



Shovel-Ready Development Site –Mansfield, TX

1430 Turner Warnell Road, Mansfield, TX 76063 (Dallas-Arlington MSA)

ROOM 96 OFFERED AT \$2,000,000

INVESTMENT HIGHLIGHTS

- Zoning Approved for 96 All-Suite Rooms
- Architectural, Civil, and Landscape Plans completed and pending city approvals
- 4-Story Building with Bar – approximately 58,212 Sq. Ft.
- Land Area: 2.68 Acres
- Located within a master commercial development featuring retail, office, commercial, and restaurant space
- Flag, land, plans, and permits will convey to buyer at closing
- Construction services available through seller



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FINANCIAL OVERVIEW

ATWELL
SUITES®

PROJECTED REVENUE				
	Year 1	Year 2	Year 3	Year 4
Growth Rate		5.00%	10.00%	15.00%
% Occupancy	80.00%	84.00%	88.00%	92.00%
ADR	\$120.00	\$126.00	\$132.00	\$138.00
RevPar	\$96.00	\$105.84	\$116.16	\$126.96
Room Revenue	\$3,363,840.00	\$3,708,633.60	\$4,070,246.40	\$4,448,678.40
Rev./Room	\$35,040.00	\$38,631.60	\$42,398.40	\$46,340.40
Vending	\$3,600.00	\$3,780.00	\$3,960.00	\$4,140.00
Meeting Space	\$3,000.00	\$3,150.00	\$3,300.00	\$3,450.00
GROSS REVENUE	\$3,405,480.00	\$3,754,195.20	\$4,119,904.80	\$4,502,608.80
PROJECTED EXPENSES				
	Year 1	Year 2	Year 3	Year 4
SALARIES AND WAGES				
TOTAL SALARIES & WAGES	\$632,384.00	\$674,304.96	\$717,207.04	\$761,090.24
GENERAL EXPENSES				
TOTAL GENERAL EXPENSES	\$797,496.00	\$877,859.04	\$956,135.25	\$1,039,181.76
FIXED EXPENSES				
TOTAL FIXED EXPENSES	\$376,443.20	\$402,448.41	\$428,958.19	\$455,472.55

CONSTRUCTION & DEVELOPMENT COSTS

Mansfield CompSet

PROJECT COST	Total	Per Room
Shovel-Ready Project	\$2,000,000	\$20,833.33
Hard Construction	\$10,600,000	\$110,416.67
Furn/Fix/Equip	\$2,300,000	\$23,958.33
TOTAL	\$14,900,000	\$155,208.33

Note: does not include additional owner expenses (e.g., loan costs, working capital, training, systems)



2024 Revenue \$3,812,795
2024 RevPAR \$118.38



2024 Revenue \$2,745,604
2024 RevPAR \$107.17

Location Highlights

- Borders Arlington to the north
- Located 4 miles south of Interstate 20
- Just 1 mile north of Highway 287
- 25 miles from Downtown Dallas
- 20 miles from Downtown Fort Worth
- 10 miles from Dallas Cowboys Stadium, Texas Rangers Ballpark, and UT Arlington

Market Highlights

- No Extended-Stay Hotels currently in the market
- No Hotel Competition within 3 miles
- No New Construction or Planned Hotels within 5 miles

Convenience & Accessibility

- Walkable to restaurants, coffee shops, drugstore, convenience stores, and other general service retailers

Economic & Business Drivers

- Mansfield adding 50,000 sq. ft. of new prime-time television studio facilities
- Home to major employers including:
 - Mouser Electronics
 - Klein Tools
 - Best Maid Pickles

