

HOTEL FOR SALE

# LA QUINTA INN & SUITES BY WYNDHAM

110 BMT DRIVE, JOURDANTON, TX 78026



FOR SALE

**KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Suite 101  
San Antonio, TX 78249



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RAV SINGH, CCIM**  
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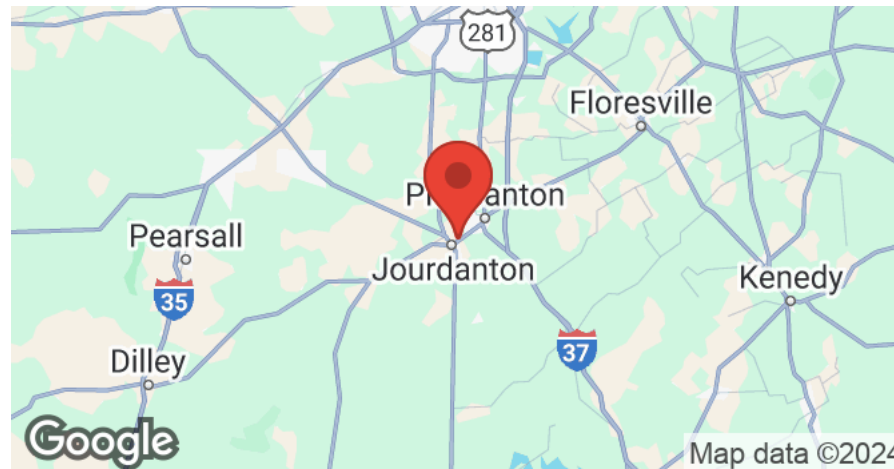
# PROPERTY INFORMATION

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>PRICE:</b>	\$6,800,000
<b>NUMBER OF ROOMS:</b>	63
<b>ROOM REV MULTIPLIER</b>	3.5X
<b>PRICE / ROOM:</b>	\$110K/Room
<b>2023 ROOM REV:</b>	\$1,889,376
<b>LOT SIZE:</b>	1.59 Acres
<b>BUILDING SF:</b>	34,545
<b>MARKET:</b>	Jourdanton/Pleasanton
<b>YEAR BUILT:</b>	2013
<b>RENOVATED:</b>	2023

## PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer the opportunity to acquire La Quinta Inn & Suites situated in Jourdanton TX, right off State Highway 97 and just 40 miles to San Antonio.

Constructed in 2013, the hotel encompasses 63 rooms with guest amenities, including an outdoor pool along with a variety of amenities for guest convenience. The hotel sits on 1.59 acres and has ample parking for guests, visitors, and staff. 100% of the LQUP exterior is complete. This is the #1 La Quinta in this region!

DISTANCE TO JOURDANTON, TX  
San Antonio - 45 mns  
Houston - 3 hrs  
Austin - 2.5 hrs

## PROPERTY HIGHLIGHTS

- Perfect for Owner-Operator or First-Time Buyers: Ideal for hands-on management to capitalize on revenue growth.
- Value-Add Opportunity: The hotel is poised to increase revenue with improved RevPAR (Revenue Per Available Room) penetration and better revenue management practices.
- PIP Renovations: Extensive upgrades in 2023 include exterior, new vanities, mirrors, lighting, and 50" smart TVs in all rooms, among other improvements.
- Strategic Location: Located near the Eagle Ford Shale formation, with anticipated growth in the local workforce and population over the next five years.
- Franchise Support: Supported by Wyndham's franchise contacts, providing strong brand recognition and operational guidance.

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# ADDITIONAL PHOTOS

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# PROPERTY PHOTOS

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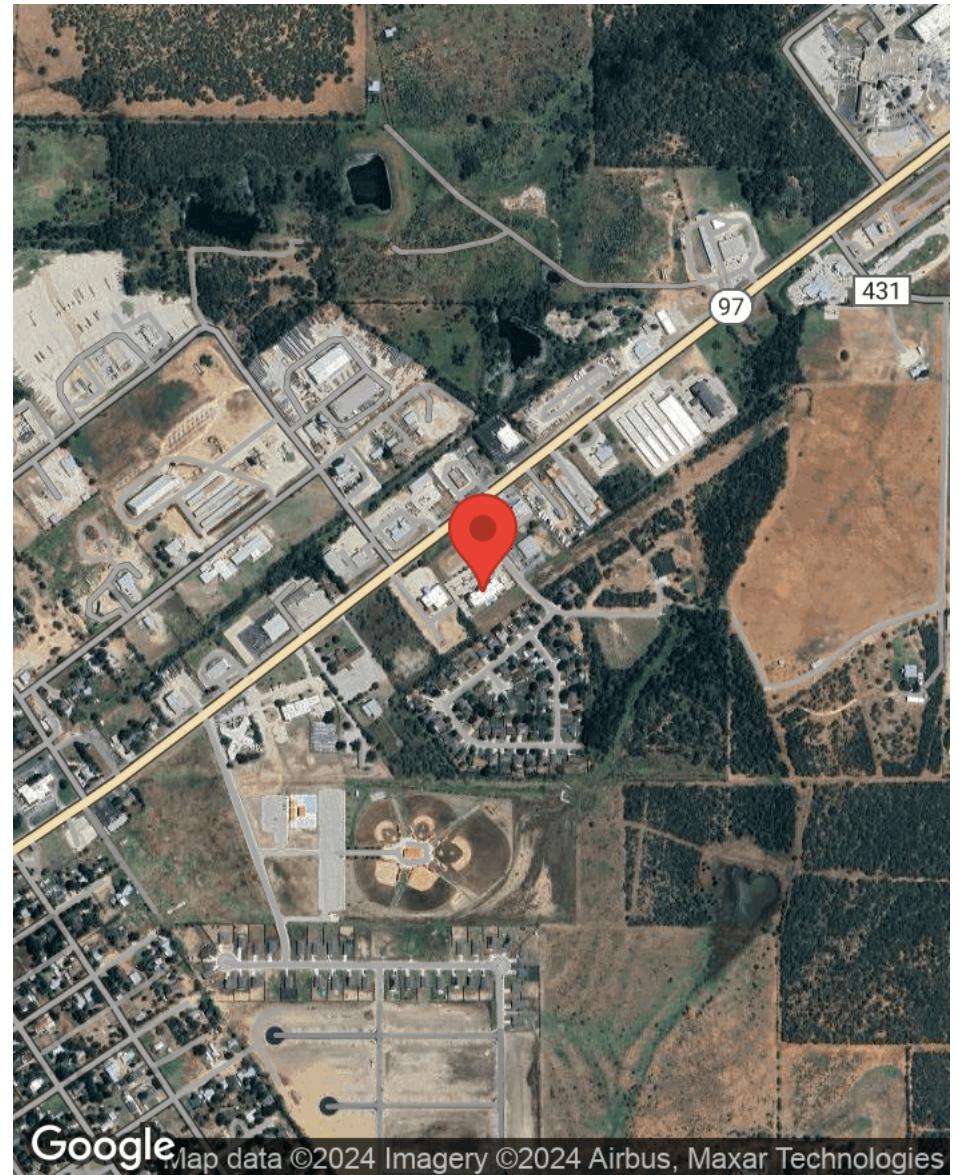
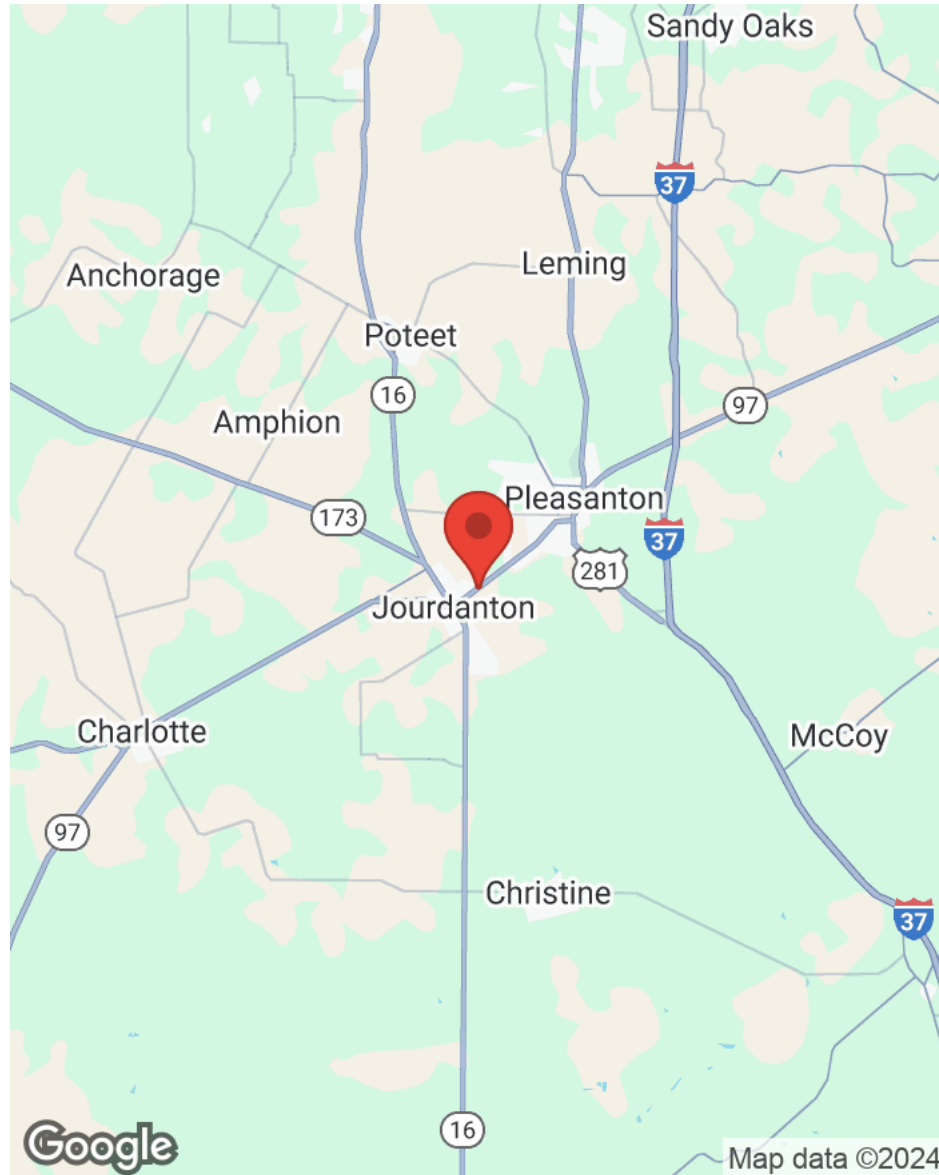
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# LOCATION MAPS

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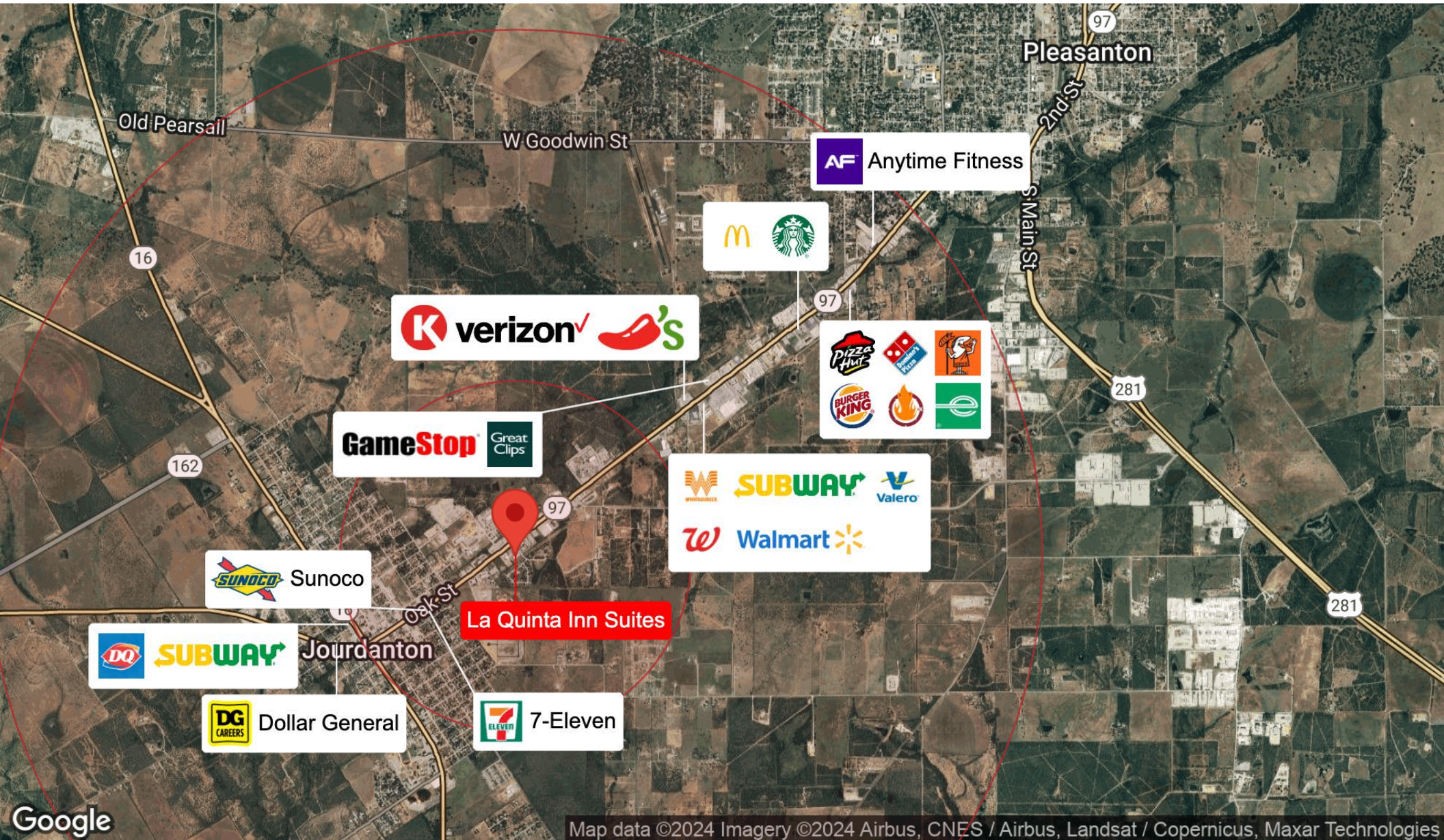
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# BUSINESS MAP

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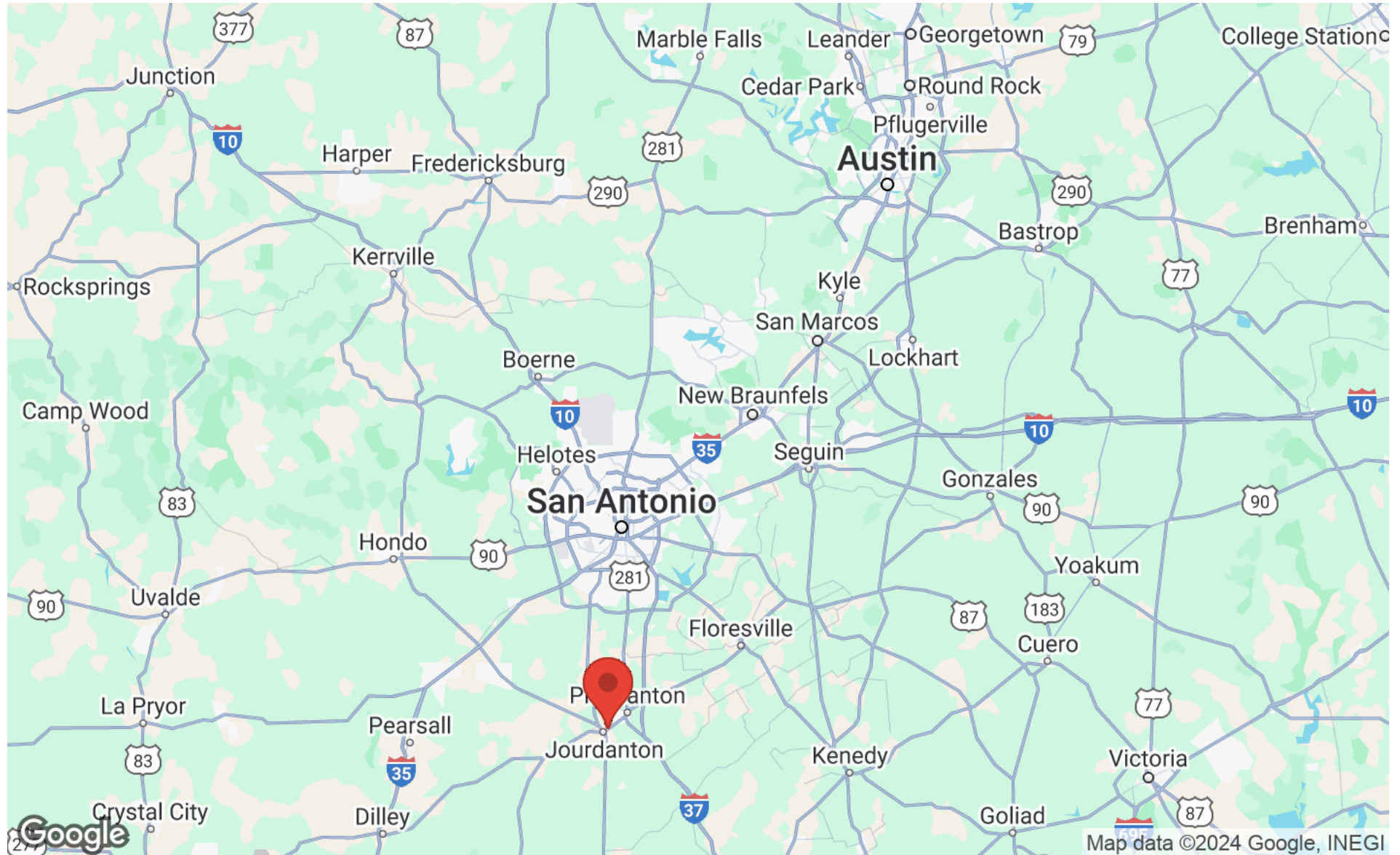
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# REGIONAL MAP

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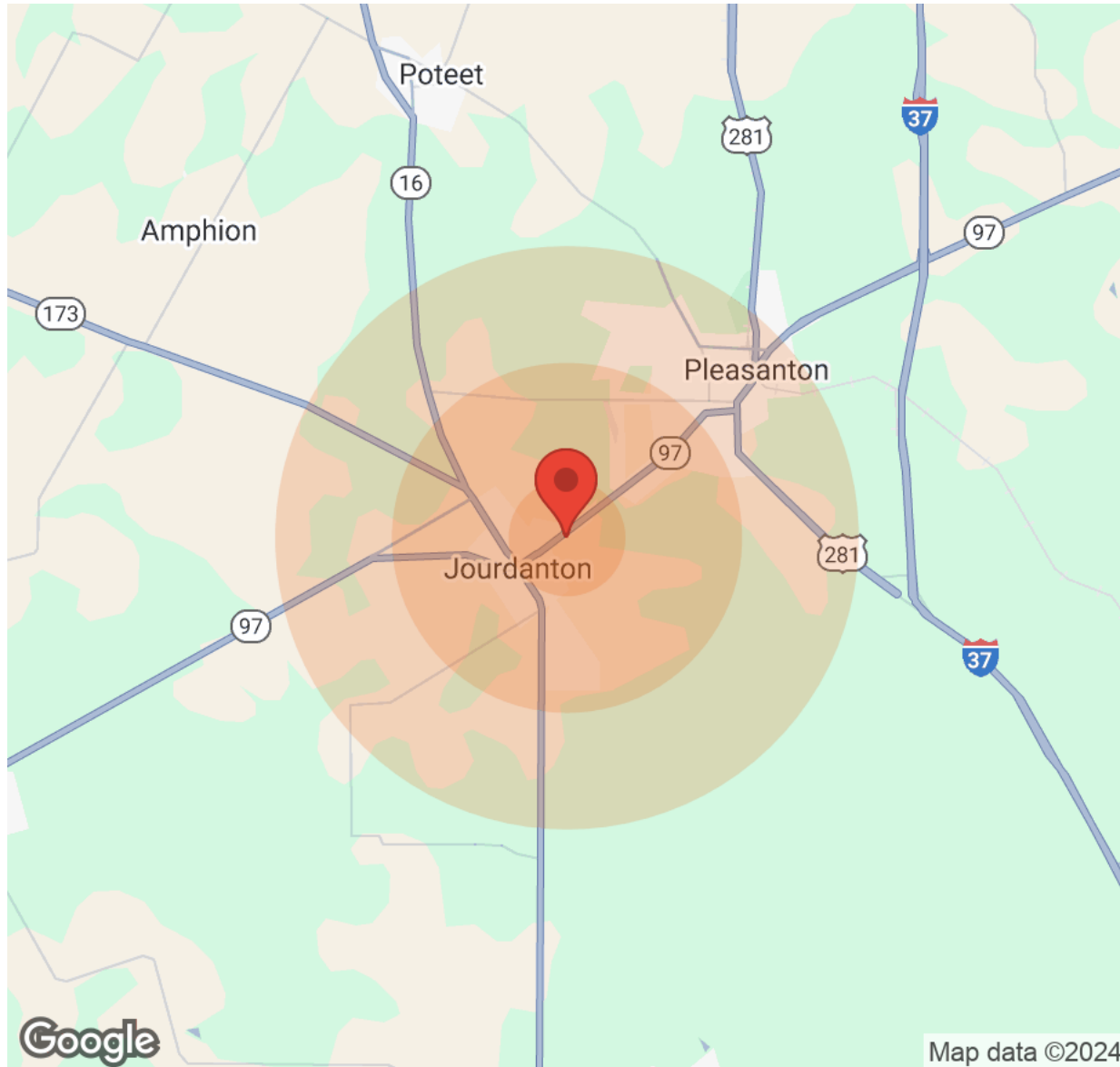
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,770	5,371
Female	N/A	2,083	6,232
Total Population	N/A	3,853	11,603

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	784	2,607
Ages 15-24	N/A	564	1,812
Ages 25-54	N/A	1,455	4,167
Ages 55-64	N/A	423	1,297
Ages 65+	N/A	627	1,720

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$46,627	\$44,769
< \$15,000	N/A	113	487
\$15,000-\$24,999	N/A	225	471
\$25,000-\$34,999	N/A	222	536
\$35,000-\$49,999	N/A	191	564
\$50,000-\$74,999	N/A	350	1,102
\$75,000-\$99,999	N/A	107	430
\$100,000-\$149,999	N/A	122	332
\$150,000-\$199,999	N/A	36	72
> \$200,000	N/A	N/A	185

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,384	4,378
Occupied	N/A	1,261	3,953
Owner Occupied	N/A	902	2,786
Renter Occupied	N/A	359	1,167
Vacant	N/A	123	425

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**AGENT BIO**

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PROFESSIONAL BIO 18

# PROFESSIONAL BIO

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## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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