



FOR SALE

SPARK BY HILTON GARLAND DALLAS EAST

5356 Roan Rd, Garland, TX 75043

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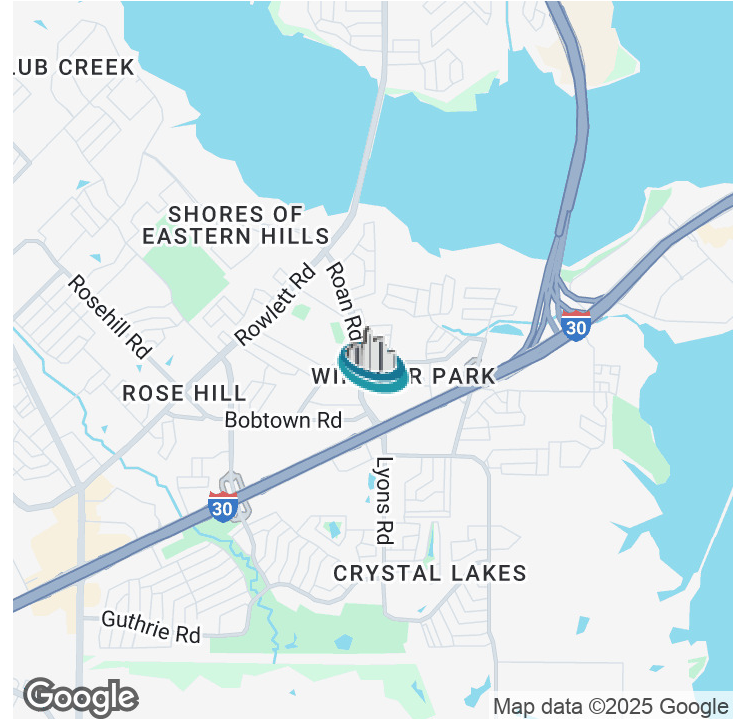
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Executive Summary



OFFERING SUMMARY

Sale Price:	CALL FOR OFFERS
Building Size:	37,988 SF
Lot Size:	79,729 SF
Number of Rooms:	74
Price / SF:	-
Cap Rate:	8.31%
NOI:	\$872,951
Year Built:	2025
Zoning:	PD/CR

PROPERTY OVERVIEW

Discover a prime investment opportunity with the brand-new Spark by Hilton Hotel, strategically located at the bustling intersection of I-30 and Bobtown Road in Garland, TX. This modern hotel offers sleek design, contemporary amenities, and a strong market appeal to both business and leisure travelers. Equipped with spacious guest rooms, state-of-the-art technology, and eco-friendly features, the property is positioned for high occupancy and strong revenue generation. Garland's growing economy, excellent access to Dallas and surrounding areas, and vibrant local attractions make this hotel an ideal asset for investor or owner/operator seeking long-term value.

The brand's reputation for quality and innovation ensures consistent guest satisfaction and brand loyalty. With minimal initial maintenance and a promising upside in a thriving market, this Spark by Hilton presents a compelling opportunity to capitalize on Garland's expanding tourism and corporate demand. Don't miss your chance to own a cutting-edge hospitality asset in a prime Texas location.



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Additional Photos

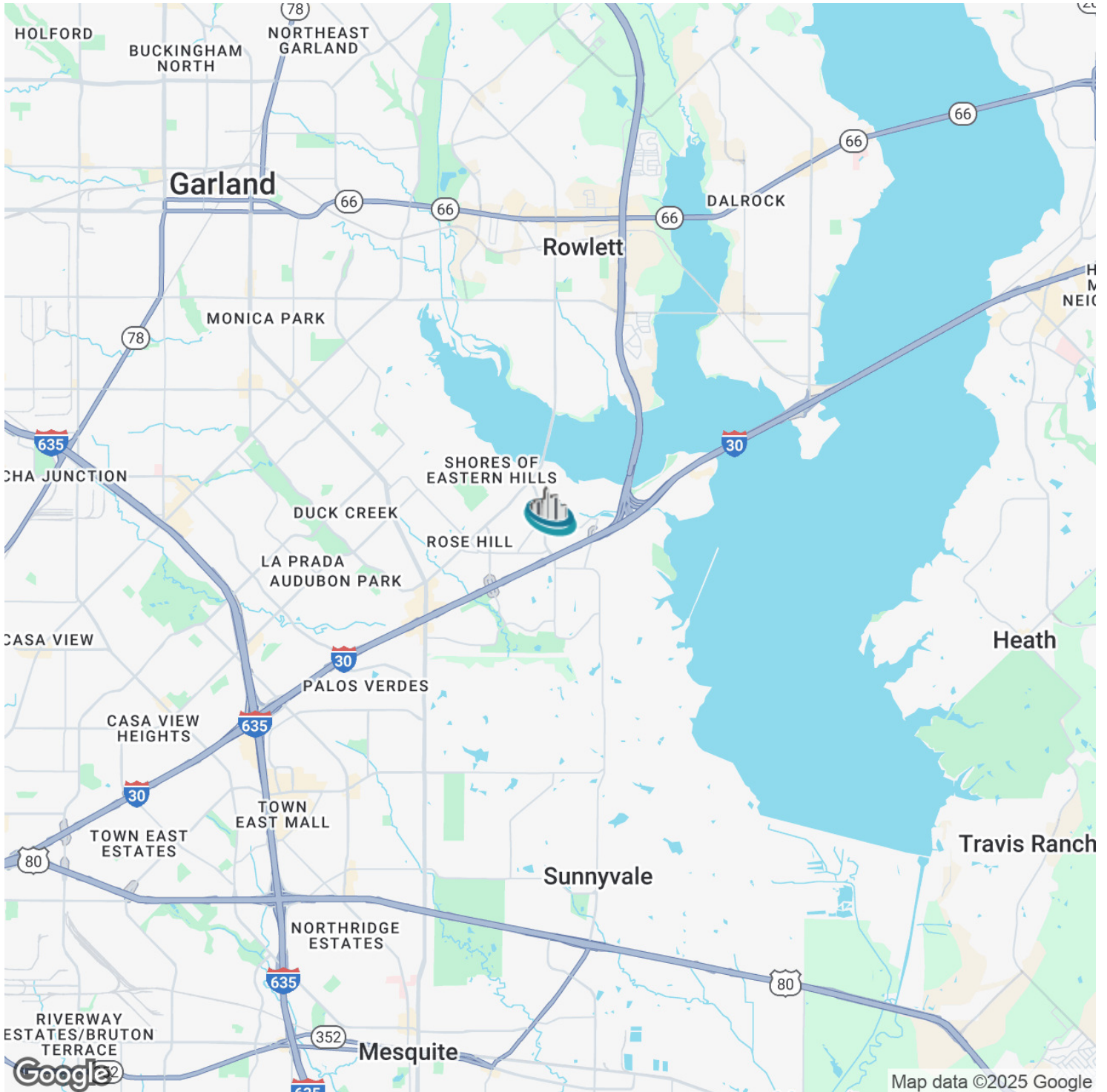




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Location Map

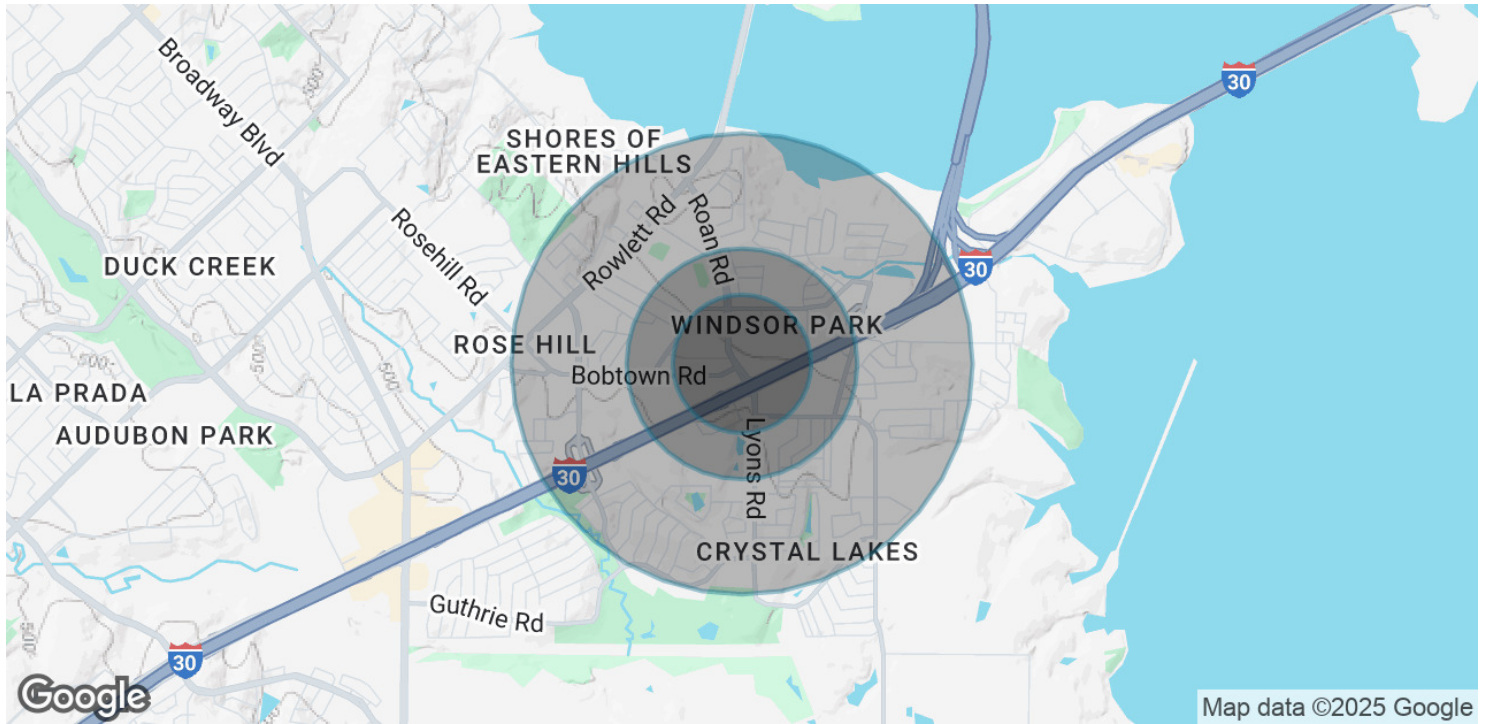




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,890	4,224	13,195
Average Age	36	37	38
Average Age (Male)	34	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	679	1,507	4,552
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$90,651	\$96,351	\$100,642
Average House Value	\$306,902	\$314,427	\$317,729

Demographics data derived from AlphaMap



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