

Travis Turner, Broker
TAR ID# 648158

Turn Key Property Group
LLC#9009077

Offered
EXCLUSIVELY FOR
SALE:
Shiner Country Inn

Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430(cell)
Travis.10turner@gmail.com(email)

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due diligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.



Turn Key Property Group LLC, Travis Turner, BROKER

Location: 1016 N. Ave E. Shiner TX
77984

Legal: Shiner(Townsite), BL 88 NW
1/2

Size: 1.203+/- acres

Utilities: City Water and Sewer

Asking Price: \$995,000.00



DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

Property Description

Shiner Country Inn

Travis Turner broker of Turn Key Property Group LLC is pleased to offer exclusively for sale, the Shiner Country Inn.

The Shiner Country Inn is a 9 room motel, with a separate 2-bedroom/full kitchen extended stay apartment. Recent updates to all rooms include fresh int/exterior paint, new flooring, newer roof, linens and on-site laundry facility in rear courtyard. There is also a microwave/coffee cart in each room. Very clean, turn-key operation. Regular clients as well as visitors in for short stays. Business opportunity includes: motel, office, 3 storage unit rentals, & half acre lot perfect to expand & add more rooms. Seller has approved permits and plans that will convey if desired by new ownership. It's the ONLY MOTEL IN SHINER and its filled with historical charm, but without the restrictions.

No Known minerals currently retained by seller will convey to buyers upon sale.

Showings by appointment ONLY. Call listing broker for more information and to schedule a private showing.
Confidential in nature, DO NOT DISTURB.

Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

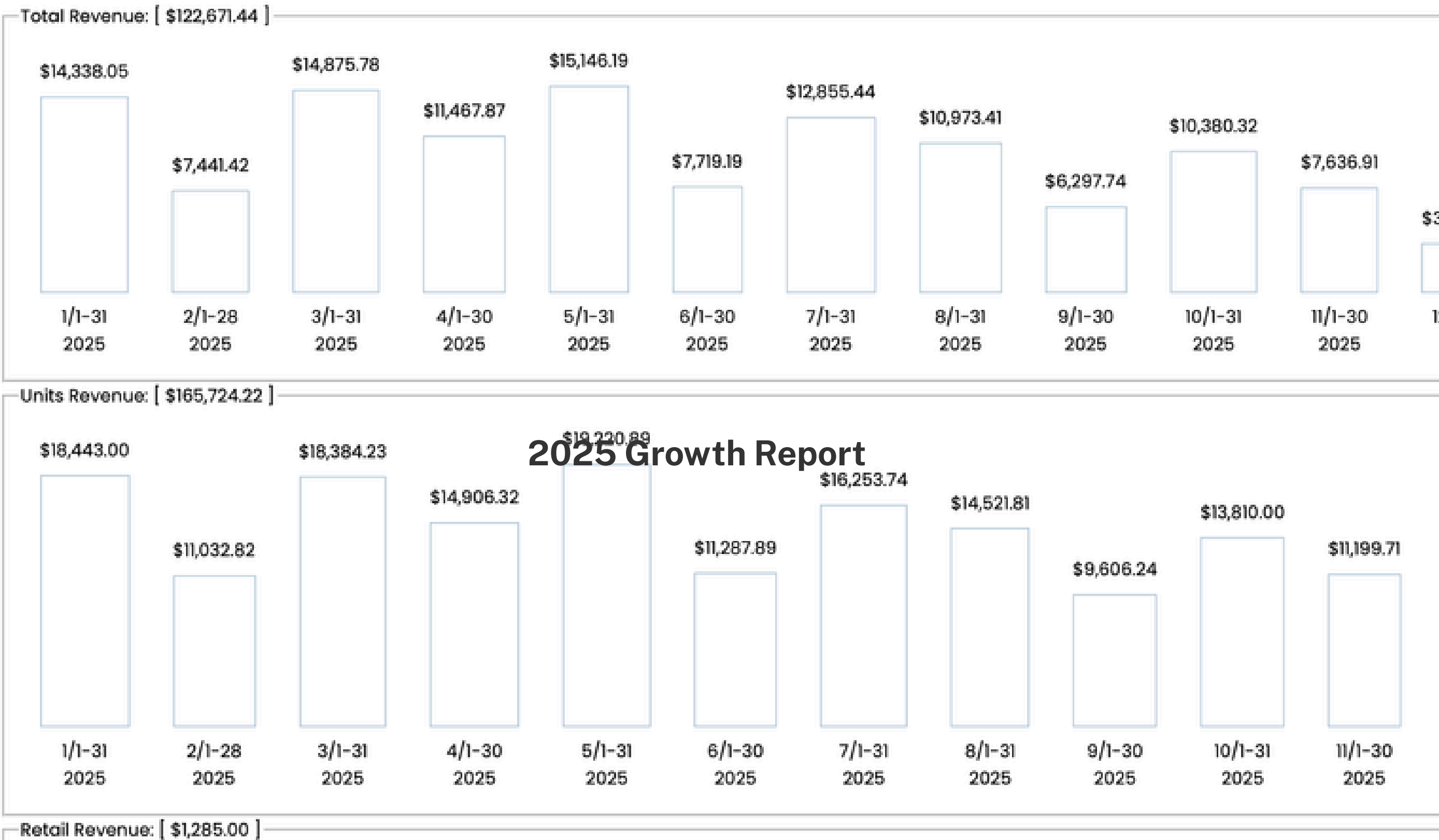
Financials Profit and Loss-2024

Ordinary Income/Expense	
Income	
4100 · Rental Income	151,244.87
Total Income	151,244.87
Cost of Goods Sold	
5045 · Cleaning	17,340.82
5700 · Occupancy taxes	5,843.85
5780 · Small Appliances	357.21
5800 · Supplies	10,055.37
Total COGS	33,597.25
Gross Profit	117,647.62
Expense	
6000 · Advertising	112.71
6040 · Bank Charges and Fees	5,040.84
6180 · Insurance	12,772.45
6220 · Dues & Subscriptions	3,664.34
6238 · Landscaping	2,210.00
6260 · Miscellaneous Expense	6,497.21
6290 · Pest Control	411.93
6360 · Professional Fees	185.00
6420 · Repairs & Maintenance	6,419.66
6425 · Subcontractors	2,892.76
6430 · Taxes and Licenses	6,200.28
6440 · Telephone	967.68
6500 · Utilities	11,052.42
Total Expense	58,427.28
Net Ordinary Income	59,220.34
Other Income/Expense	
Other Income	
7600 · Royalty Income	710.78
Total Other Income	710.78
Net Other Income	710.78
Net Income	59,931.12

Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilie. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

Revenue Summary

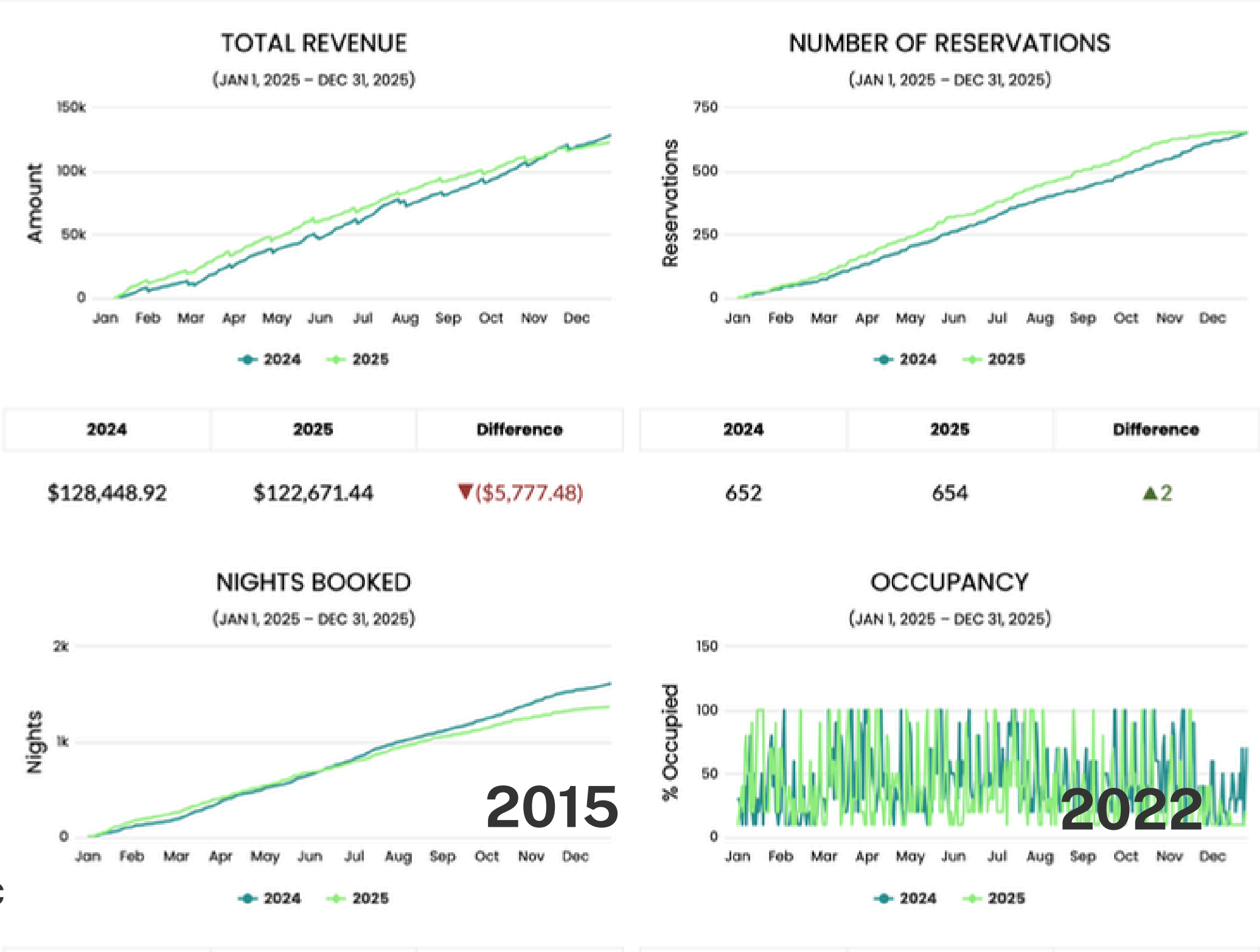


2025 Growth Report

Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

Annual YOY Comparison



Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilie. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

Average Daily Revenue

This report displays the average daily unit revenue

January

▼

2025

▼

to

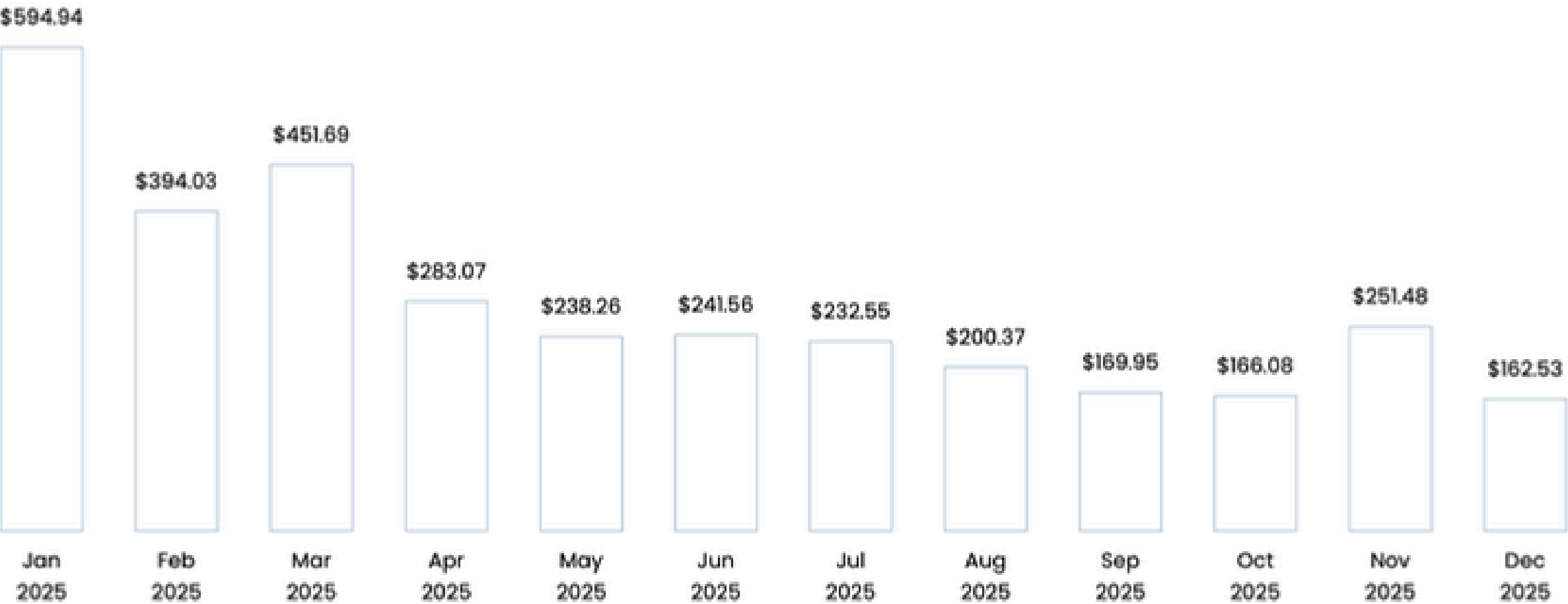
December

▼

2025

▼

UPDATE



Overall Average: \$281.79 over 365 days

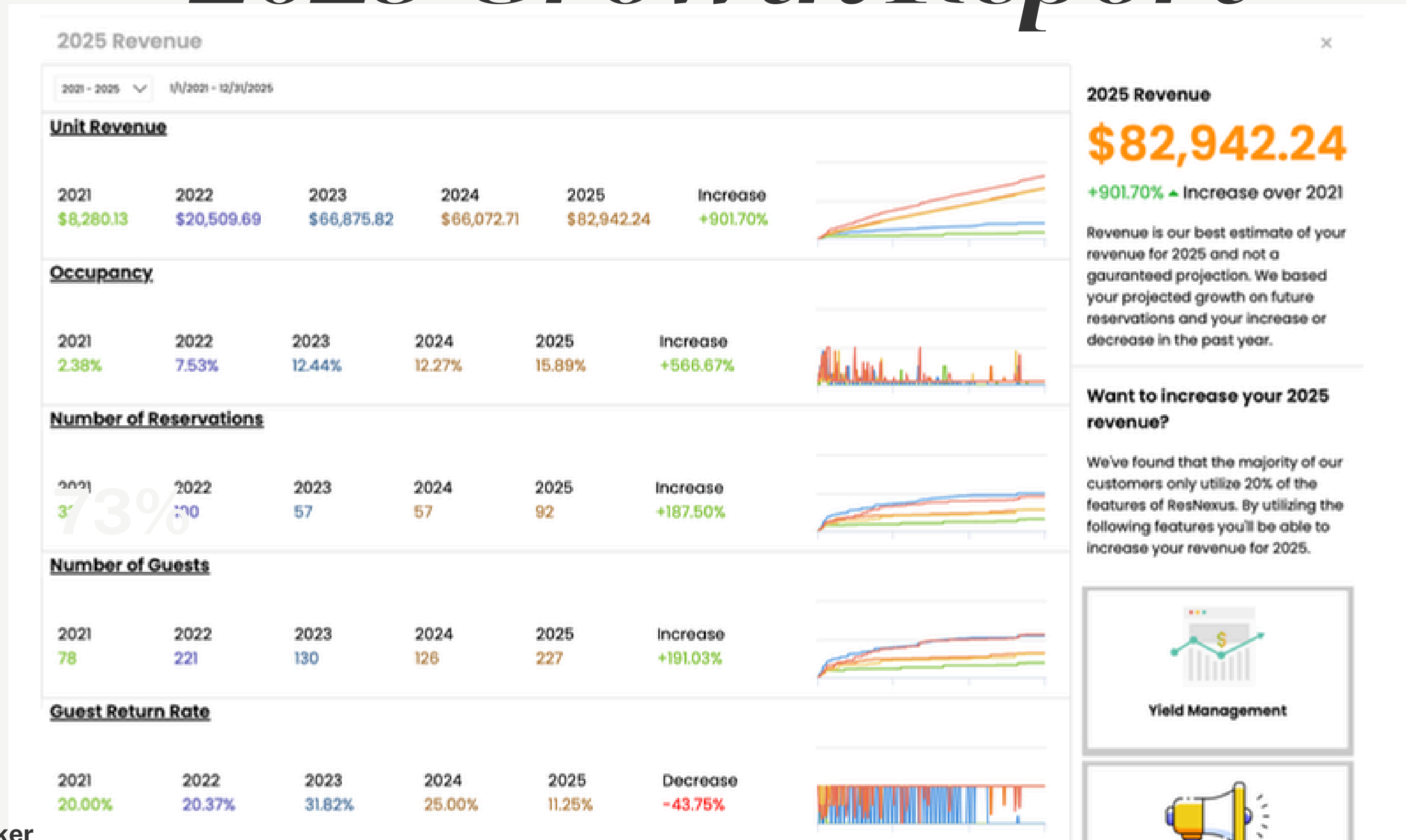
Travis Turner, Broker

Turn Key Property Group LLC

254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due dilligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.

2025 Growth Report




Travis Turner, Broker
Turn Key Property Group LLC
254-855-6430

DISCLAIMER: Information enclosed deemed reliable but not guaranteed by listing broker. Buyer is responsible for his or her own due diligence. Listing broker cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rentl or other conditions, prior sale, lease or financing, or withdrawal without notice. Turn Key property group and its affiliates do not assume any legal liability for the accuracy of the enclosed information regarding subject listing.



Population & Demographics



Shiner is a city in Lavaca County, Texas. The town was named after Henry B. Shiner, who donated 250 acres for a railroad right-of-way. As of the 2020 census, the city had a population of 2,127.



Shiner is the home of the Spoetzl Brewery, the oldest independent brewery in Texas. The brewery is most well known for producing Shiner Bock, a dark German/Czech-style beer that is now distributed in 50 states.^[6]

Shiner city, Texas – Racial composition

Note: the US Census treats Hispanic/Latino as an ethnic category. This table excludes Latinos from the racial categories and assigns them to a separate category. Hispanics/Latinos may be of any race.

Race (NH = Non-Hispanic)	% 2020 ^[10]	% 2010 ^[11]	% 2000 ^[12]	Pop 2020	Pop 2010	Pop 2000
White alone (NH)	75.8%	81.4%	82.2%	1,612	1,685	1,702
Black alone (NH)	7.3%	9.3%	10.8%	156	193	224
American Indian alone (NH)	0.3%	0.2%	0%	7	4	1
Asian alone (NH)	0.3%	0.4%	0.2%	6	8	4
Pacific Islander alone (NH)	0%	0%	0%	0	0	0
Other race alone (NH)	0.2%	0%	0%	5	1	1
Multiracial (NH)	3.4%	1.1%	0.6%	73	22	12
Hispanic/Latino (any race)	12.6%	7.5%	6.1%	268	156	126



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------