

HOTEL FOR SALE

BAYMONT BY WYNDHAM SAN ANTONIO AIRPORT

126 KENLEY PLACE, SAN ANTONIO, TX 78232



FOR SALE – OWNER FINANCING AVAILABLE

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249

SINGH COMMERCIAL
GROUP



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

National Hospitality Group Division Leader

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0560351, Texas

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

126 KENLEY PLACE



OFFERING SUMMARY	
PRICE:	\$3,500,000
NUMBER OF ROOMS:	74
PRICE / DOOR:	\$47,297
LOT SIZE:	1.43 Acres
BUILDING SF:	30,780 SF
MARKET:	San Antonio
YEAR BUILT:	2009
RENOVATED:	2025
ZONING:	C-3

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer Baymont by Wyndham San Antonio Airport, a 74-room, midscale hotel ideally located just minutes from San Antonio International Airport. This three-story, interior corridor property sits on 1.43 acres and comprises 30,780 SF of gross building area.

Formerly a Motel 6, the hotel underwent a full rebranding and renovation in 2025 under the Baymont flag, positioning it for improved guest satisfaction and long-term performance. With the renovation completed this year, the hotel is expected to stabilize under its improved brand segment in Year 1, providing an excellent opportunity for a new owner to benefit from early momentum.

Property highlights include modern guest rooms, an outdoor pool, fitness center, and proximity to major demand drivers in the San Antonio Airport submarket.

Seller is open to owner financing for qualified buyers with quick-close proposals. Contact Singh Commercial Group for additional details and financials.

PROPERTY HIGHLIGHTS

- Rebranded & Renovated: Former Motel 6, renovated and converted to Baymont by Wyndham in 2025
- Owner-User Friendly: Ideal for owner-operators or first-time buyers entering the hotel space
- Owner Financing Available. Seller to wrap existing note with Bank (after getting approval).
- 74 Rooms | 3 Stories: Interior corridors, well-maintained midscale hotel
- Airport Proximity: 6.3 miles (approx. 9-minute drive) to San Antonio International Airport
- Amenity-Rich: Includes fitness center, pool, and high-speed internet access
- Strong Traffic Counts: Over 150,000 vehicles/day along San Pedro Ave & Hwy 281 corridor
- Demographic Growth: 7.6% projected population increase in 1-mile radius by 2029
- Zoning: C-3 – commercial district with flexibility for continued hospitality or adaptive reuse
- Operational Status: Currently open and income-generating

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LOCATION & HIGHLIGHTS

126 KENLEY PLACE



LOCATION INFORMATION

BUILDING NAME:	Baymont by Wyndham San Antonio Airport
STREET ADDRESS:	126 Kenley Place
CITY, STATE, ZIP:	San Antonio, TX 78232
COUNTY:	Bexar
MARKET:	San Antonio

WHY INVEST IN SAN ANTONIO?

- San Antonio is the seventh (7th) largest city in the United States. In 2014, the estimated population was 2.33 million.
- Record Tourism Boom: 37.6M visitors in 2023 generated \$21.5B, surpassing pre-pandemic tourism levels.
- Steady Year-Round Demand: Festivals, conventions, and attractions maintain consistent hotel demand throughout the year.
- 27,500 new residents added in a year, expanding workforce and hospitality customer base.
- Economic Growth: Metro GDP hit \$150B in 2023, driving business travel and bookings
- Diverse Demand Drivers: Military, medical, and corporate sectors ensure consistent tourism and business travel year-round.
- Convention Resurgence: San Antonio reached 74% of annual convention goals by mid-2024, boosting demand.
- Infrastructure Expansion: \$2.5B airport upgrade, including \$1.2B terminal, enhances business and leisure connectivity.
- Favorable Market Conditions: No state income tax, low costs, and affordable property make investing attractive.
- Booming Mega-Region: Positioned on I-35 corridor, San Antonio benefits from rising regional travel demand.



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YEAR 1 REVENUE PROJECTION

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OVERVIEW

Using comparable mid-scale branded hotels in the San Antonio area, we've projected Baymont Inn's 2025 performance. Based on the RevPAR trends and occupancy growth seen in comps, we anticipate year 1 room revenue of \$1,050,000.

ASSUMPTIONS

- ADR: Increasing from \$60 to \$68
- Occupancy: Rising from 42% to 55%

MARKET COMPARABLES

- We benchmarked Baymont against similar hotels in area:
- Red Roof Inn generated \$1.63M in 2024
- Super 8 generated \$1.12M in 2024
- Comfort Suites and SureStay also show strong revenue performance in the \$600K-\$900K range

Baymont Inn	Motel 6 9/30/2024	% of Revenue	Year 1	% of Revenue
Room Revenue	\$517,633.00	100%	\$1,050,000.00	100.00%
Expenses	\$60 ADR & 42% OCC		\$68 ADR & 55% OCC	
Advertising & Marketing	\$0.00	0.00%	\$6,000.00	0.57%
Bank Charges	\$401.00	0.08%	\$600.00	0.06%
Cable/Internet & Telephone	\$14,069.00	2.72%	\$20,000.00	1.90%
Credit Card Fees	\$15,900.00	3.07%	\$24,000.00	2.29%
Franchise Fees/ Computer Fees	\$48,780.00	9.42%	\$84,000.00	8.00%
Insurance	\$20,817.00	4.02%	\$36,000.00	3.43%
Landscaping	\$0.00	0.00%	\$3,000.00	0.29%
Laundry Chemicals	\$0.00	0.00%	\$6,000.00	0.57%
License Expense	\$245.00	0.05%	\$245.00	0.02%
Office Expense	\$0.00	0.00%	\$3,600.00	0.34%
Payroll Taxes	\$8,431.00	1.63%	\$17,850.00	1.70%
Pest Control	\$1,033.00	0.20%	\$1,500.00	0.14%
Accounting	\$3,159.00	0.61%	\$4,500.00	0.43%
Legal/Professional Fees	\$0.00	0.00%	\$0.00	0.00%
Repair & Maintenance	\$10,383.00	2.01%	\$24,000.00	2.29%
Security or Fire Inspections	\$390.00	0.08%	\$1,200.00	0.11%
Breakfast Supplies	\$48.00	0.01%	\$36,000.00	3.43%
Room & Office Supplies	\$5,563.00	1.07%	\$24,000.00	2.29%
Property Tax	\$45,000.00	8.69%	\$60,000.00	5.71%
Travel Agents Commissions	\$3,482.00	0.67%	\$12,000.00	1.14%
Electric & Gas	\$24,593.00	4.75%	\$48,000.00	4.57%
Water & Sewer	\$15,277.00	2.95%	\$24,000.00	2.29%
Wages & Salaries	\$113,914.00	22.01%	\$210,000.00	20.00%
Waste	\$1,733.00	0.33%	\$4,000.00	0.38%
Total Expenses	\$333,218.00	64.37%	\$650,495.00	61.95%
Net Operating Income	\$184,415.00	35.63%	\$399,505.00	38.05%

Baymont Comps

Property	Address	# of Rooms	T-12 Revpar	2024 Revenue	2023 Revenue
Super 8 by Wyndham San	15314 San Pedro Ave SA TX 78023	79	\$34.84	\$1,122,350.00	\$1,156,796.00
Comfort Suites San Antonio	14202 San Pedro Ave, San	65	\$36.05	\$915,282.00	\$885,008.00
Red Roof Inn San Antonio	333 Wolfe Rd, San Antonio, TX	135	\$31.88	\$1,636,223.00	\$1,767,167.00
SureStay Plus by Best Western	10815 I-35 Frontage Rd, San	74	\$21.51	\$622,646.00	\$637,190.00
Days Inn & Suites by Wyndham	1505 Bexar Crossing St, San	60	\$40.42	\$1,033,936.00	\$1,060,828.00



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ADDITIONAL PHOTOS

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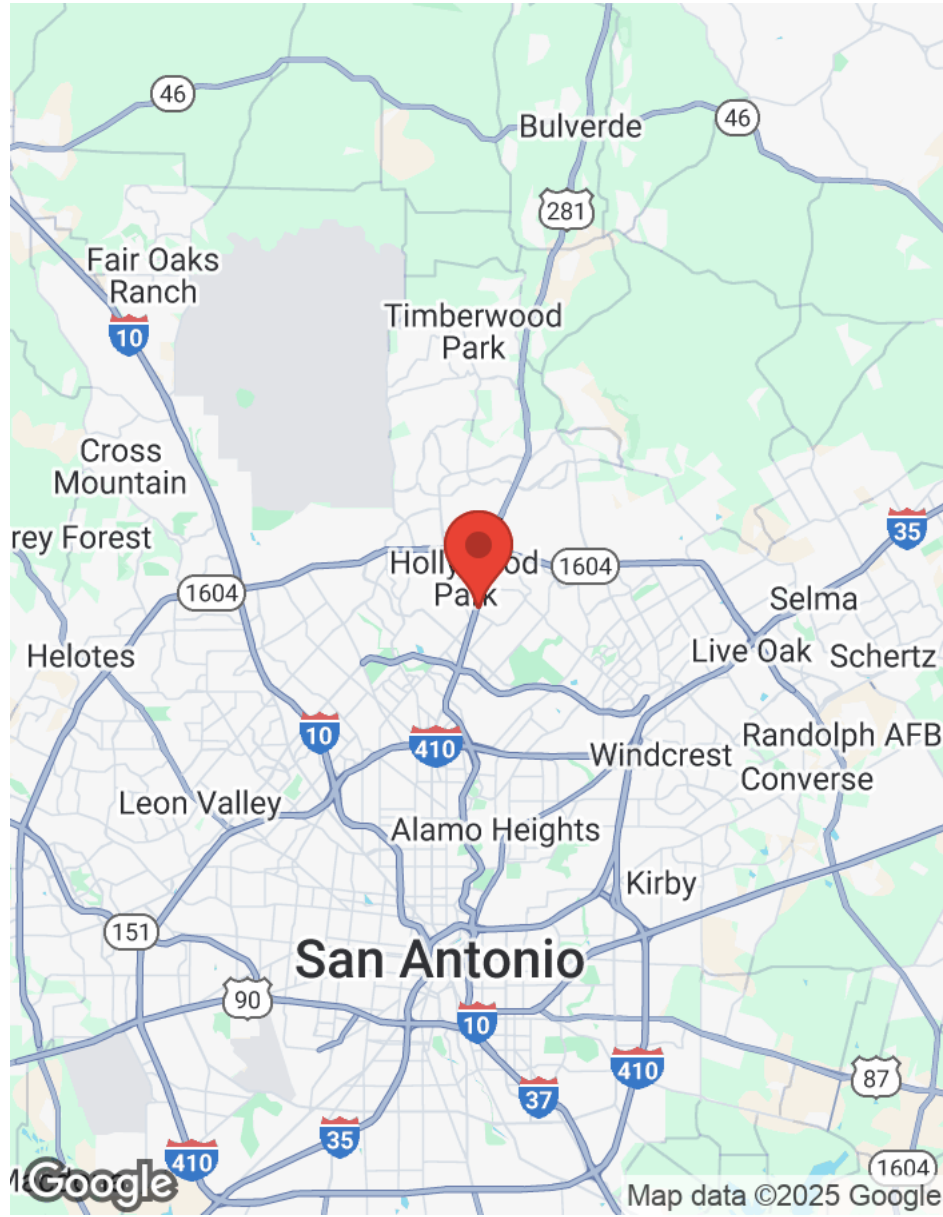
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LOCATION MAPS

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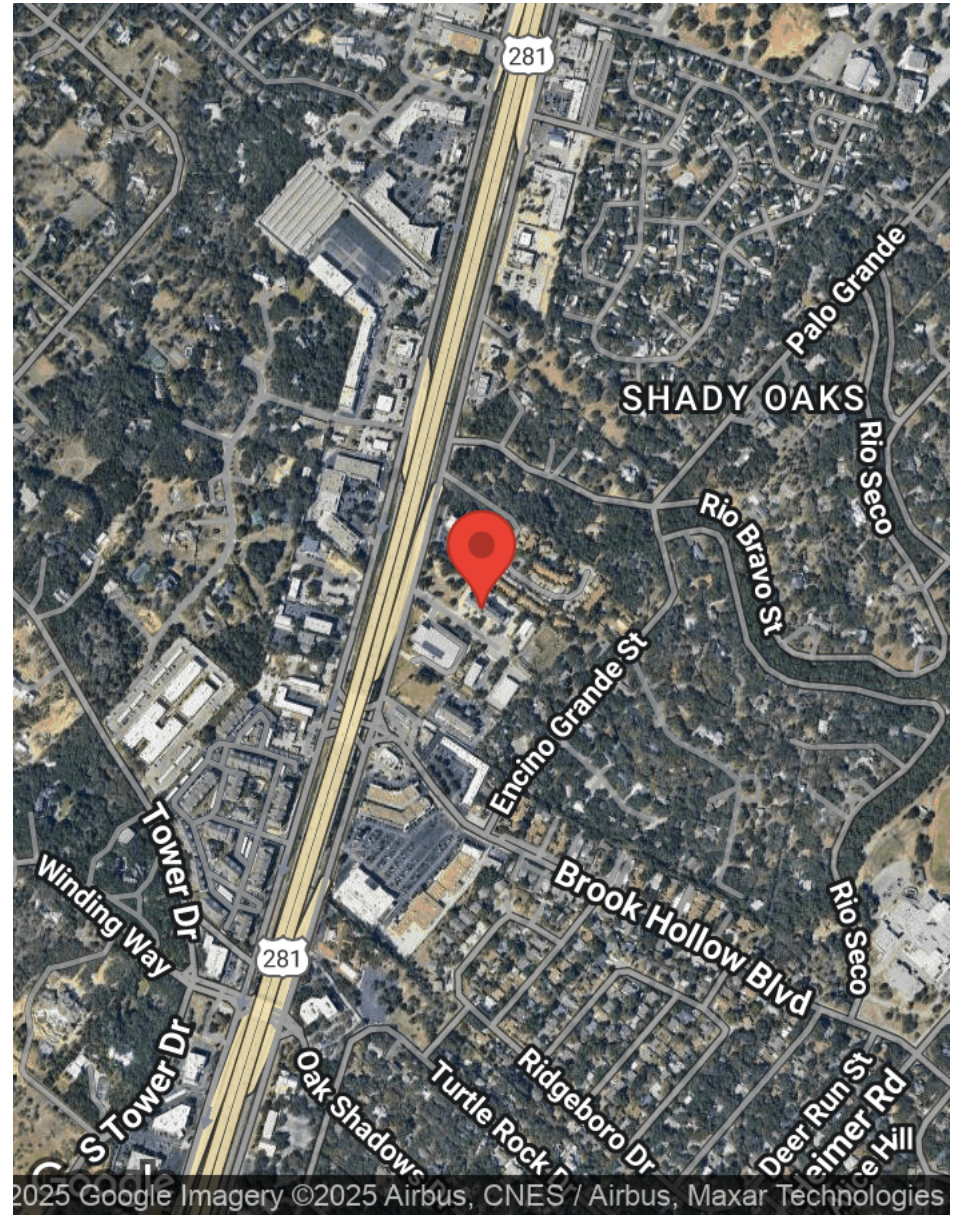
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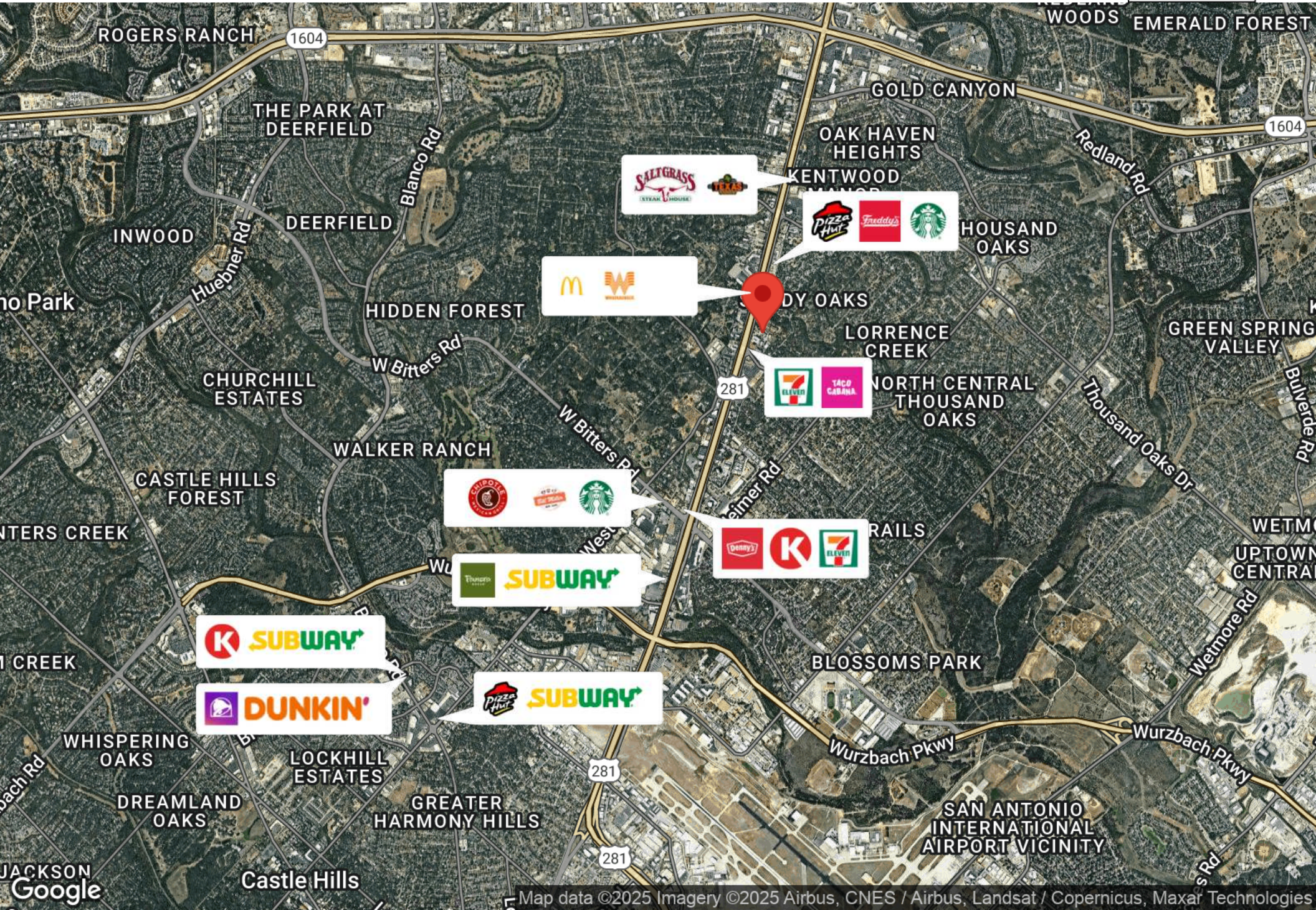
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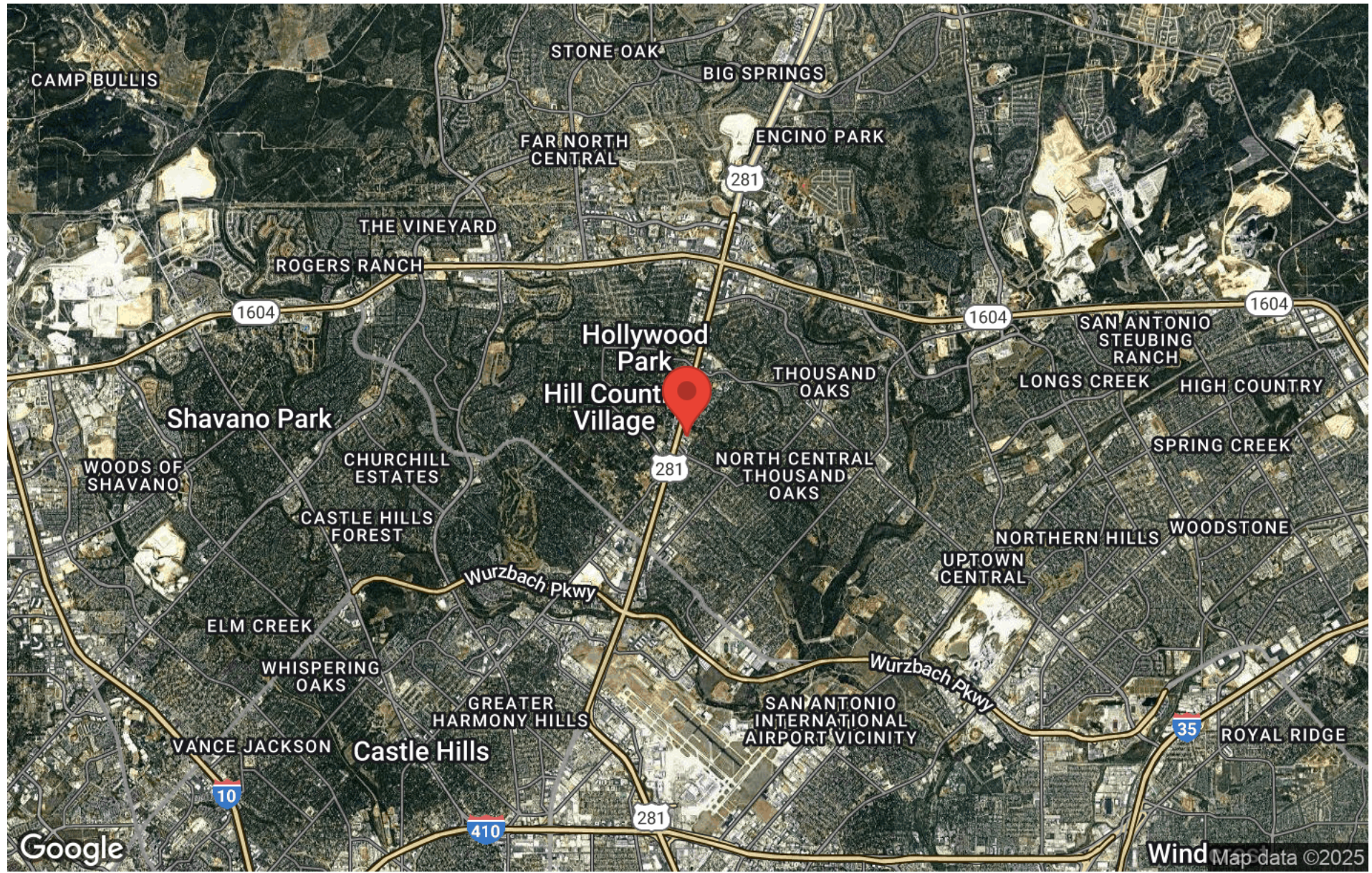
BUSINESS MAP

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REGIONAL MAP

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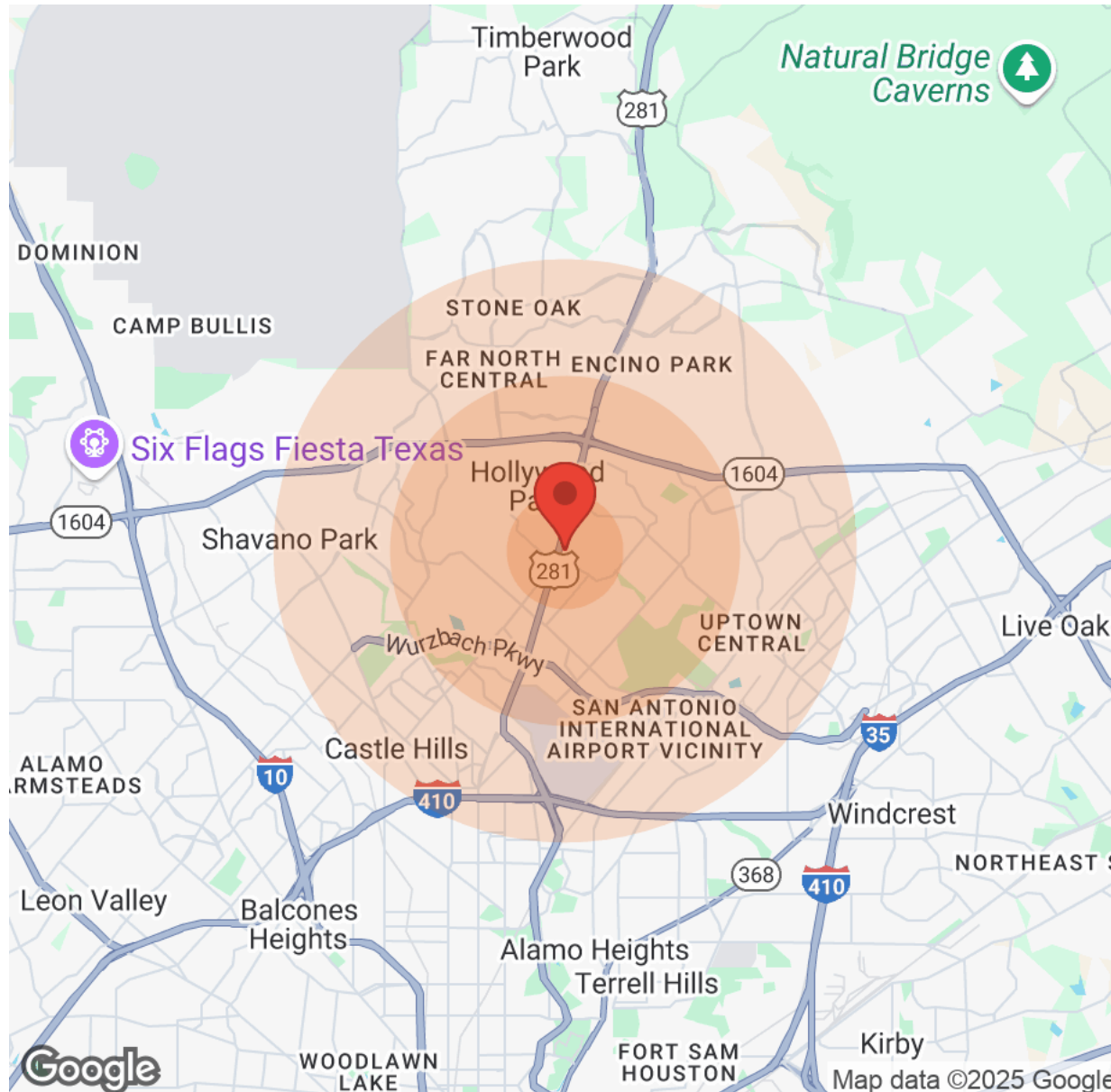
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,874	43,265	117,144
Female	2,157	45,095	124,110
Total Population	4,031	88,360	241,254

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	699	15,481	46,974
Ages 15-24	441	10,338	31,378
Ages 25-54	1,492	35,976	97,468
Ages 55-64	529	12,139	30,922
Ages 65+	870	14,426	34,512

Income	1 Mile	3 Miles	5 Miles
Median	\$73,182	\$72,025	\$70,846
< \$15,000	233	2,065	7,585
\$15,000-\$24,999	200	3,521	9,052
\$25,000-\$34,999	175	3,453	9,077
\$35,000-\$49,999	118	5,502	12,297
\$50,000-\$74,999	450	7,014	16,948
\$75,000-\$99,999	184	5,554	13,711
\$100,000-\$149,999	156	6,380	15,970
\$150,000-\$199,999	77	2,931	7,225
> \$200,000	165	2,523	7,050

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,617	42,811	107,706
Occupied	1,524	39,719	100,077
Owner Occupied	1,112	22,773	59,897
Renter Occupied	412	16,946	40,180
Vacant	93	3,092	7,629

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AGENT BIO

PROFESSIONAL BIO 20

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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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