



NewGenAdv.com

EXCLUSIVE LISTING:

## Relax Inn

6030 I-40 West  
Amarillo, TX 79106

Devesh "Devo" Ragma  
Agent

Broker of Record  
Bharat Patel-Vakil  
NewGen Advisory  
Sr Vice President & Designated Broker-TX  
TX #512841



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EXCLUSIVELY LISTED BY:

**Devesh "Devo" Ragha**

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TX #758386



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# INVESTMENT PROFILE

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**OFFERING SUMMARY**

Sale Price:	\$2,900,000
Building Size:	27,525 SF
Lot Size:	66,164 SF
Number of Rooms:	92
Stories:	3
Year Built:	1980
Renovated:	2023
Zoning:	HC

**PROPERTY OVERVIEW**

Introducing a prime investment opportunity at 6030 I-40 West, Amarillo, TX, 79106. This exceptional property boasts a 27,525 SF building with 92 units, ideally suited for a Hospitality/Economy investor. Built in 1980 and extensively renovated in 2023, this well-maintained asset offers a modern and attractive space for guests. Zoned HC, it provides flexible usage options and potential for strong returns. Located in the prominent Amarillo area, this property presents an exceptional opportunity for investors looking to capitalize on the thriving hospitality industry.

**PROPERTY HIGHLIGHTS**

- Proven track record in the hospitality/ economy sector
- Located in a Medical District and off the Historic Route 66
- Renovation completed in 2023
- Zoned HC for commercial use
- Ample parking for guests and staff



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# PROPERTY IMPRESSIONS

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## ROOM TYPE

ROOM TYPE	ROOM COUNT
Single Queen	49 Rooms
Double Full	42 Rooms







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# LOCATION INFORMATION

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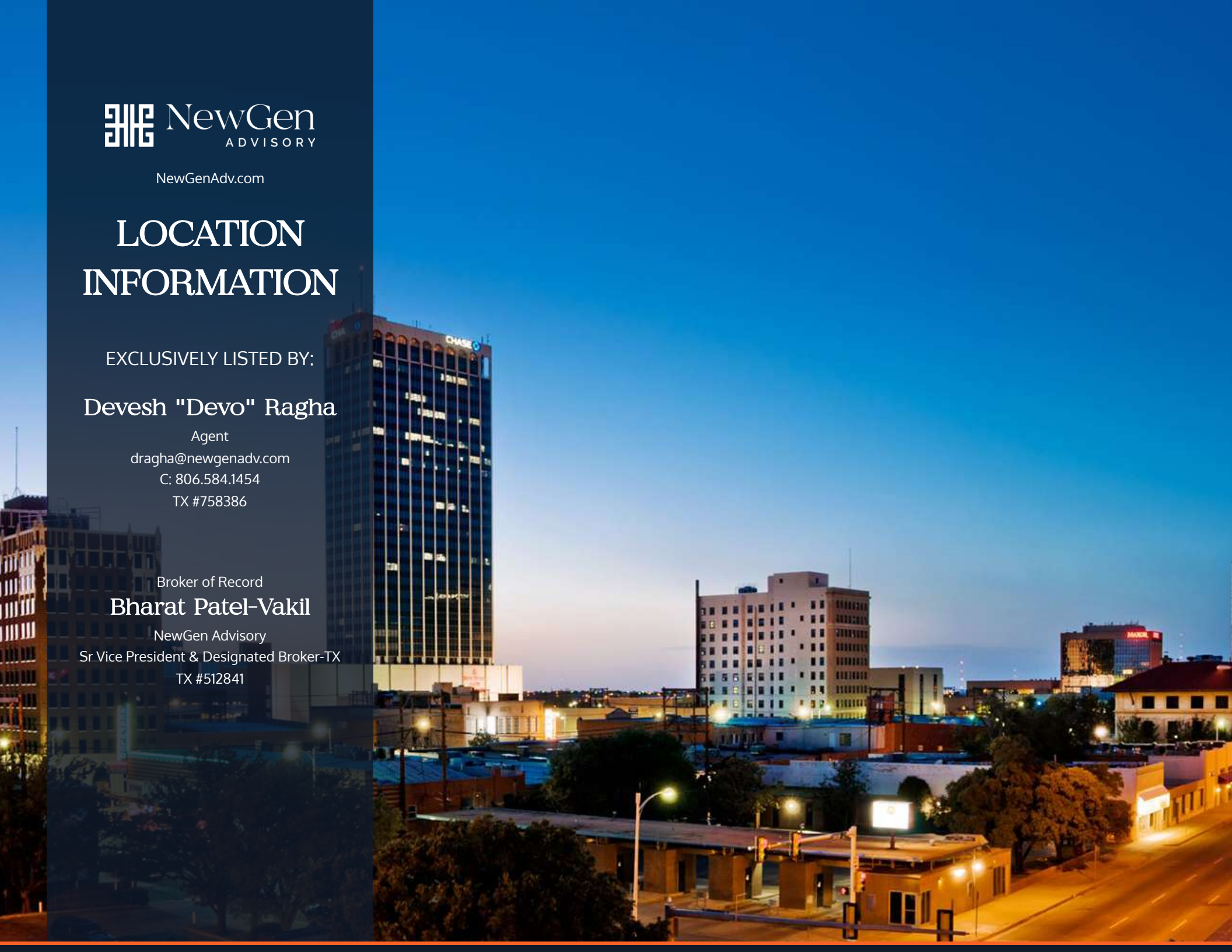
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## ATTRACTIONS

	DISTANCE (MILES)	COMMUTE (MINUTES)
Amarillo Botanical Gardens	1 Mile	3 Minutes
Amarillo Museum of Art	4.3 Miles	9 Minutes
Harrington House Historic Home	4.5 Miles	9 Minutes
Cadillac Ranch	4.8 Miles	7 Minutes
Hodgetown Stadium	5.6 Miles	10 Minutes
Bill's Backyard Classics	6.5 Miles	13 Minutes
Amarillo Zoo	6.9 Miles	14 Minutes
Wonderland Amusement Park	7.5 Miles	15 Minutes
Big Texan Steak Ranch & Brewery	10.5 Miles	14 Minutes





## AMARILLO BOTANICAL GARDENS

Nestled in the heart of Amarillo, Texas, this verdant oasis invites you to escape the hustle and bustle of everyday life and immerse yourself in the beauty of meticulously curated landscapes. With 4.4 acres of flowers, plants, and trees, this garden has something for everyone whether you're a seasoned botanist or a casual admirer of nature's wonders.

Since 1968, the botanical garden has served the community by inspiring interaction with plants and the environment. The Botanical Gardens offer tours and exciting outdoor events.

## AMARILLO MUSEUM OF ART

The Amarillo Museum of Art is dedicated to enriching the lives of the diverse people of the Texas Panhandle area, bringing them together for the experience of art through exhibitions, education, and collections.

Step into a world where creativity knows no bounds – welcome to the Amarillo Museum of Art. Nestled in the heart of our vibrant city, this cultural gem has been a beacon of inspiration since its inception. For art enthusiasts and novices alike, the museum offers a journey through time and imagination, showcasing a rich tapestry of artistic expression spanning centuries and continents.





## HODGETOWN STADIUM

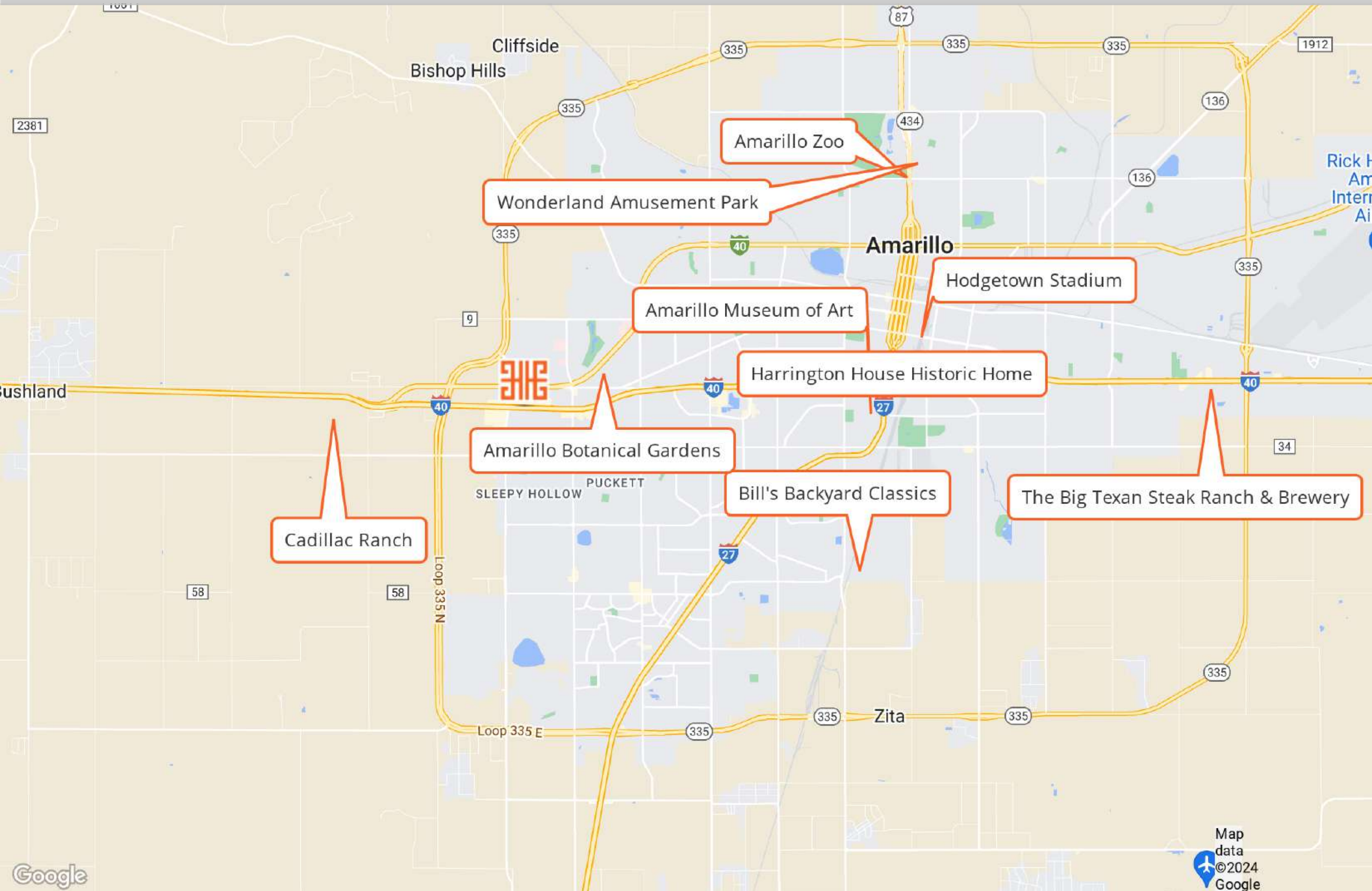
Welcome to Hodgetown Stadium, where the heart of baseball beats strong in the heart of Amarillo, Texas. Since opening its gates, Hodgetown has become more than just a ballpark – it's a vibrant hub of community spirit, where fans gather to cheer on their beloved Amarillo Sod Poodles and create memories that last a lifetime.

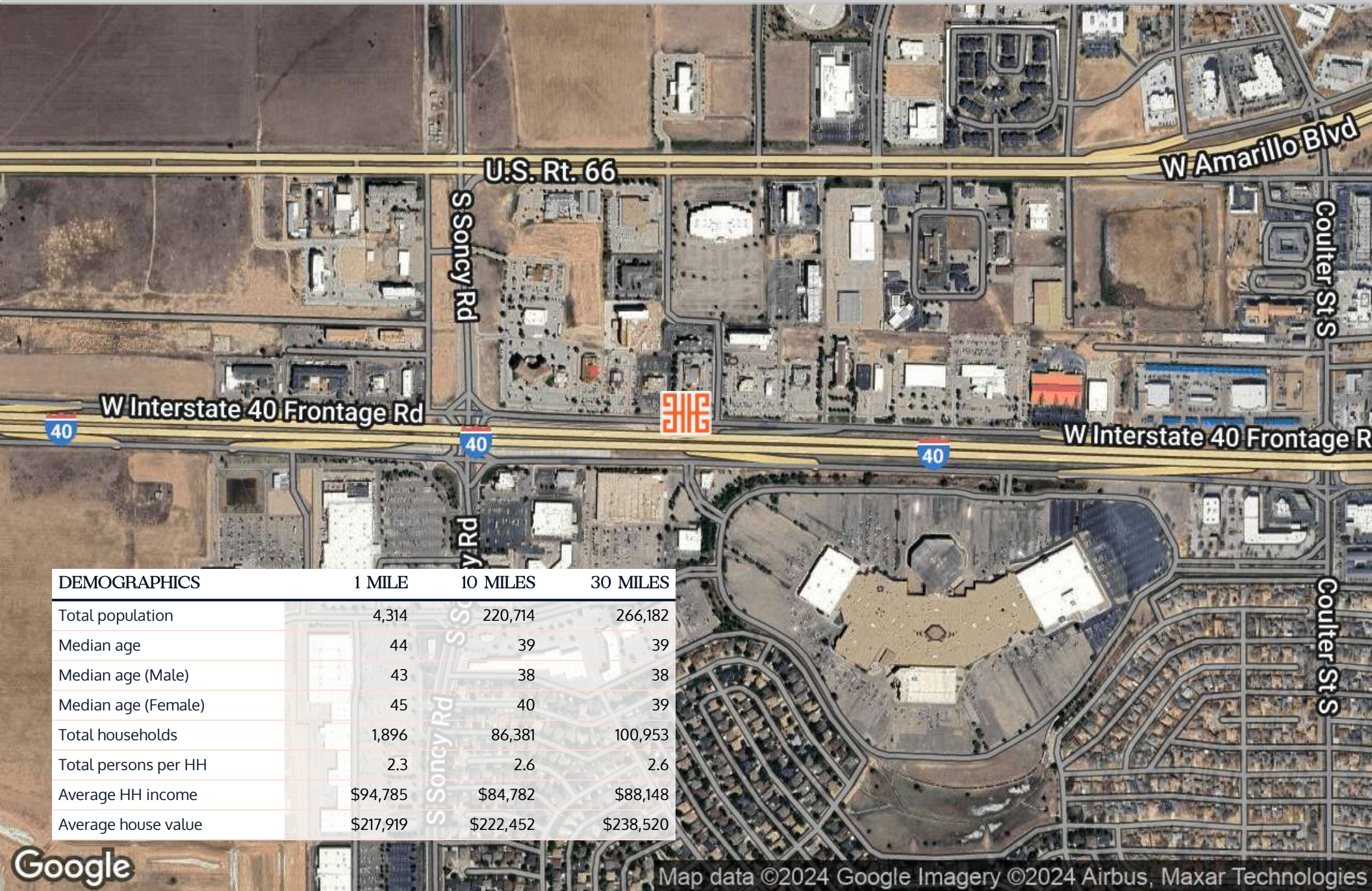
Apart from hosting baseball games, Hodgetown has also become the go-to venue for various events, including concerts, corporate events, weddings, and private parties.

## CADILLAC RANCH

Welcome to an iconic American landmark – the Cadillac Ranch in Amarillo, Texas. Standing proudly along Route 66, this vibrant fusion of art and automotive culture captures the imagination of travelers from around the world. As you approach, you'll be greeted by a row of ten Cadillacs buried nose-first in the Texas soil, their colorful exteriors beckoning you to explore and engage with this one-of-a-kind installation. Created by the renowned art collective, Ant Farm, in 1974, the Cadillac Ranch is a testament to creativity, freedom, and the spirit of the open road.







Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



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# SALE COMPARABLES

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**RELAX INN**

6030 I-40 West, Amarillo, TX 79106

Price:	\$2,900,000	Bldg Size:	27,525 SF
Lot Size:	66,164 SF	No. Units:	92
Year Built:	1980	Price/Unit:	\$31,522



**MOTEL 6 - FORT STOCKTON**

3001 W Dickinson Blvd, Fort Stockton, TX 79735

Price:	\$2,470,000	Lot Size:	90,169 SF
No. Units:	106	Year Built:	1970
Price/Unit:	\$23,302		



**OYO HOTEL KILLEEN EAST CENTRAL**

803 E Central Texas Expy, Killeen, TX 76541

Price:	\$2,539,105	Lot Size:	120,661 SF
No. Units:	124	Year Built:	1984
Price/Unit:	\$20,477		





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**ECONO LODGE DUMAS**

1719 S Dumas Ave, Dumas, TX 79029

Price:	\$1,300,000	Lot Size:	64,033 SF
No. Units:	40	Year Built:	1985
Price/Unit:	\$32,500		



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**RODEWAY INN SAN ANGELO**

2502 Loop 306, San Angelo, TX 76904

Price:	\$3,151,000	Lot Size:	145,055 SF
No. Units:	90	Year Built:	1985
Price/Unit:	\$35,011		



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**SALT CREEK LODGE (EXECUTIVE INN)**

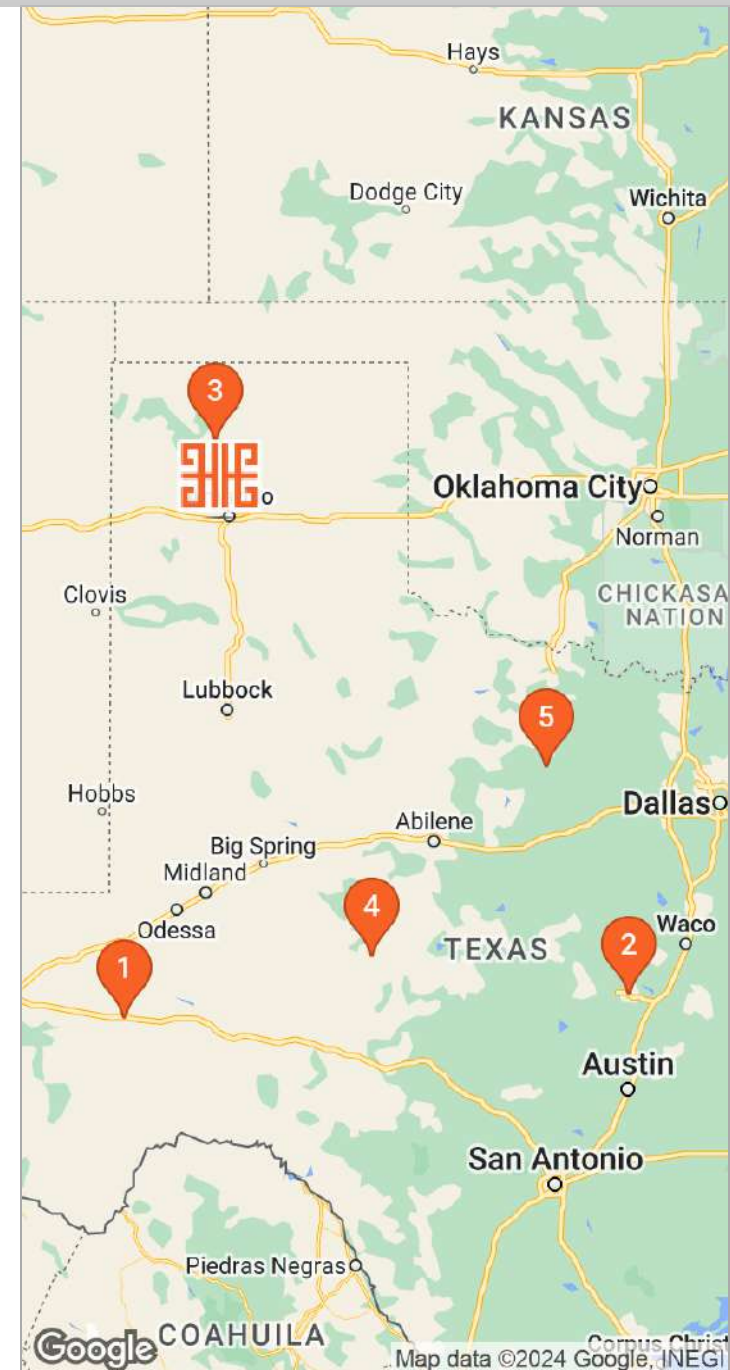
1919 State Highway 16, Graham, TX 76450-4611

Price:	\$1,732,500	Lot Size:	85,813 SF
No. Units:	46	Year Built:	1984
Price/Unit:	\$37,663		





	NAME:ADDRESS	PRICE	LOT SIZE	NO. UNITS	PRICE:UNIT
★	<b>Relax Inn</b> 6030 I-40 West Amarillo, TX	\$2,900,000	66,164 SF	92	\$31,522
1	<b>Motel 6 - Fort Stockton</b> 3001 W Dickinson Blvd Fort Stockton, TX	\$2,470,000	90,169 SF	106	\$23,302
2	<b>OYO Hotel Killeen East Central</b> 803 E Central Texas Expy Killeen, TX	\$2,539,105	120,661 SF	124	\$20,477
3	<b>Econo Lodge Dumas</b> 1719 S Dumas Ave Dumas, TX	\$1,300,000	64,033 SF	40	\$32,500
4	<b>Rodeway Inn San Angelo</b> 2502 Loop 306 San Angelo, TX	\$3,151,000	145,055 SF	90	\$35,011
5	<b>Salt Creek Lodge (Executive Inn)</b> 1919 State Highway 16 Graham, TX	\$1,732,500	85,813 SF	46	\$37,663
<b>AVERAGES</b>		<b>\$2,238,521</b>	<b>101,146 SF</b>	<b>81</b>	<b>\$29,791</b>





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## ADVISOR BIOS

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### PROFESSIONAL BACKGROUND

I am a born and raised Texan. I have been a part of the hotel industry my entire life. My family started in independent hotels when I was a child and by the time, I was in high school we got into the franchised hotels. Currently we own and operate 2 choice hotel properties, 1 Motel 6, and an independent motel. I have worked in every aspect of the industry including Management, General Contracting, Marketing, and negotiations for new build properties. I became a real estate agent over a year ago and I am loving it. I am blessed to know many of the hoteliers across the country and appreciate the opportunity to represent them.

### MEMBERSHIPS

Lifetime member of AAHOA

**NewGen Advisory**  
1701 E Lamar Blvd Suite 175  
Arlington, TX 76006  
817.821.1536

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



#### Arizona

1747 E Morten Avenue  
Suite 202  
Phoenix, AZ 85020

#### California

31225 La Baya Dr  
Suite 103  
Westlake Village, CA 91362

#### Colorado

7900 E Union Ave  
Suite 1100  
Denver, CO 80237

#### Georgia

3348 Peachtree Rd NE  
Ste 700  
Atlanta, GA 30326

#### Idaho

950 Bannock St  
Ste 1100  
Boise, ID 83702

#### Illinois

7318 E South St  
Newton, IL 62448

#### Indiana

9465 Counselors Row  
Suite 200  
Indianapolis, IN 46240

#### Iowa

4620 E. 53rd St  
Ste 200  
Davenport, IA 52807

#### Kansas

801 E Douglas Ave  
2nd Floor  
Wichita, KS 67202

#### Maryland

16701 Melford Blvd  
Suite 400  
Bowie, MD 20715

#### Minnesota

2355 Hwy 36W  
Suite 400  
Roseville, MN 55113

#### Missouri

107 W 9th St  
2nd Floor  
Kansas City, MO 64105

#### Nebraska

233 S 13th St  
Ste 1100  
Lincoln, NE 68508

#### North Carolina

3540 Toringdon Way  
Suite 200 #189  
Charlotte, NC 28277

#### New Mexico

500 Marquette Ave  
Suite 1200  
Albuquerque, NM 87102

#### Oklahoma

8211 East Regal Pl, Bridle Trails  
Suite 100  
Tulsa, OK 74133

#### Oregon

5305 River Rd N  
Ste B  
Keizer, OR 97303

#### Pennsylvania

5362 Steubenville Pike  
McKees Rocks, PA 15136

#### Texas

1701 E. Lamar Blvd  
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Arlington, TX 76006

#### Utah

2150 South 1300 East  
Suite 500  
Salt Lake City, UT 84106

#### Washington

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