

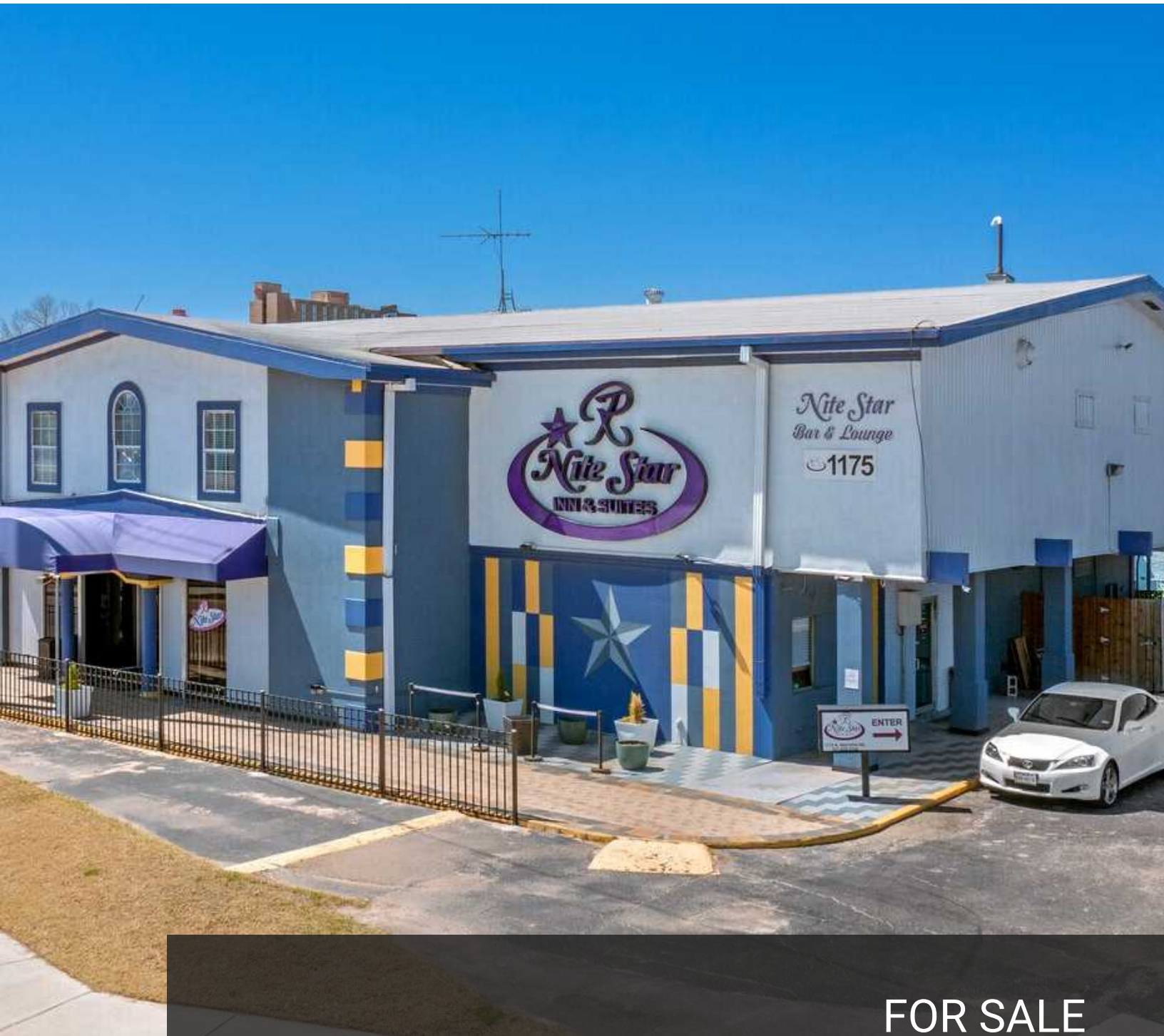
R NITE STAR INN & SUITES

FULLY RENOVATED, INCOME-PRODUCING HOTEL WITH DEVELOPMENT
UPSIDE IN THE HEART OF ARLINGTON, TX

1175 N WATSON ROAD, ARLINGTON, TEXAS 76011



TRANSWORLD®
Commercial Real Estate



FOR SALE

2124 Parkwood Drive
Bedford, Texas 76021



TRANSWORLD®
Commercial Real Estate

PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

WILLIAM CONNERY

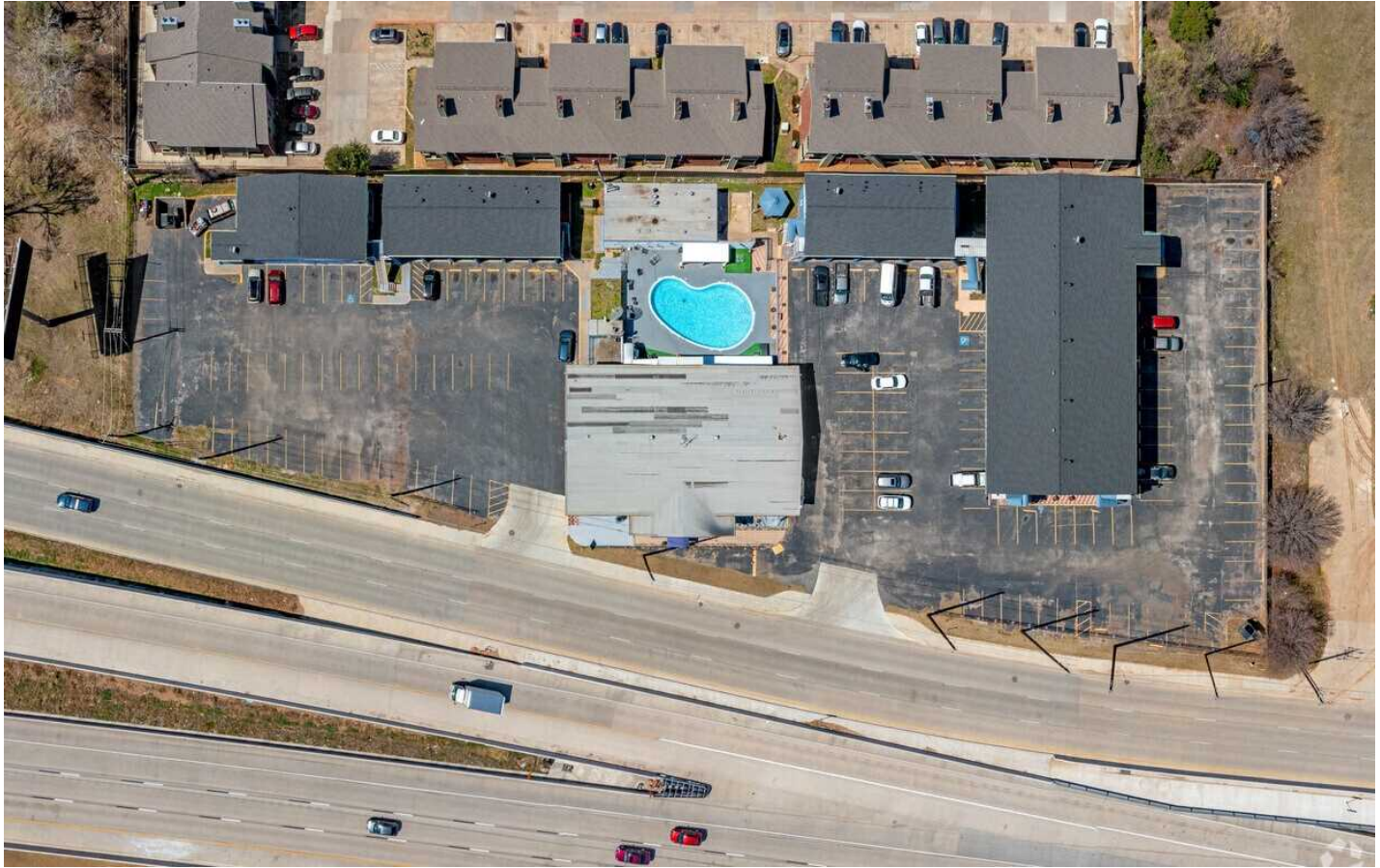
Commercial Real Estate Broker
office: 607-423-8718
will@transworldcre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

02



Property Summary

| | |
|--------------------|-----------------|
| Type: | Hospitality |
| Location: | Arlington |
| Zoning: | N/Av, Arlington |
| Lot Size: | 2.86 AC |
| Building FAR: | 0.27 |
| Rooms: | 72 |
| Stories: | 2 |
| GBA: | 26,000 SF |
| Typical Floor: | 13,005 SF |
| Construction: | Wood Frame |
| Year Built: | 1964 |
| Yr Renovated: | 2012 |
| Parking Type: | Surface |
| Parking Ratio: | 2.04/Room |
| Parking Spaces: | 147 |
| Primary Corridors: | Exterior |

Property Summary:

R Nite Star Inn & Suites is a fully renovated, independent hotel in Arlington, TX, featuring 72 rooms across two buildings, including 20 studio units with kitchenettes. The 2.86-acre property offers strong value-add potential with 147 surface parking spaces, two bars, a full-service restaurant, event space, and an outdoor pool. Recently renovated in 2022, the 26,009 SF hotel is air-conditioned and constructed with wood framing and exterior corridors. Owner financing is available.

Location Overview:

Located at 1175 N Watson Road (Highway 360), the property offers excellent visibility and access within the Arlington submarket. Just 18 minutes from DFW Airport and 29 minutes from Dallas Love Field, the site is surrounded by high-traffic roads and a strong daytime population. The area serves over 100,000 residents within a 3-mile radius, with projected growth through 2028, making it an ideal location for continued hospitality operations.



NOTES:

1. Fully Air Conditioned
2. Total Square Feet: 124,504 SF
3. 72 Total Rooms - North Building w/ 52 Rooms (including
4. Manager's Suite) + South Building w/ 20 Rooms (each with kitchenettes)
5. 147 Parking Spaces (Room for Development!!!)
6. 2 On-Site Bars | Full Kitchen and Restaurant | Meeting/Event Space | Outdoor Pool
7. Full Renovation Completed in 2022
8. Owner Financing Available

HOSPITALITY

- Operation Type: Independent
- Class: Economy
- Operation Status: Open
- Hotel Opened: July 2008
- All Inclusive Rate: No
- Scale: Independent

BUILDING AMENITIES

- Room Features: High Speed Internet Access, Patio, 20 Studios with Kitchenettes
- Property Features: Meeting Event Space, On-Site Bar, Pool, Public Access WiFi, Restaurant

PROXIMITY TO AIRPORTS

- Dallas-Fort Worth International Airport - 18 min Drive, 11.6 mi
- Dallas Love Field Airport - 29 min Drive, 20.4 mi

PROPERTY PHOTOS

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

04



PROPERTY PHOTOS

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

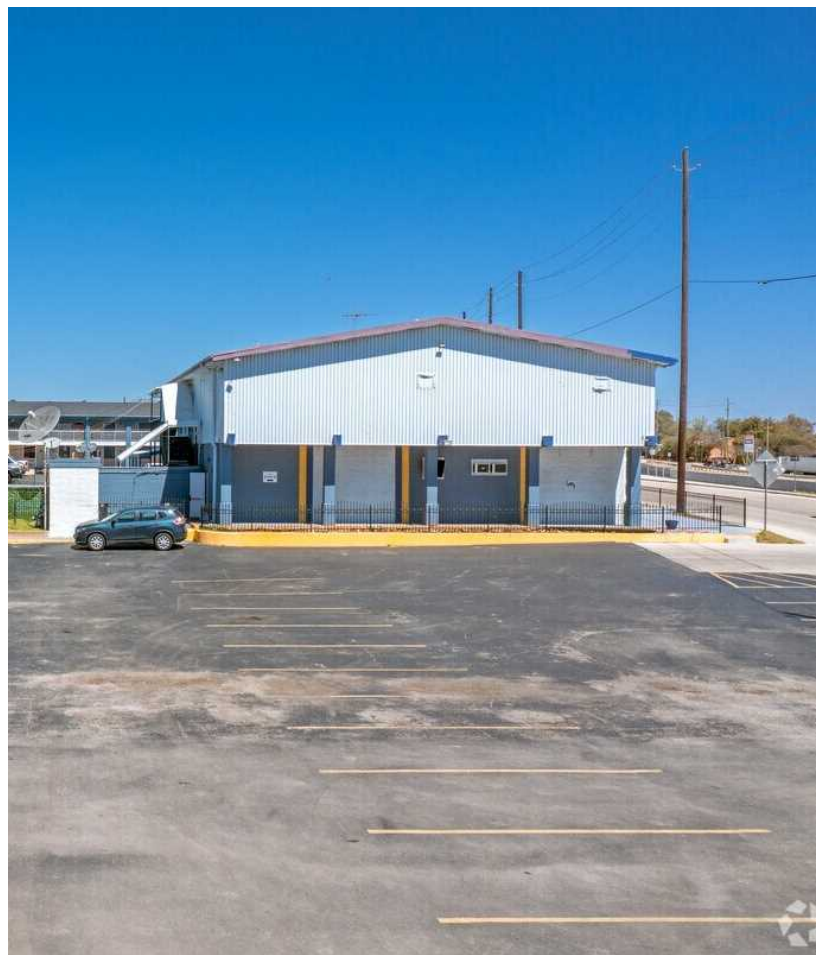
05



PROPERTY PHOTOS

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

06

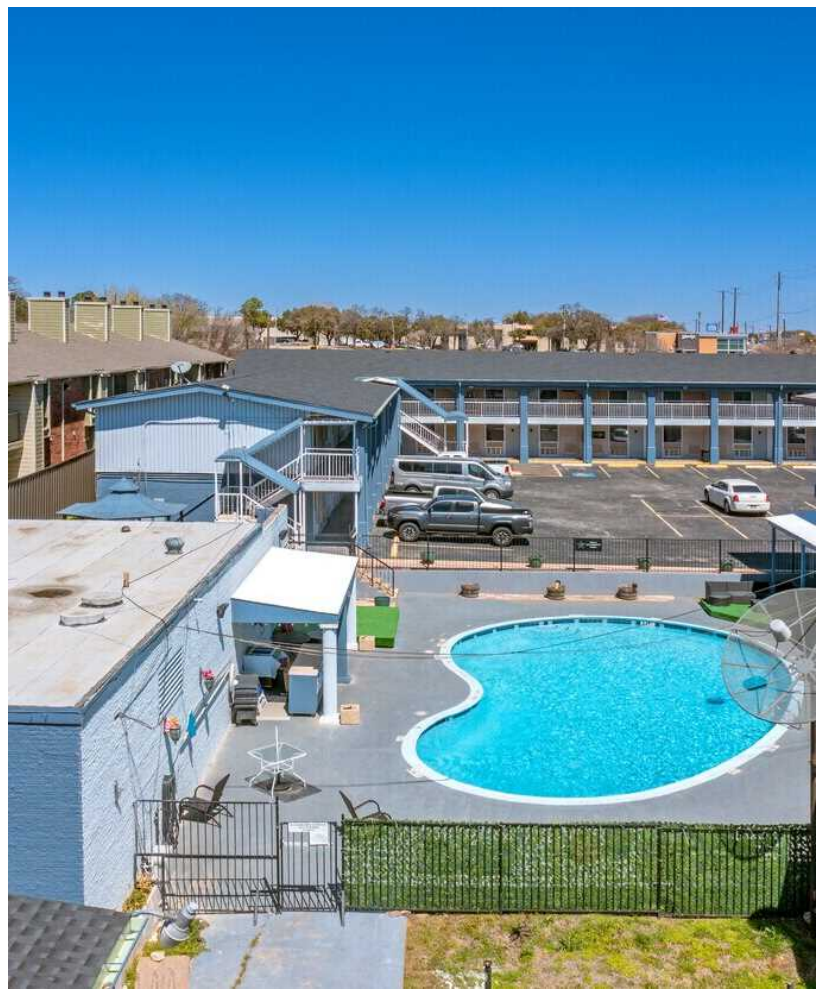


PROPERTY PHOTOS

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

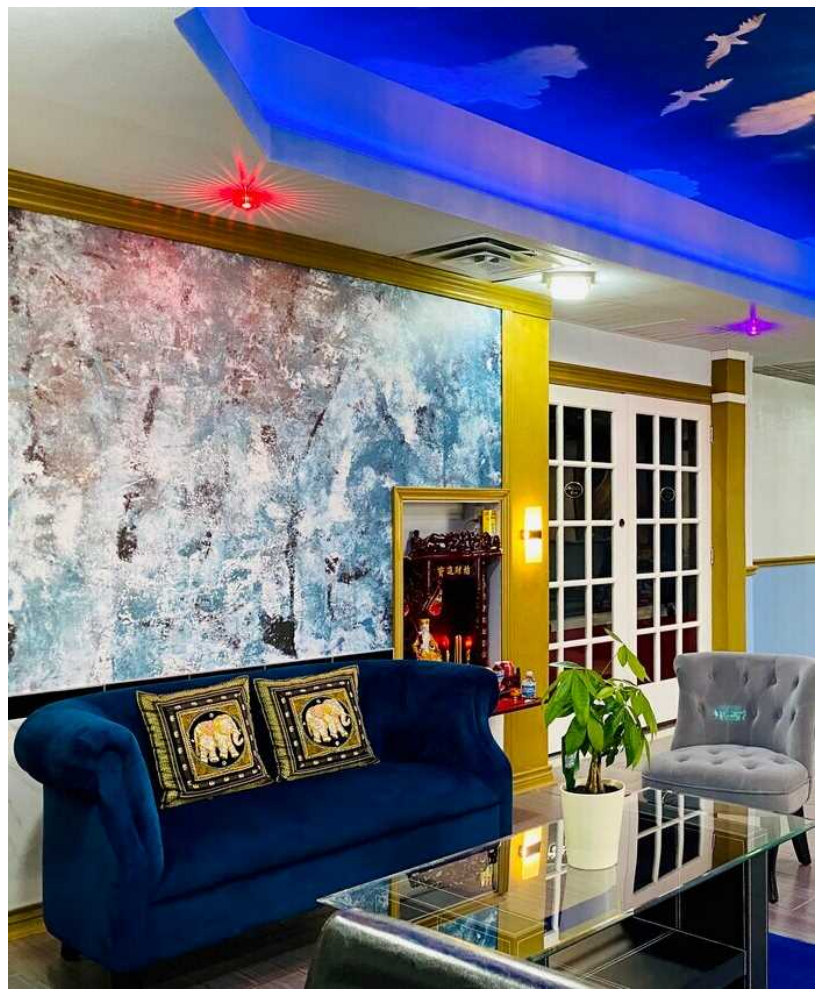
07



PROPERTY PHOTOS

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

08



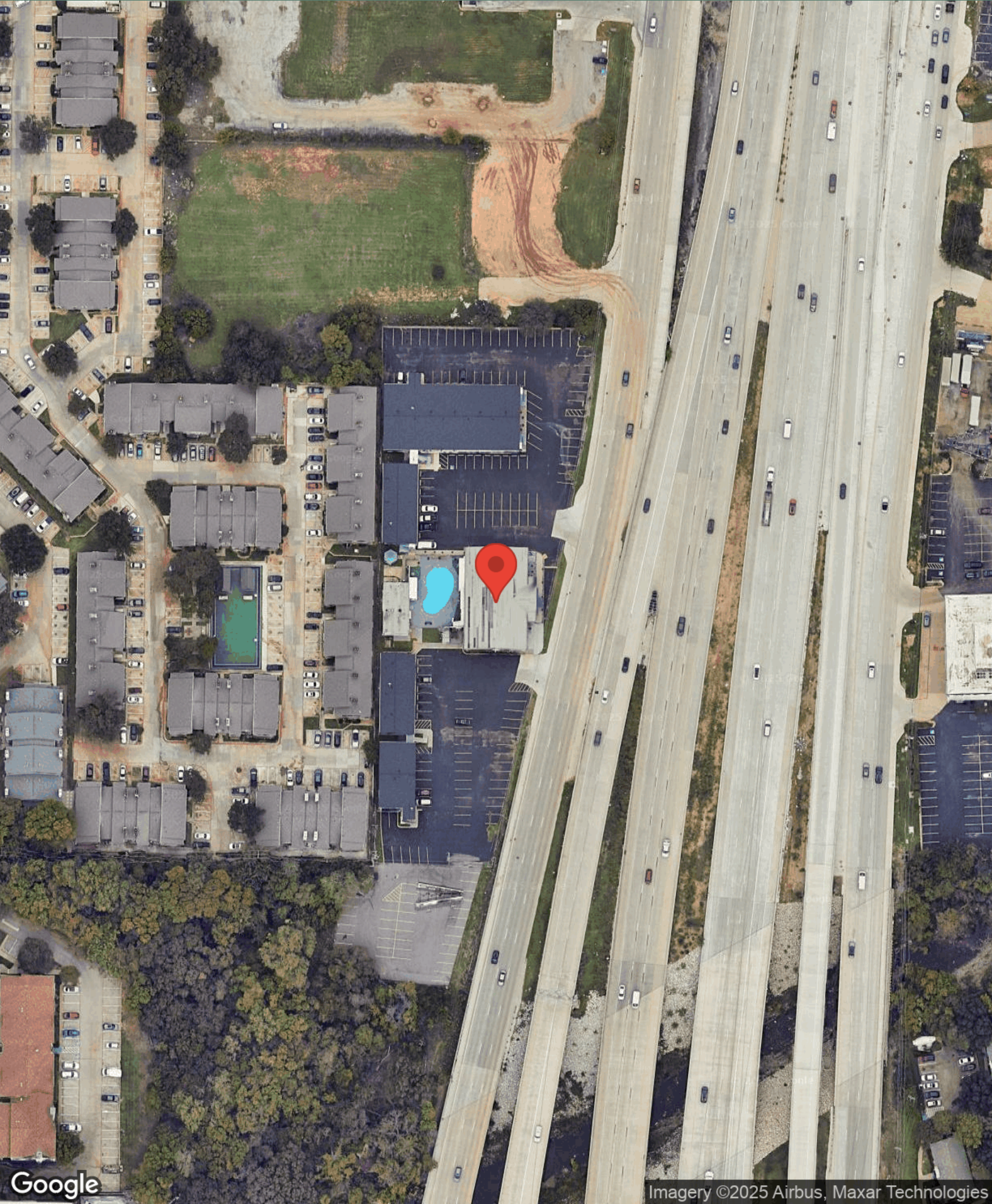
PROPERTY PHOTOS

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

09



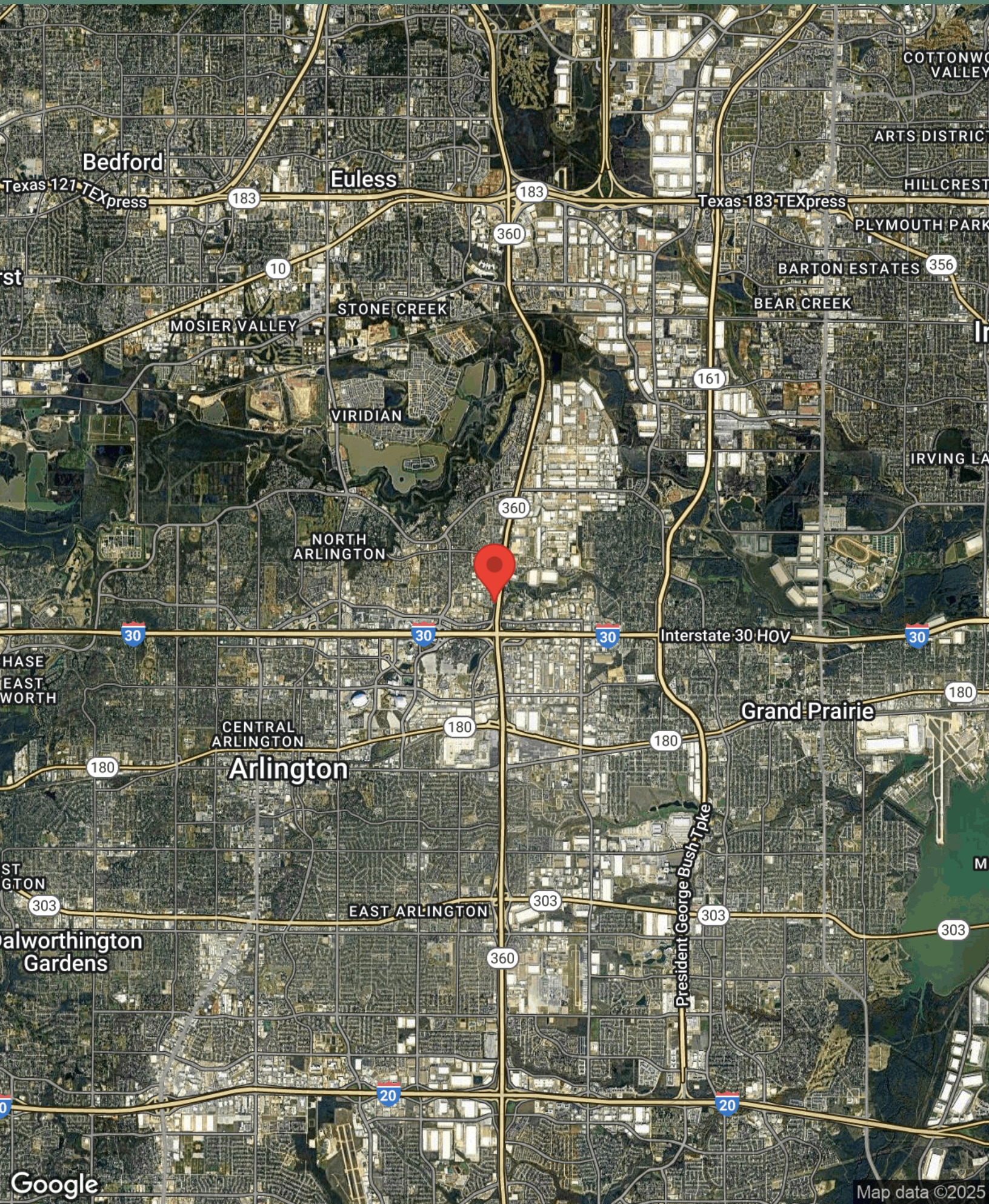


REGIONAL MAP

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

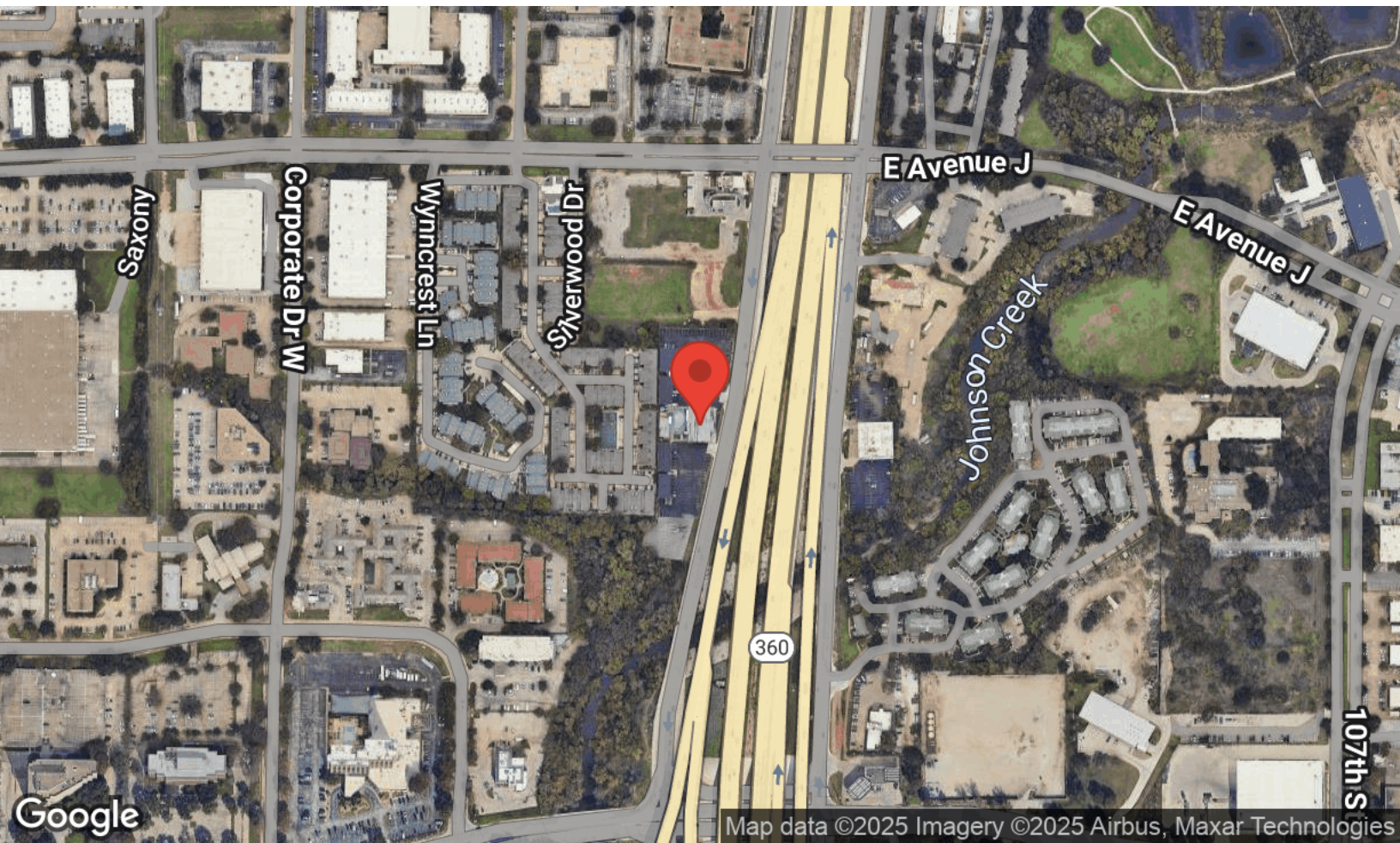
11



LOCATION MAPS

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

12



BUSINESS MAP

R Nite Star Inn & Suites

1175 North Watson Road | Arlington, TX 76011

13



New Solution Club

Cracker Barrel Old Country Store

Wendy's

Mercury Chophouse - Arlington

R Lounge

Steak 'n Shake

Tokyo Mizu

Crowne Plaza Grill & Bar

Gotham City

Looney Tunes Adventure Camp

Six Flags Over Texas

Star Mall

Picnic Area

Picnic Area - Six Flags Over Texas

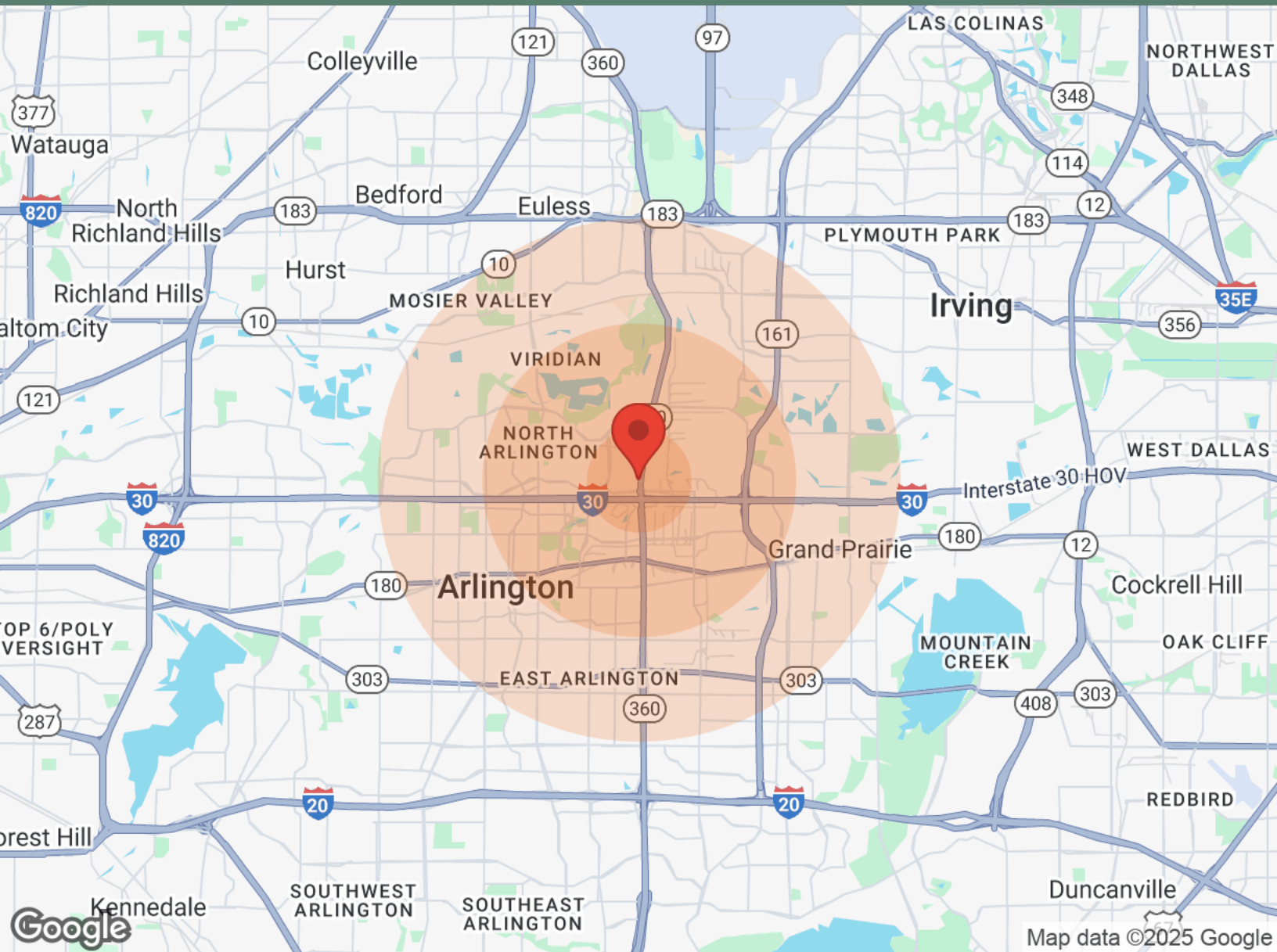
Chicas Locas

Nepali / Bollywood Night

DEMOGRAPHICS

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

14



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,157 | 44,374 | 128,531 |
| Female | 4,096 | 43,405 | 126,917 |
| Total Population | 8,253 | 87,779 | 255,448 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 1,735 | 20,685 | 62,046 |
| Ages 15-24 | 912 | 11,427 | 35,565 |
| Ages 25-54 | 4,174 | 40,107 | 112,244 |
| Ages 55-64 | 906 | 8,443 | 23,788 |
| Ages 65+ | 526 | 7,117 | 21,805 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 4,151 | 48,217 | 139,940 |
| Black | 2,517 | 18,703 | 44,992 |
| Am In/AK Nat | 14 | 195 | 686 |
| Hawaiian | 3 | 23 | 489 |
| Hispanic | 2,276 | 38,409 | 118,105 |
| Multi-Racial | 2,656 | 36,640 | 114,708 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$40,122 | \$39,488 | \$37,579 |
| < \$15,000 | 513 | 4,952 | 14,968 |
| \$15,000-\$24,999 | 562 | 5,013 | 14,054 |
| \$25,000-\$34,999 | 461 | 4,615 | 13,600 |
| \$35,000-\$49,999 | 966 | 6,961 | 17,598 |
| \$50,000-\$74,999 | 668 | 6,980 | 16,787 |
| \$75,000-\$99,999 | 391 | 3,198 | 8,379 |
| \$100,000-\$149,999 | 200 | 2,682 | 7,264 |
| \$150,000-\$199,999 | 124 | 913 | 2,016 |
| > \$200,000 | 116 | 904 | 1,758 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,782 | 43,522 | 110,813 |
| Occupied | 4,236 | 37,686 | 97,865 |
| Owner Occupied | 1,390 | 12,504 | 38,600 |
| Renter Occupied | 2,846 | 25,182 | 59,265 |
| Vacant | 546 | 5,836 | 12,948 |



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Transworld Commercial Brokers, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9013356

License No.

phil@transworldcre.com

Email

(303)981-1936

Phone

Designated Broker of Firm

Philip Kubat

Licensed Supervisor of Sales Agent/
Associate

William Connery

Sales Agent/Associate's Name

License No.

759206

License No.

813285

License No.

Email

phil@transworldcre.com

Email

will@transworldcre.com

Email

Phone

(303)981-1936

Phone

607-423-8718

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER:

Date:

©Copyright 2022 NTCAR Form No. 5 (11/2022)

Transworld Commercial Real Estate, 3232 McKinney Ave., Suite 500 Dallas TX 75204
Philip Kubat

Phone: 3039811936

Fax: 7205262597

711 Old Antioch

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com