal choice for business and leisure visitors.



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Additional Photos



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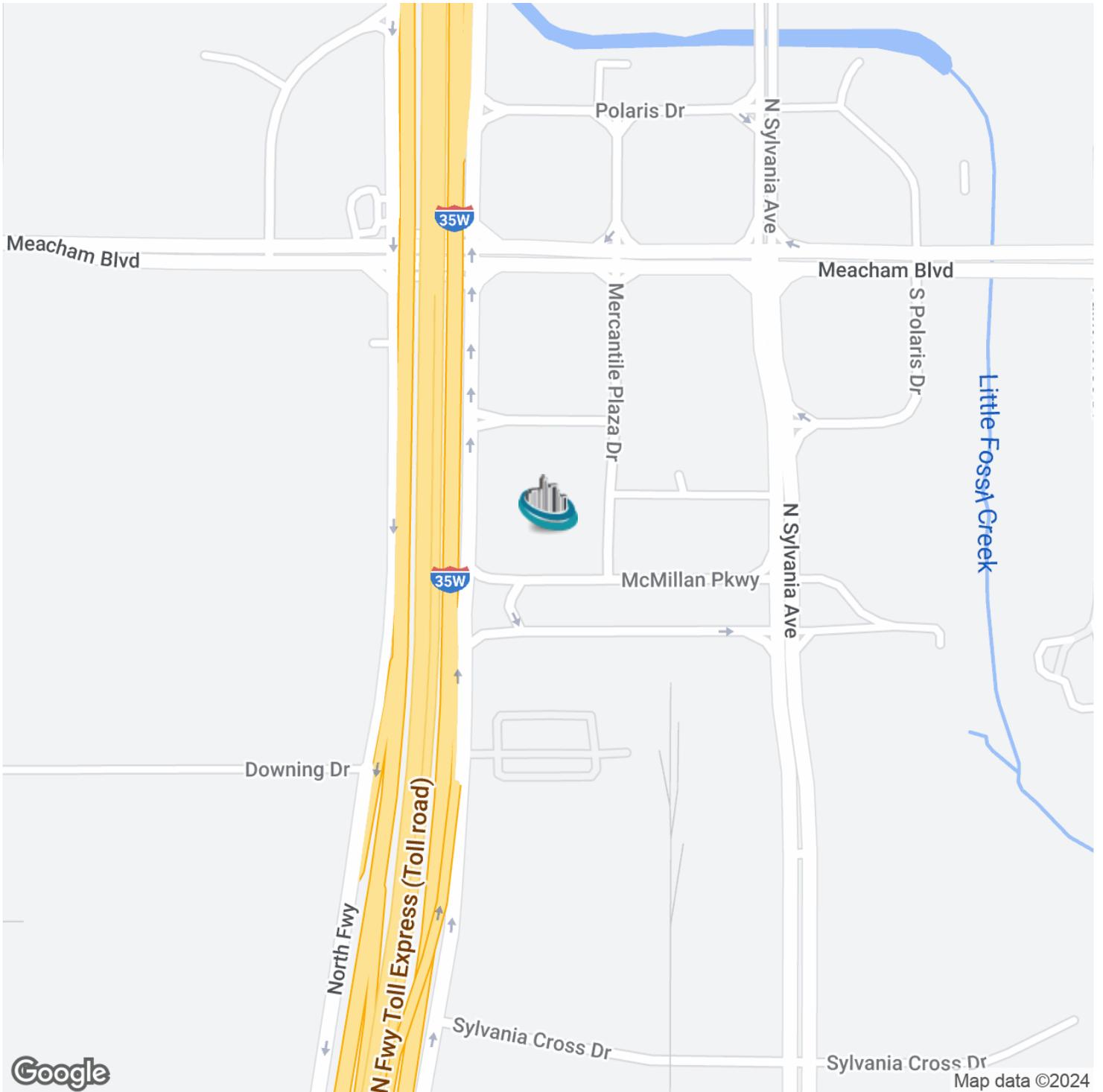
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Location Map





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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	856	209,976	794,175
Average Age	30.2	31.5	33.0
Average Age (Male)	30.8	30.7	32.0
Average Age (Female)	20.6	32.1	33.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	107	69,759	276,751
# of Persons per HH	8.0	3.0	2.9
Average HH Income	\$26,260	\$60,038	\$66,550
Average House Value	\$65,114	\$122,513	\$166,198

2020 American Community Survey (ACS)