



FOR SALE

HAMPTON INN & SUITES DENISON

3415 Ansley Blvd, Denison, TX 75020

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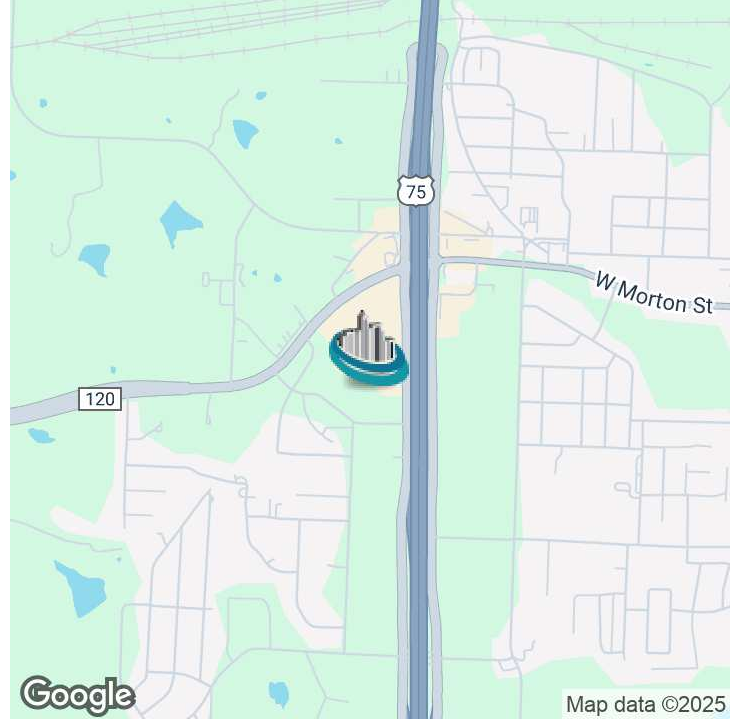
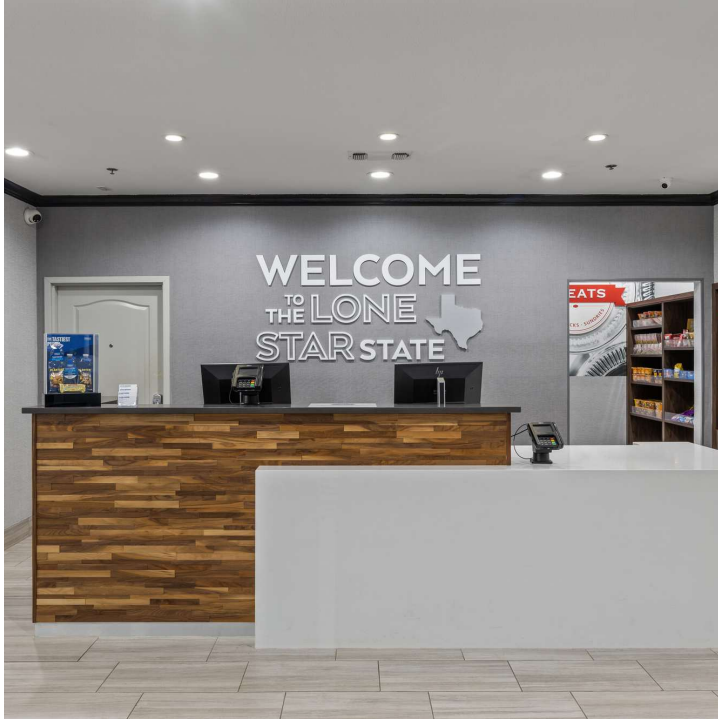
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$13,500,000
Building Size:	52,950 SF
Lot Size:	2 Acres
Number of Rooms:	79
Price / SF:	\$254.96
Cap Rate:	9.54%
NOI:	\$1,287,828
Year Built:	2008
Renovated:	2024
Zoning:	F1 Commercial

PROPERTY OVERVIEW

Discover a prime investment opportunity at the Hampton Inn & Suites in Denison, TX, strategically nestled near Lake Texoma and the bustling Highway 75 corridor. This modern hotel boasts 79 well-appointed guest rooms and suites, offering a blend of comfort and style with amenities such as free Wi-Fi, a complimentary hot breakfast, and an inviting indoor pool. Guests can unwind in the state-of-the-art fitness center or utilize the versatile meeting space, ideal for both business and leisure travelers. The hotel's proximity to major attractions, including the Eisenhower Birthplace and various outdoor activities, ensures high occupancy rates. With an established reputation for exceptional service and a growing demand in the area, this Hampton Inn & Suites presents a compelling opportunity for savvy investors looking to capitalize on the robust hospitality market in Texas.

PROPERTY HIGHLIGHTS

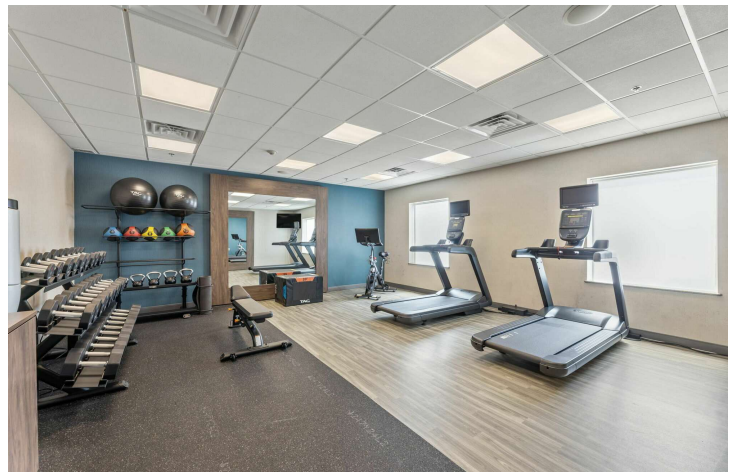
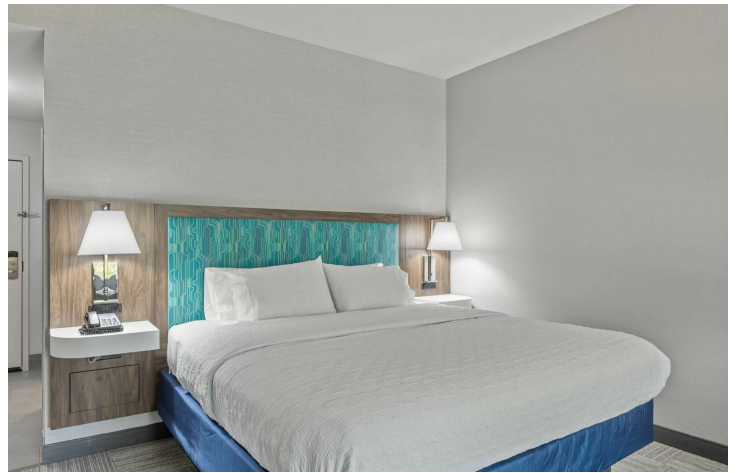
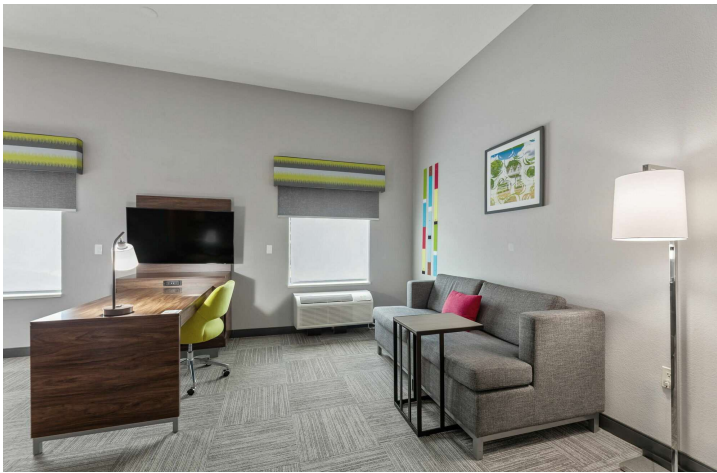
- Fully Renovated with No Existing or New Owners PIP
- PIP Completed in 2024-2025
- 79 rooms arranged over 4 floors
- Within Driving Distance from Texas Instrument and Samsung Plant (\$5 Billion)
- Located off US 75 highway



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Additional Photos

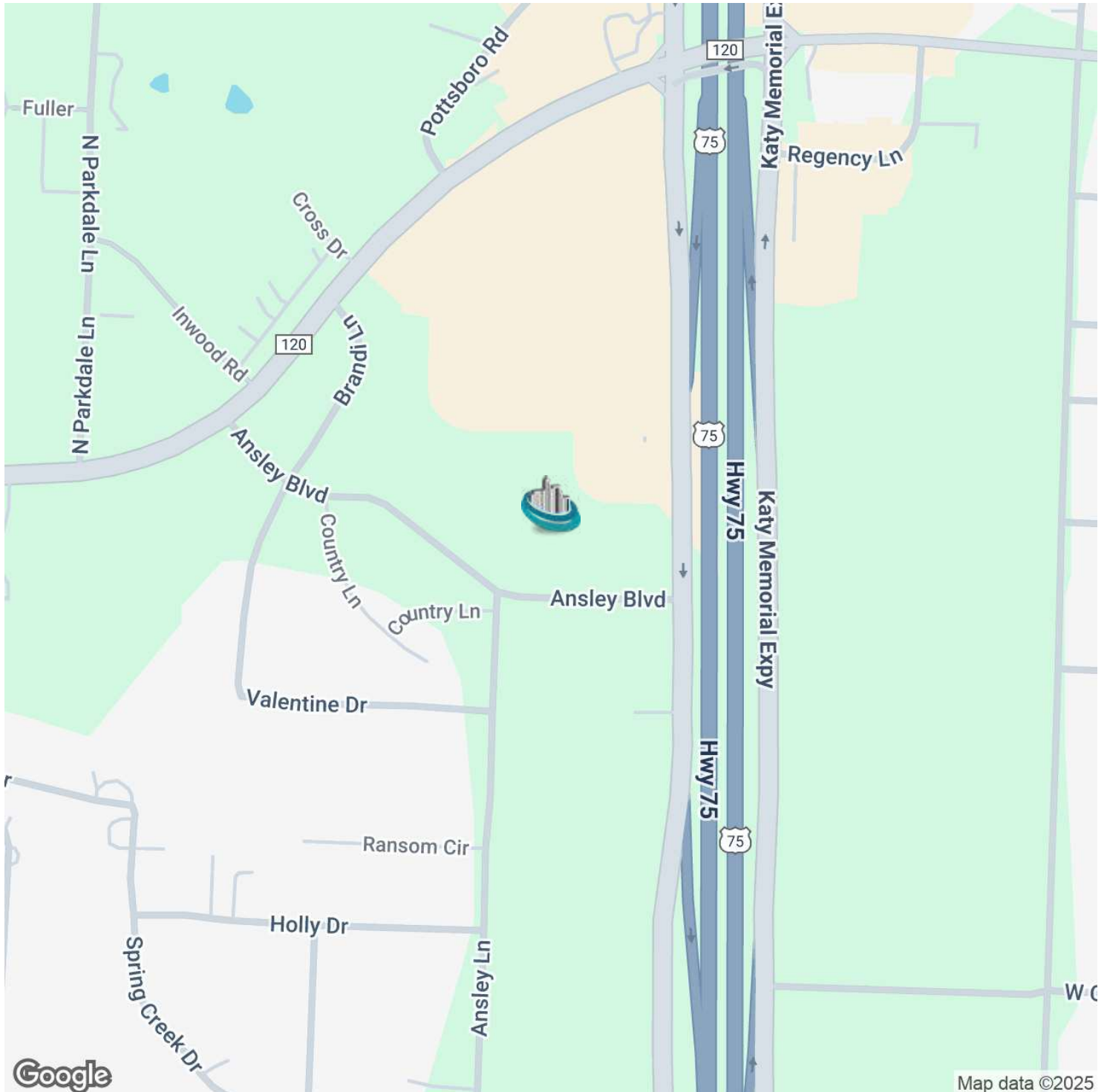




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Location Map

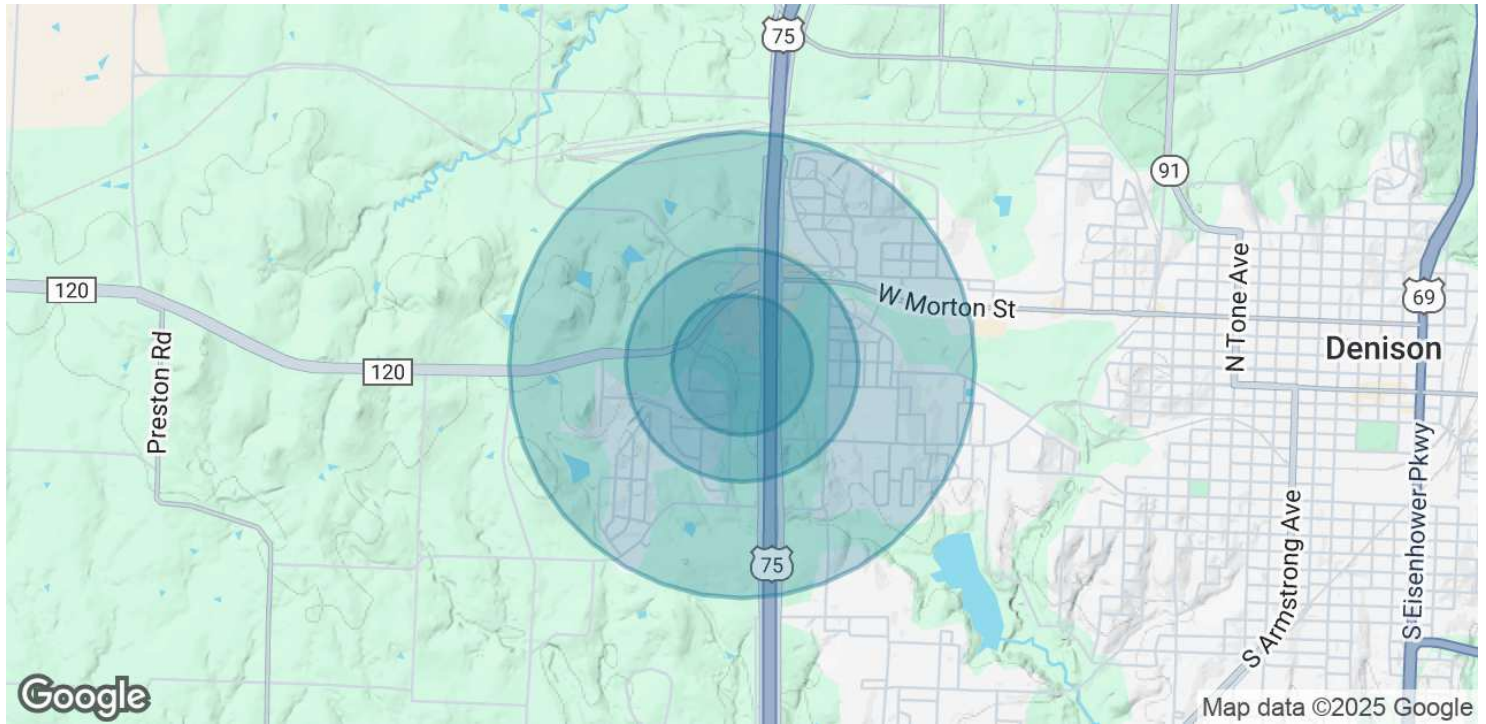




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	78	804	3,476
Average Age	48	45	45
Average Age (Male)	47	44	43
Average Age (Female)	49	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	323	1,407
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$101,999	\$103,580	\$91,992
Average House Value	\$384,377	\$335,867	\$284,232

Demographics data derived from AlphaMap



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