

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

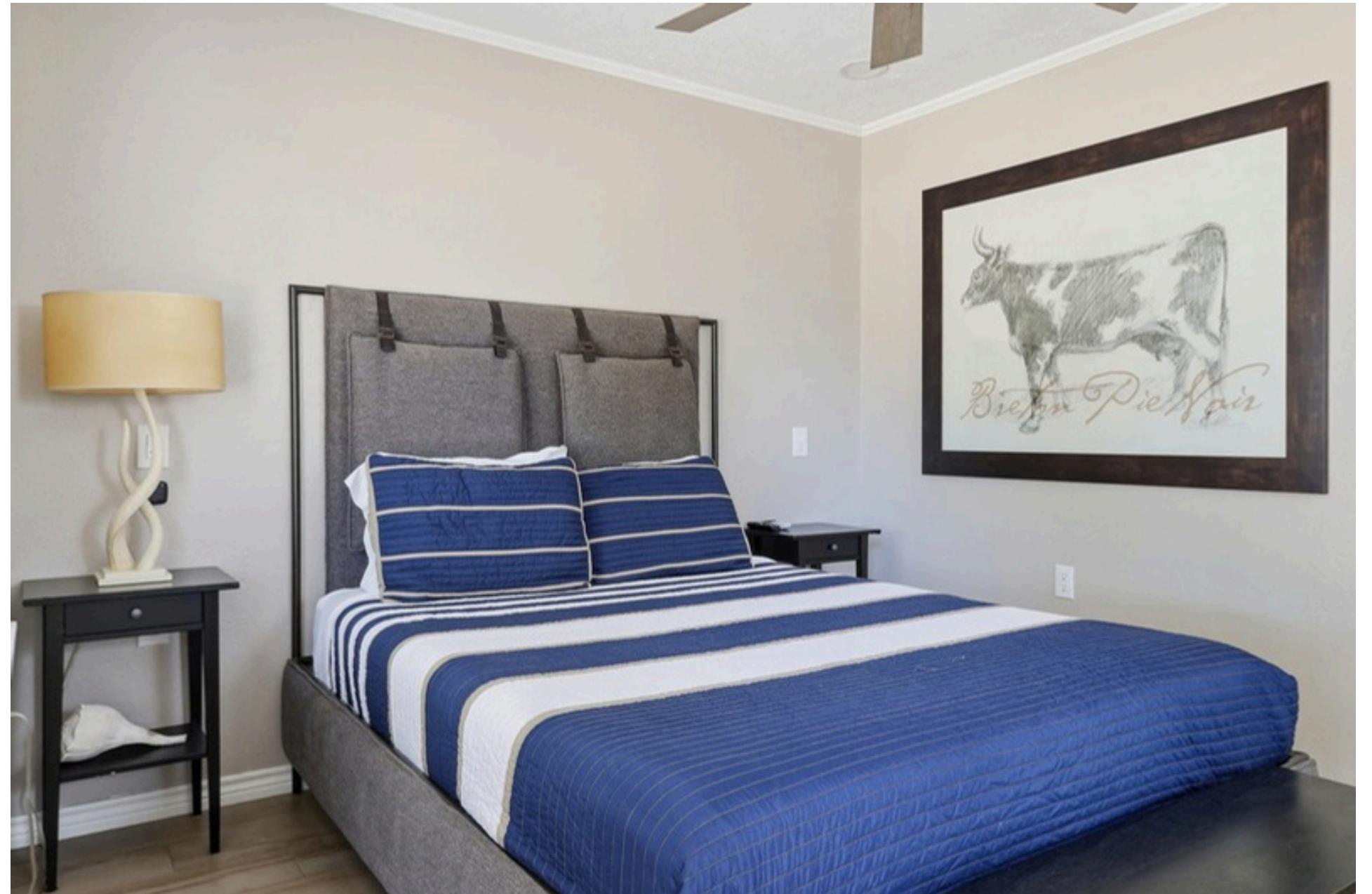
Location: 1016 N. Ave E. Shiner TX
77984

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

Size: 1.203+/- acres

Utilities: City Water and Sewer

Asking Price: \$995,000.00



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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.**

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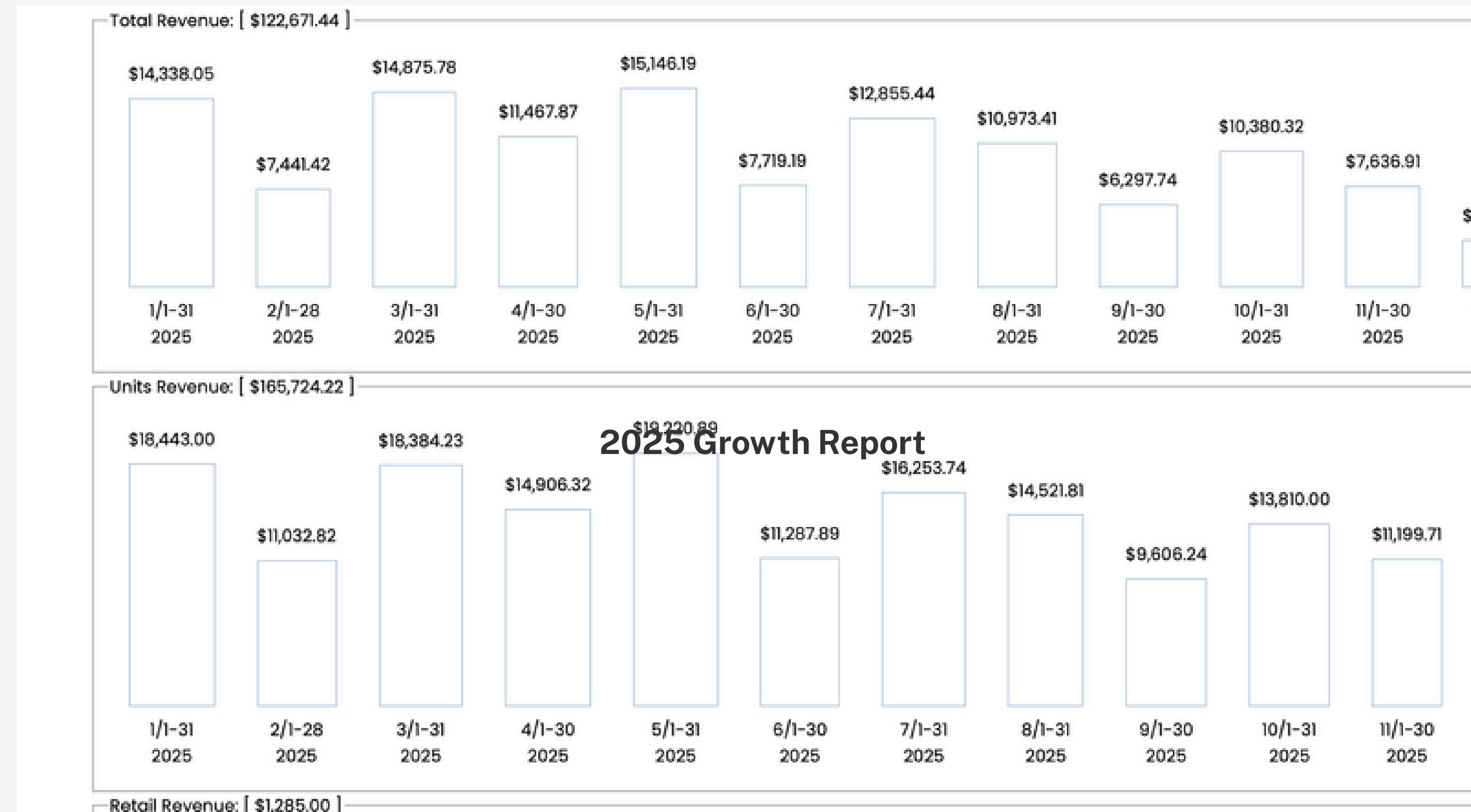
Financials Profit and Loss-2024

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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

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Revenue Summary



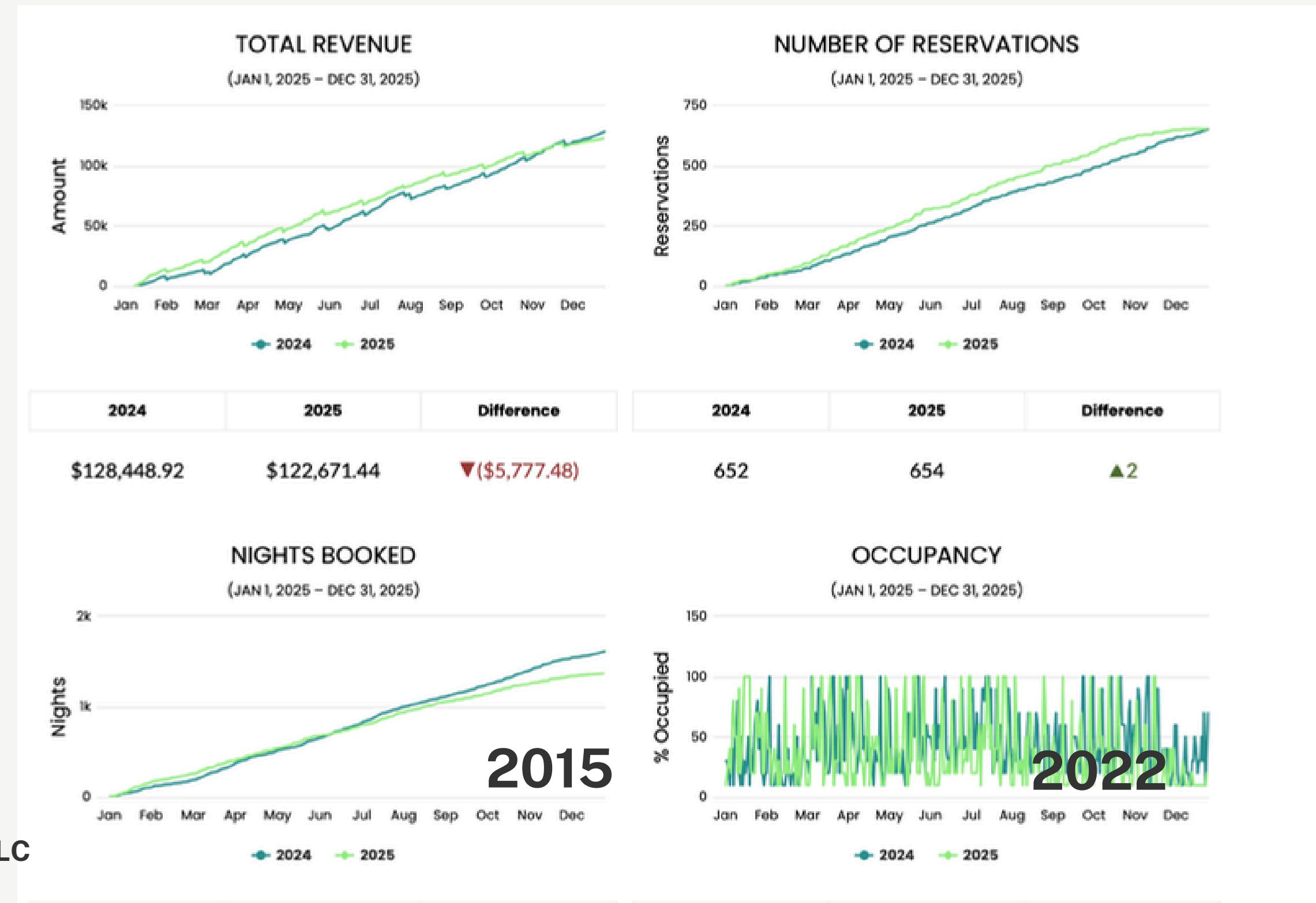
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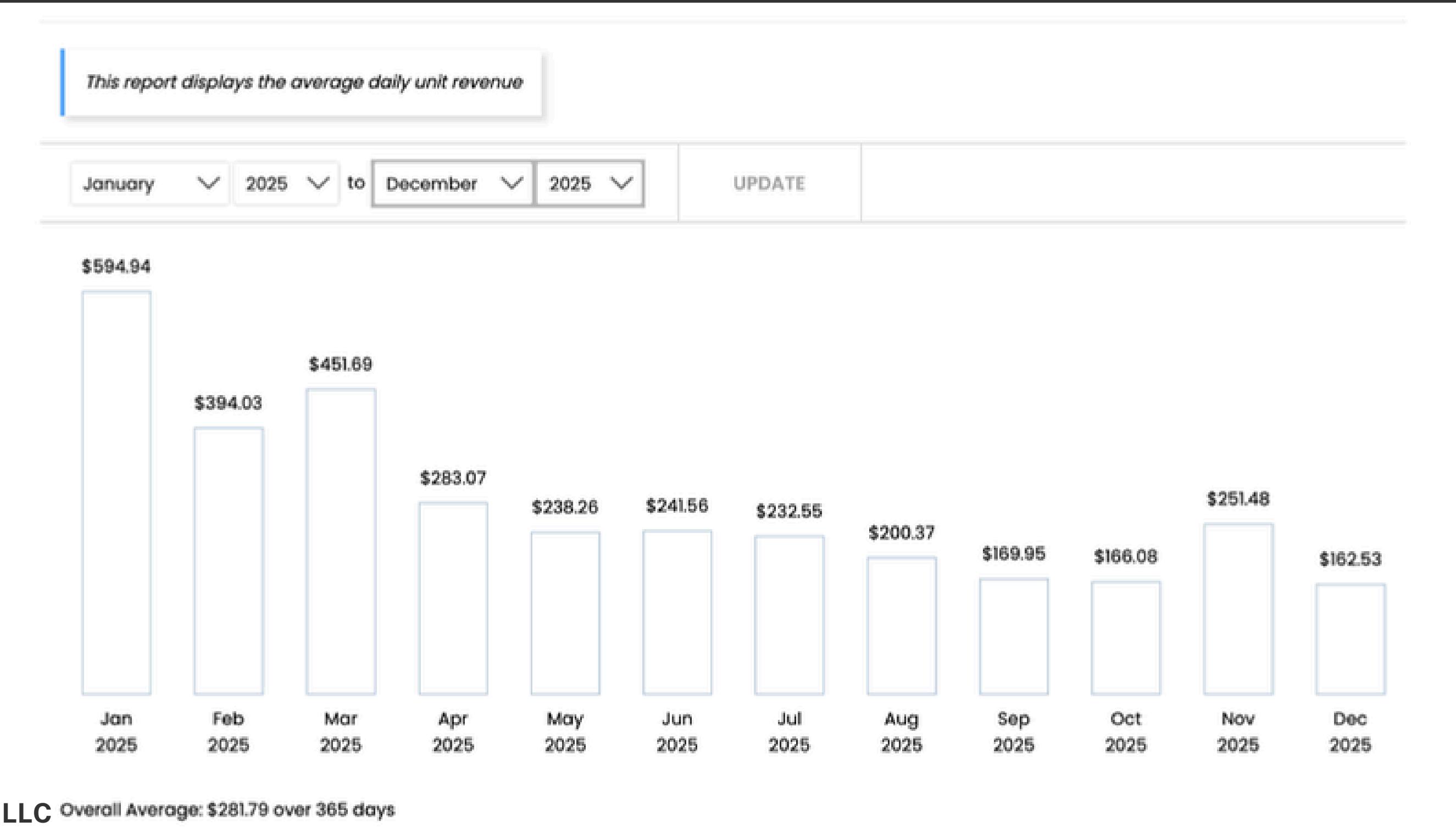
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Annual YOY Comparison



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Average Daily Revenue



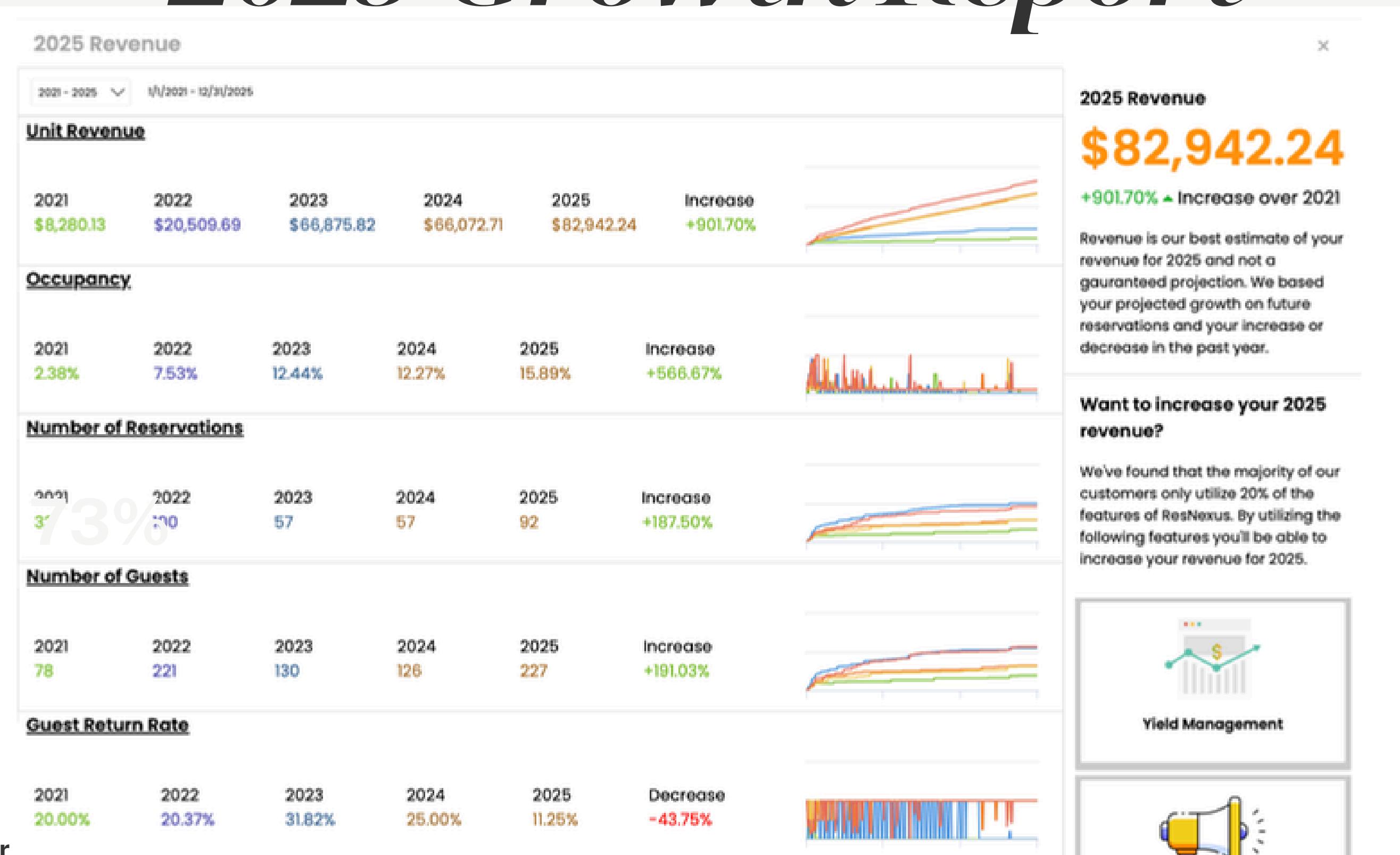
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Turn Key Property Group LLC Overall Average: \$281.79 over 365 days

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2025 Growth Report

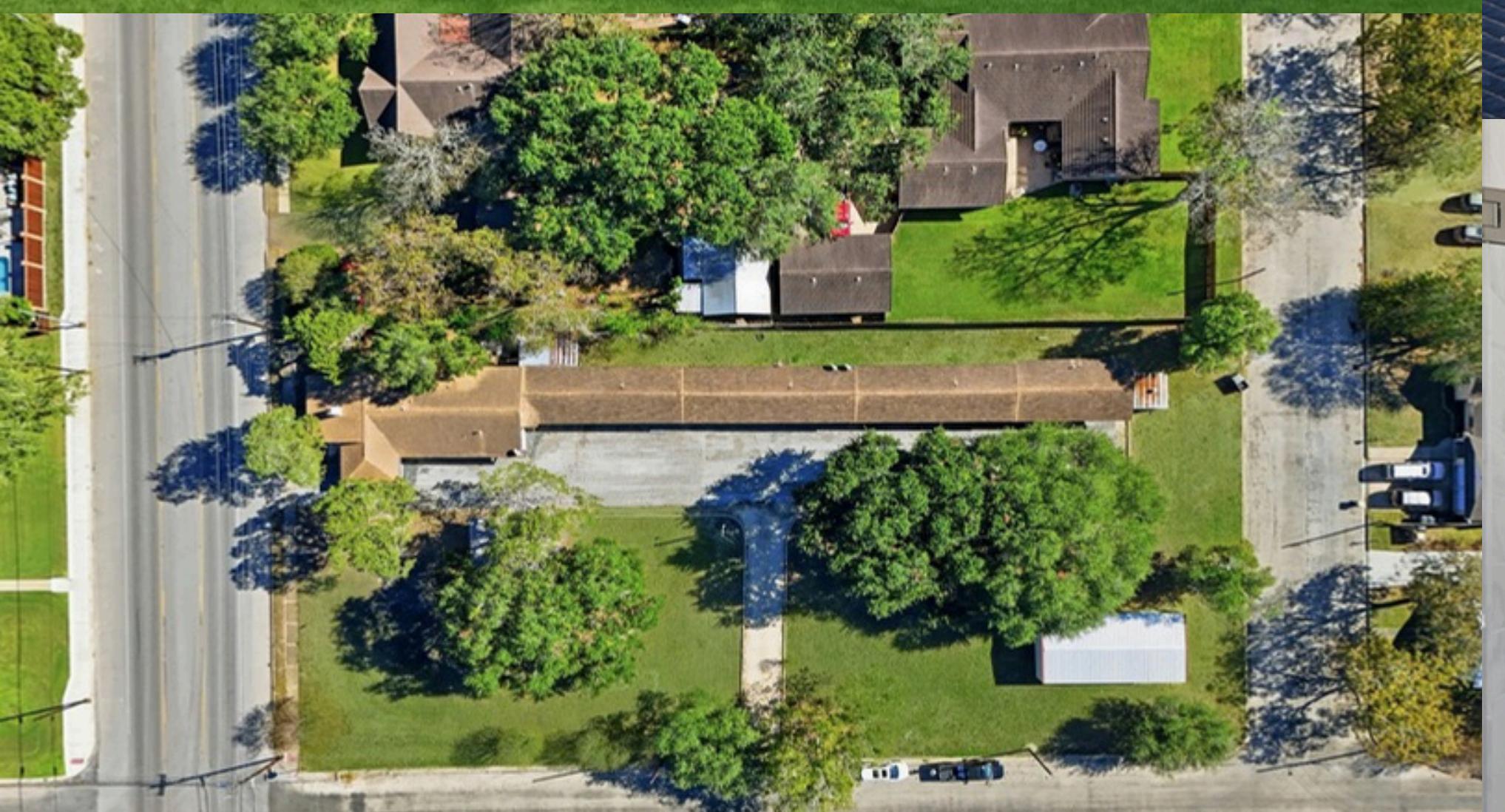


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Population & Demographics



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]

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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



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

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

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Hope Hisle-Piper	639647	hopeapiper@gmail.com	(512)577-9681
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	