

# Value Add on I-10 at \$41,300/ Key

5636 Paisano dr, El Paso, TX 79925



# Hospitality Value Add on I-10 at \$41,300/ Key

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## Property Details

**Price: \$3,600,000**

- 2026 Property Taxes For Entire Portfolio: \$33,396
- 2026 Annual Insurance: \$20,600.00
- Below Replacement Cost Acquisition Basis // Significant Value-Add & Revenue Enhancement Opportunity
- Prime Interstate 10 Visibility & Airport Corridor Location
- 87 Keys Total // 39 Units in the Soluna Hotel and 48 Units at the Budget Inn Motel
- Multiple Exit Strategies Through Flexible C-4 Zoning

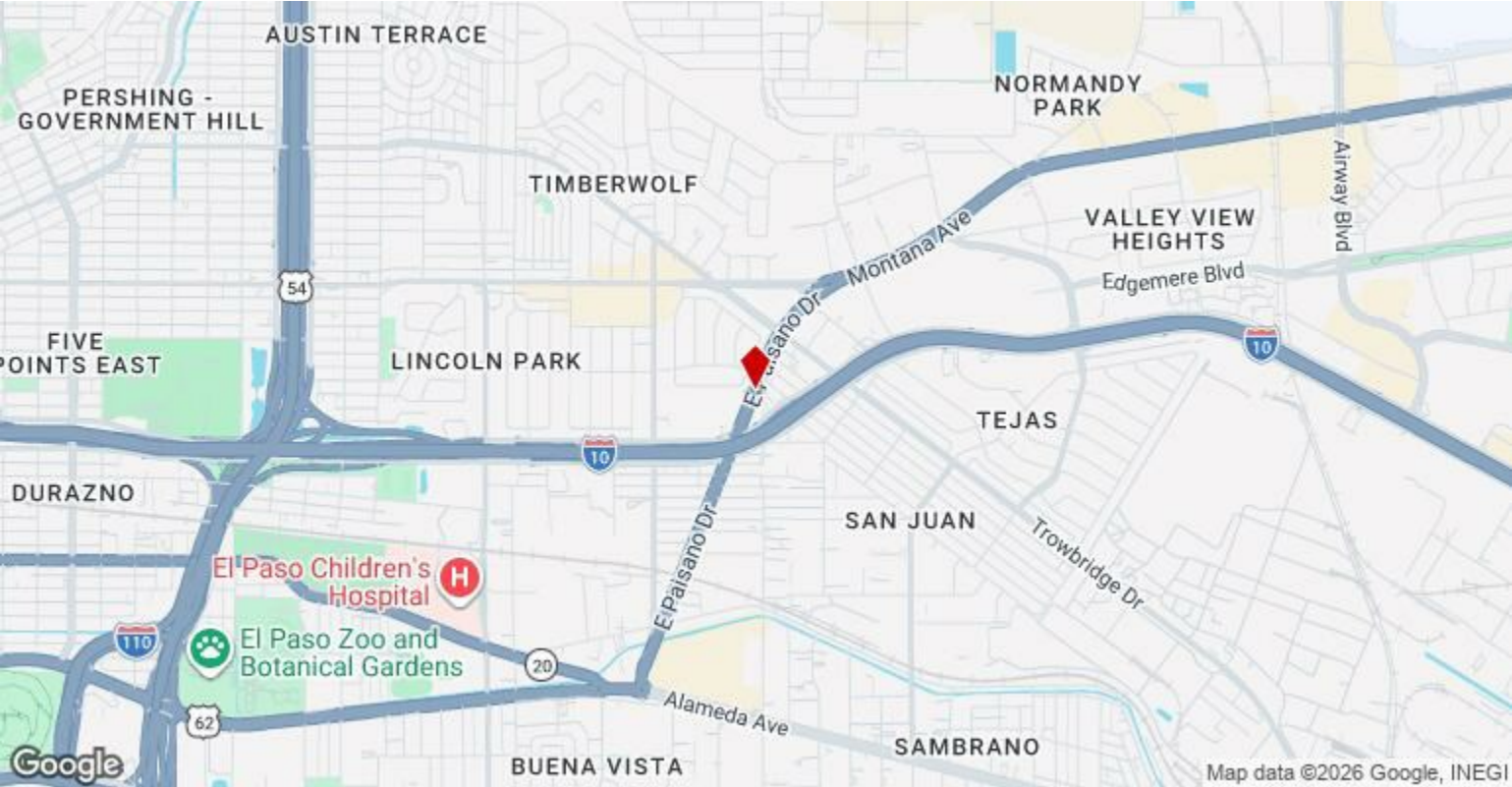
View the full listing here: <https://www.loopnet.com/Listing/5636-Paisano-dr-El-Paso-TX/40901334/>

Price:	\$3,600,000
Property Type:	Hospitality
Property Subtype:	Hotel
Sale Type:	Investment
Lot Size:	1.49 AC
Gross Building Area:	35,500 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Rooms:	87
No. Stories:	3
Year Built:	1979
Parking Ratio:	2.39/1,000 SF
Zoning Description:	C-4
APN / Parcel ID:	300316

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## Location



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## Property Photos



Hotel Motel 2



Hotel Motel 1

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## Property Photos



Aerial



42-5634-E-Paisano-Dr-03302025\_113650

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## Property Photos



35-5634-E-Paisano-Dr-03302025\_113602



DJI\_0698

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## Property Photos



DJI\_0697



71-5640-E-Paisano-Dr-03302025\_162637

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## Property Photos



66-5640-E-Paisano-Dr-03302025\_162354



67-5640-E-Paisano-Dr-03302025\_162408

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## Property Photos



2-5634-E-Paisano-Dr-03302025\_113807



40-5634-E-Paisano-Dr-03302025\_113708

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## Property Photos



38-5634-E-Paisano-Dr-03302025\_113616

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This unique investment opportunity consists of two hospitality properties totaling 87 guest rooms situated on approximately 1.39 acres with over 35,900 square feet of existing improvements. Positioned along the Interstate 10 corridor with exceptional visibility and accessibility, the properties benefit from immediate access to El Paso International Airport, major retail corridors, industrial employment centers, and Downtown El Paso.

Offered at \$3,600,000, the portfolio represents an acquisition basis of approximately \$41,379 per key and approximately \$100 per square foot, presenting investors with a compelling value-add opportunity below replacement cost.

The assets offer multiple investment strategies including continued hospitality operations, extended stay conversion, workforce housing, corporate lodging, medical hospitality, adaptive reuse, or long-term redevelopment. Existing improvements include guest rooms, reception areas, parking facilities, common areas, laundry facilities, fitness amenities, and hospitality infrastructure.

The current operation presents a significant opportunity for a new owner to implement professional management practices, operational efficiencies, branding initiatives, property upgrades, and revenue enhancement programs.

Rarely does an opportunity become available to acquire nearly 90 keys with Interstate 10 visibility, airport proximity, and flexible commercial zoning at such an attractive basis.



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