



FOR SALE

HILTON GARDEN INN FORT WORTH/FOSSIL CREEK

4400 North Freeway, Fort Worth, TX 76137

Salman (Sam) Tabani
972.810.7729 x1
stabani@tabanirealty.com



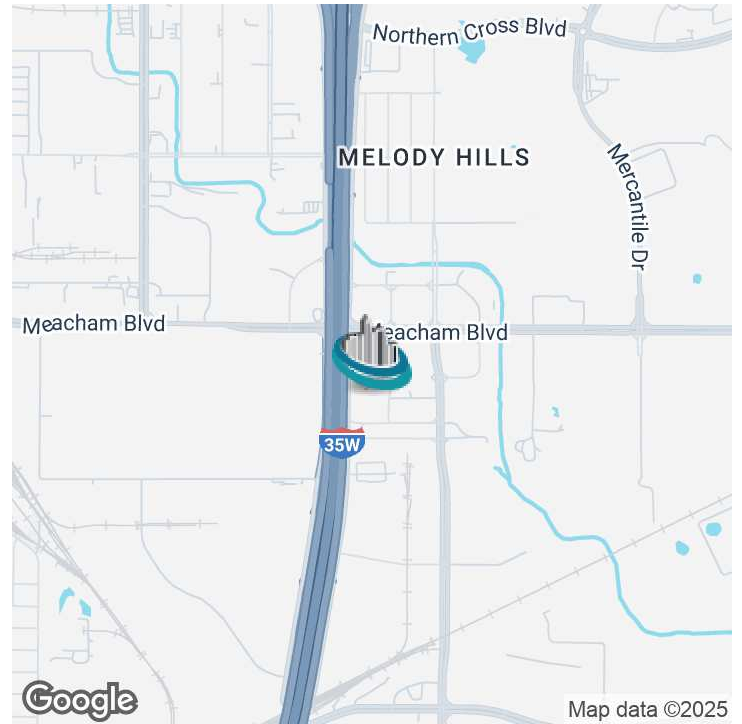
Tabani Realty
5851 Legacy Circle
Plano, TX 75024
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Executive Summary



OFFERING SUMMARY

Sale Price:	Call Broker
Building Size:	58,943 SF
Lot Size:	2.48 Acres
Number of Rooms:	98
Cap Rate:	3.28%
NOI:	\$442,748
Year Built:	1998
Renovated:	2024
Zoning:	Commercial
Market:	Fort Worth
Submarket:	DFW

PROPERTY OVERVIEW

The Hilton Garden Inn Ft Worth/Fossil Creek is exclusively listed with Tabani Realty. The hotel opened in 1998 and was most recently remodeled in 2023-2024. The property has 98 guestrooms across 3 floors and features 2 pools. The hotel has very good guest reviews and recently earned the Travelers Choice Award from TripAdvisor. The rooms have been fully renovated and common areas have been updated and refreshed.

The hotel has many amenities for guests to enjoy including an on-site restaurant for breakfast and dinner, a sundry for conveniences, and room service. There is a fitness center, business center, and a 1,100 SF meeting space. Additionally, there is an indoor pool as well as a seasonal outdoor pool.

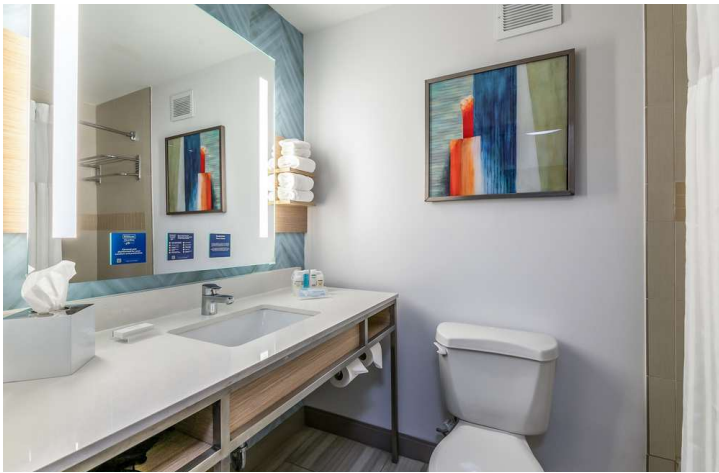
This conveniently located north Fort Worth hotel is situated in Mercantile Business Park close to several corporations, and is easily accessible to I-35W, Loop 820, Highway 121 and I-30. At 18 miles from Dallas/Fort Worth International Airport (DFW) and just six miles from downtown Fort Worth, the hotel near Fossil Creek is the ideal choice for business and leisure visitors.



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Additional Photos



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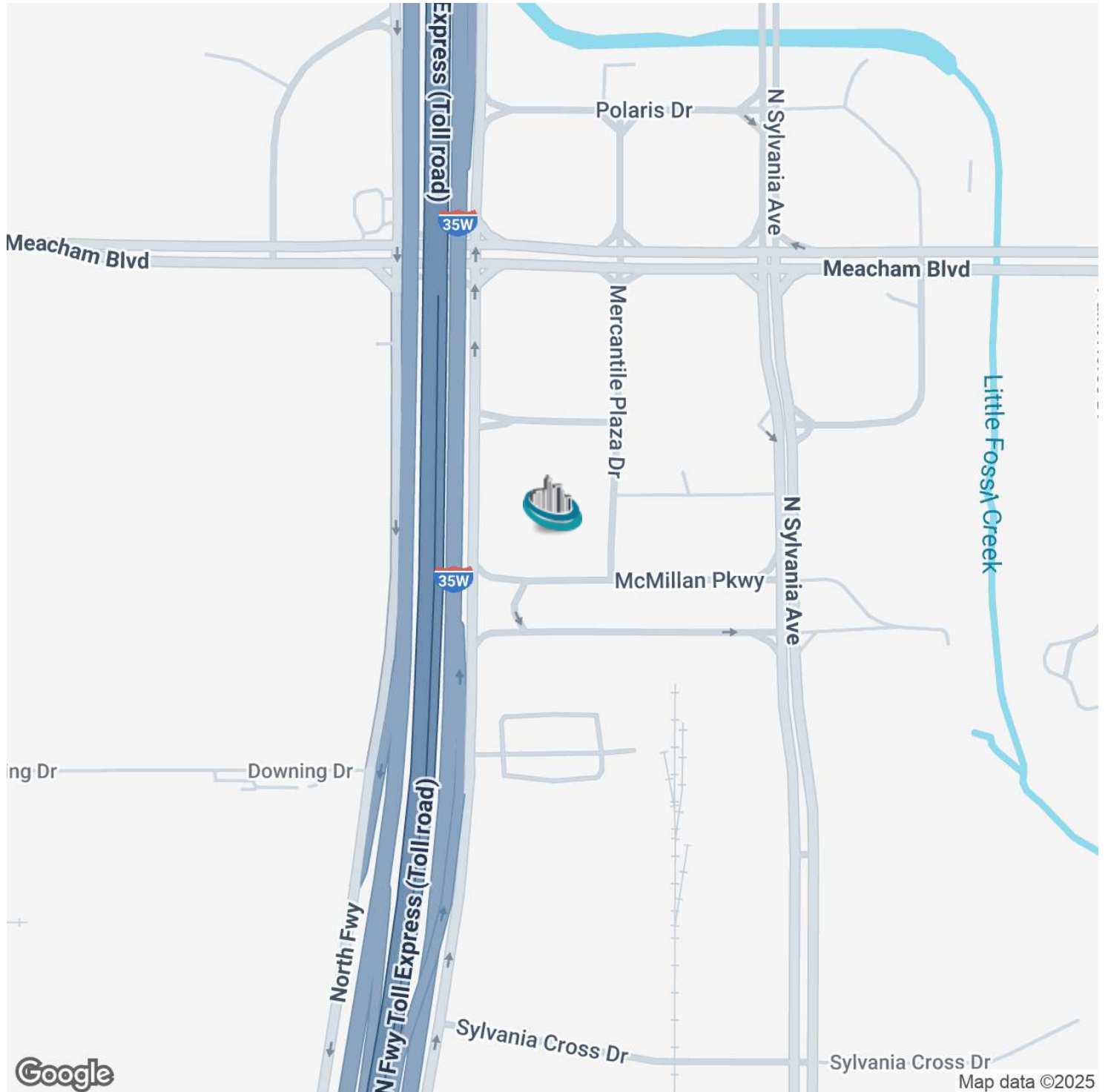
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Location Map

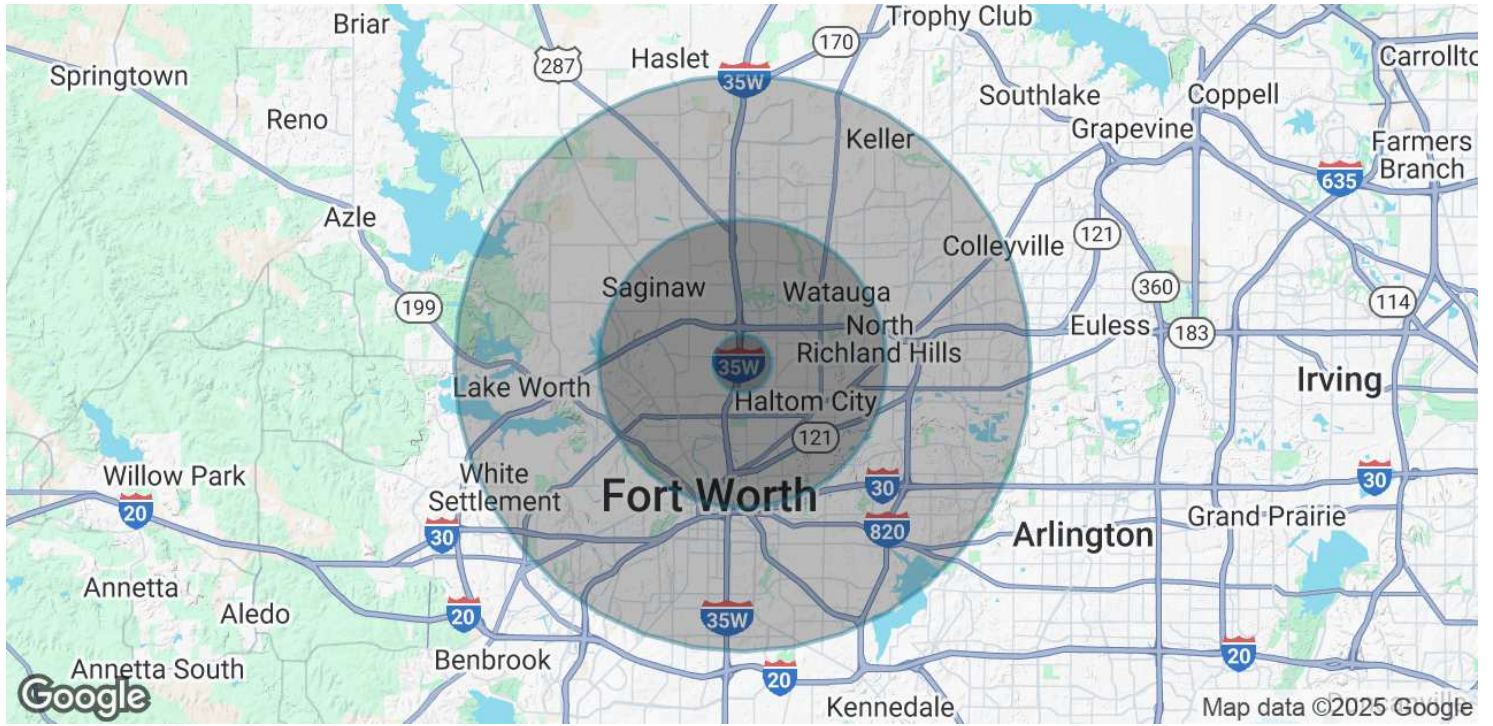




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	856	209,976	794,175
Average Age	30.2	31.5	33.0
Average Age (Male)	30.8	30.7	32.0
Average Age (Female)	20.6	32.1	33.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	107	69,759	276,751
# of Persons per HH	8.0	3.0	2.9
Average HH Income	\$26,260	\$60,038	\$66,550
Average House Value	\$65,114	\$122,513	\$166,198

2020 American Community Survey (ACS)



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