

HOTEL FOR SALE

# HOLIDAY INN & SUITES DALLAS

8703 EAST R L THORNTON FREEWAY, DALLAS, TX 75228



T-12 \$2.36M  
NOI \$931K  
Cap Rate 9.3%



FOR SALE

## KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101  
San Antonio, TX 78249

**SINGH** COMMERCIAL  
GROUP



Each Office Independently Owned and Operated

## PRESENTED BY:

### RAV SINGH, CCIM

National Hospitality Division Leader  
C: (210) 849-2175  
rav@singhcommercialgroup.com  
0560351, Texas

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8703 EAST R L THORNTON FREEWAY



## RAV SINGH, CCIM

NATIONAL HOSPITALITY DIVISION LEADER

C: (210) 849-2175

rav@singhcommercialgroup.com

0560351, Texas

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# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY  
LOCATION & HIGHLIGHTS

# EXECUTIVE SUMMARY

8703 EAST R L THORNTON FREEWAY



## OFFERING SUMMARY

PRICE:	\$9,999,000
NUMBER OF ROOMS:	90
T-12 REVENUE:	\$2,362,152
T-12 NOI:	\$931,096
PRICE / DOOR:	\$111,100
CAP RATE:	9.31%
FLOORS:	4
LOT SIZE:	2.05 Acres
BUILDING SF:	59,535
MARKET:	Dallas/Ft Worth
YEAR BUILT:	2008
RENOVATED:	2020

## PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer the opportunity to acquire the Holiday Inn Express & Suites Dallas East, a 90-room, four-story upper midscale hotel located at 8703 E R L Thornton Freeway in the Dallas South/East submarket. Built in 2008 and renovated in 2020, the property benefits from strong brand affiliation and modern amenities.

Positioned on 2.05 acres with 59,535 SF of building area, the hotel features 976 SF of meeting space, 89 surface parking spaces (0.99 per room), and guest-preferred amenities including a business center, fitness center, pool, and hot tub. Just minutes from Fair Park, downtown Dallas, and two major airports, this asset is well-situated to capture both business and leisure demand in a growing urban corridor.

## PROPERTY HIGHLIGHTS

- Fee-Simple Interest in the 90-Unit, 4-story Interior Corridor Holiday Inn Express Built in 2008
- High-Performing Asset: Trailing twelve-month (TTM) period ending August 2025, the hotel achieved a RevPAR of \$83.63, generating \$2.36 million in Room Revenue with an NOI of \$931K
- Strong Brand Affiliation – Excellent opportunity to become a new Holiday Inn Express franchisee or to grow an existing relationship with IHG
- Prime Urban Location – Immediate I-30 access, minutes from Fair Park/Cottonbowl, downtown Dallas, and major hubs
- Meeting & Event Space – 976 SF of flexible meeting areas for business and social events
- Comprehensive Amenities – Business center, fitness center, pool, hot tub, and Wi-Fi
- Strong Transportation Access – 21 minutes to Dallas Love Field, 36 minutes to DFW International Airport
- Solid Market Fundamentals – Located in a high-demand submarket with strong tourism and corporate travel activity. Texas economy grew with 370,000 jobs in 2023, outpacing national growth by 1%
- Ideal 1031 Exchange Up-leg Property for Owner-Operator. Offered Fee Simple, Unencumbered by Debt or Management Contract
- Ownership completed the brand's "Formula Blue" property improvement plan (PIP) and has maintained the property well. Therefore, a minimal change-of-ownership PIP would be expected upon transfer.

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## LOCATION & HIGHLIGHTS

8703 EAST R L THORNTON FREEWAY



### LOCATION INFORMATION

Building Name:	Holiday Inn & Suites Dallas
Street Address:	8703 East R L Thornton Freeway
City, State, Zip:	Dallas, TX 75228
Market:	Dallas/Ft Worth
Sub-market:	Dallas South/East

### LOCATION HIGHLIGHTS

- Visitor direct expenditures increased to \$89M in August 2024, indicating sustained upward tourism spending trend.
- DFW Airport remains a global hub, fueling strong hotel demand alongside nationwide passenger growth expectations.
- Kay Bailey Hutchison Convention Center expansion drives increased convention and business travel demand significantly
- Major hospitality events like Dallas Hospitality & Contract Design Show highlight city's industry importance
- Dallas hotels expected to maintain stable occupancy, aligned with 2025 U.S. projected 63.38%.
- Average Daily Rate projected at \$162.16 nationally in 2025, reflecting steady growth.
- RevPAR projected to grow 2.58% nationally, supporting higher profitability for Dallas hotels
- Dallas economy's resilience attracts corporate and leisure travelers, supporting hotel market stability
- Demand diversification towards corporate, group, and international travel reduces investor risk

**Dallas TX will host nine FIFA World Cup 26 matches - more than any other US city.**

**FIFA Fan Festival: Fair Park will host the official Fan Festival, providing live match broadcasts, music, cultural programming, and sponsor activations.**



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# ADDITIONAL PHOTOS

PROPERTY PHOTOS

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## PROPERTY PHOTOS

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# MAPS / DEMOGRAPHICS

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LOCATION MAPS

BUSINESS MAP

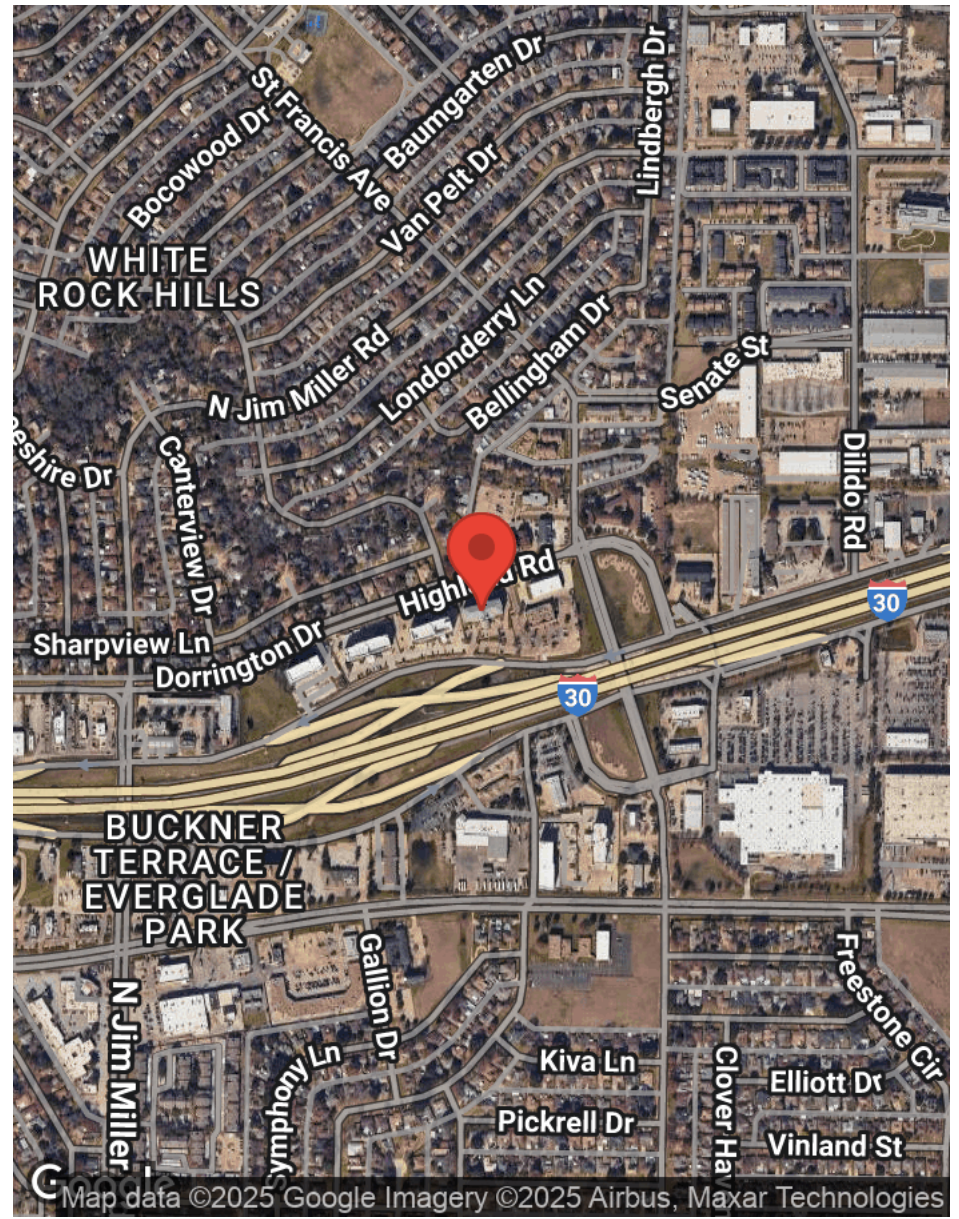
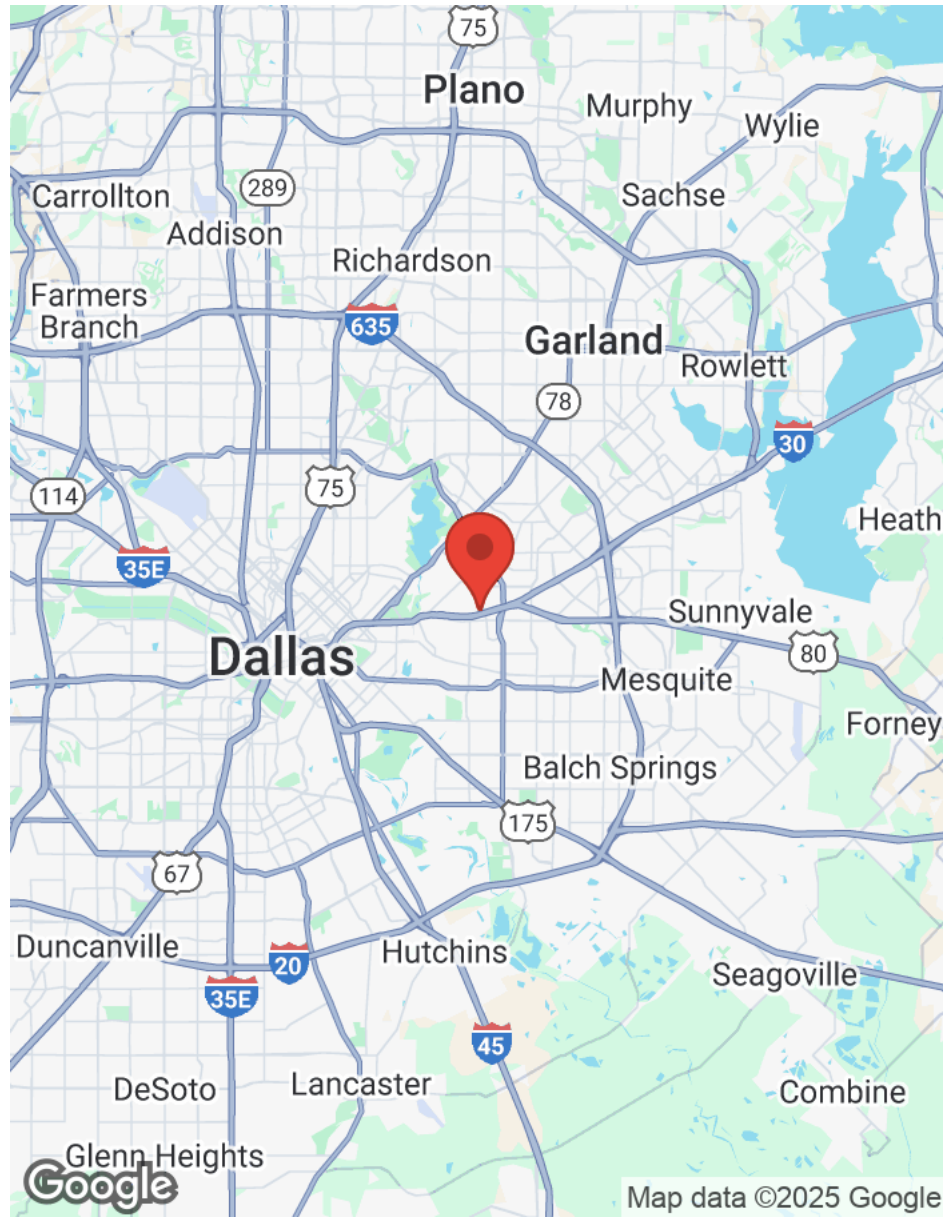
REGIONAL MAP

DEMOGRAPHICS



## LOCATION MAPS

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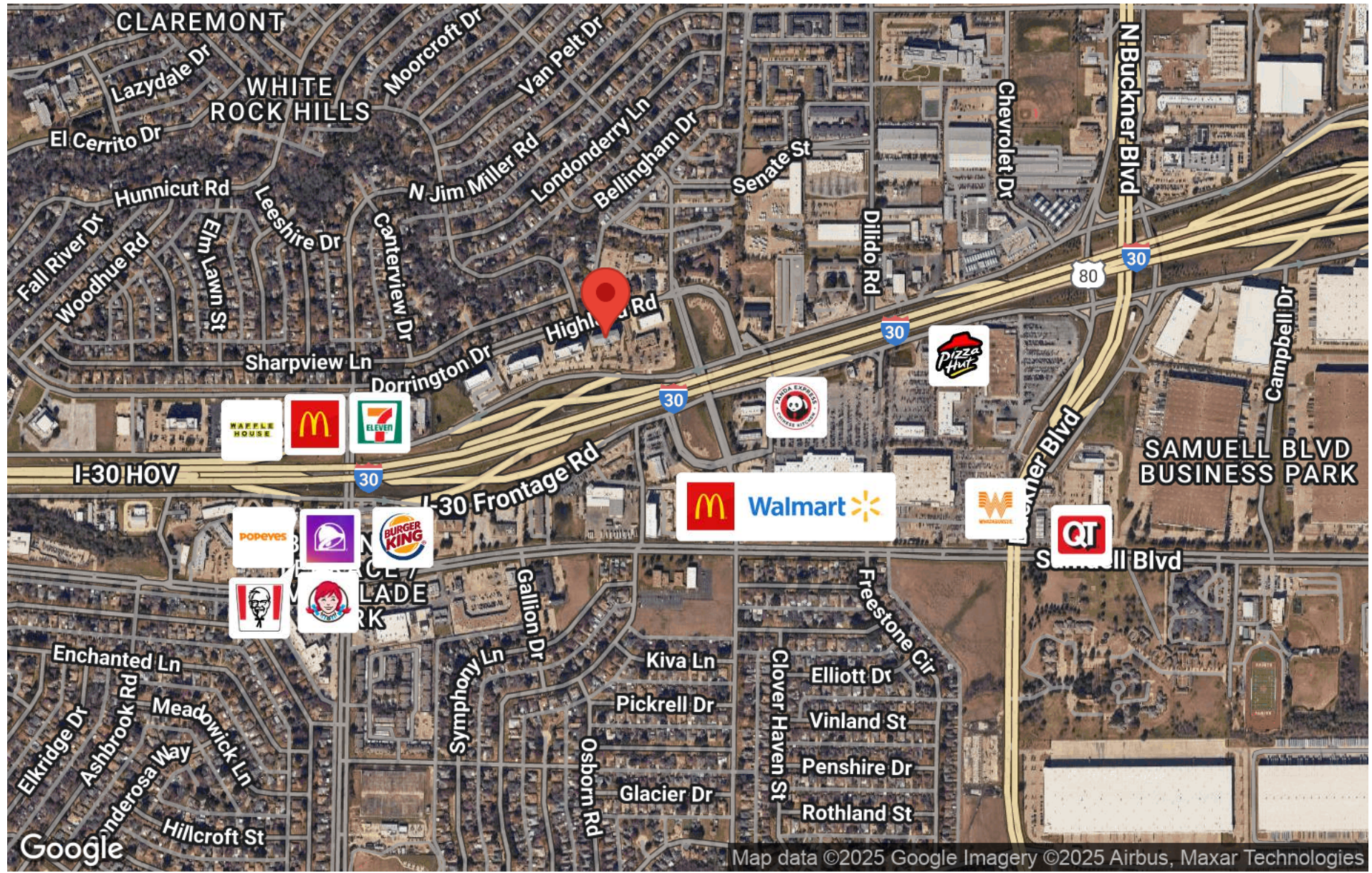
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## BUSINESS MAP

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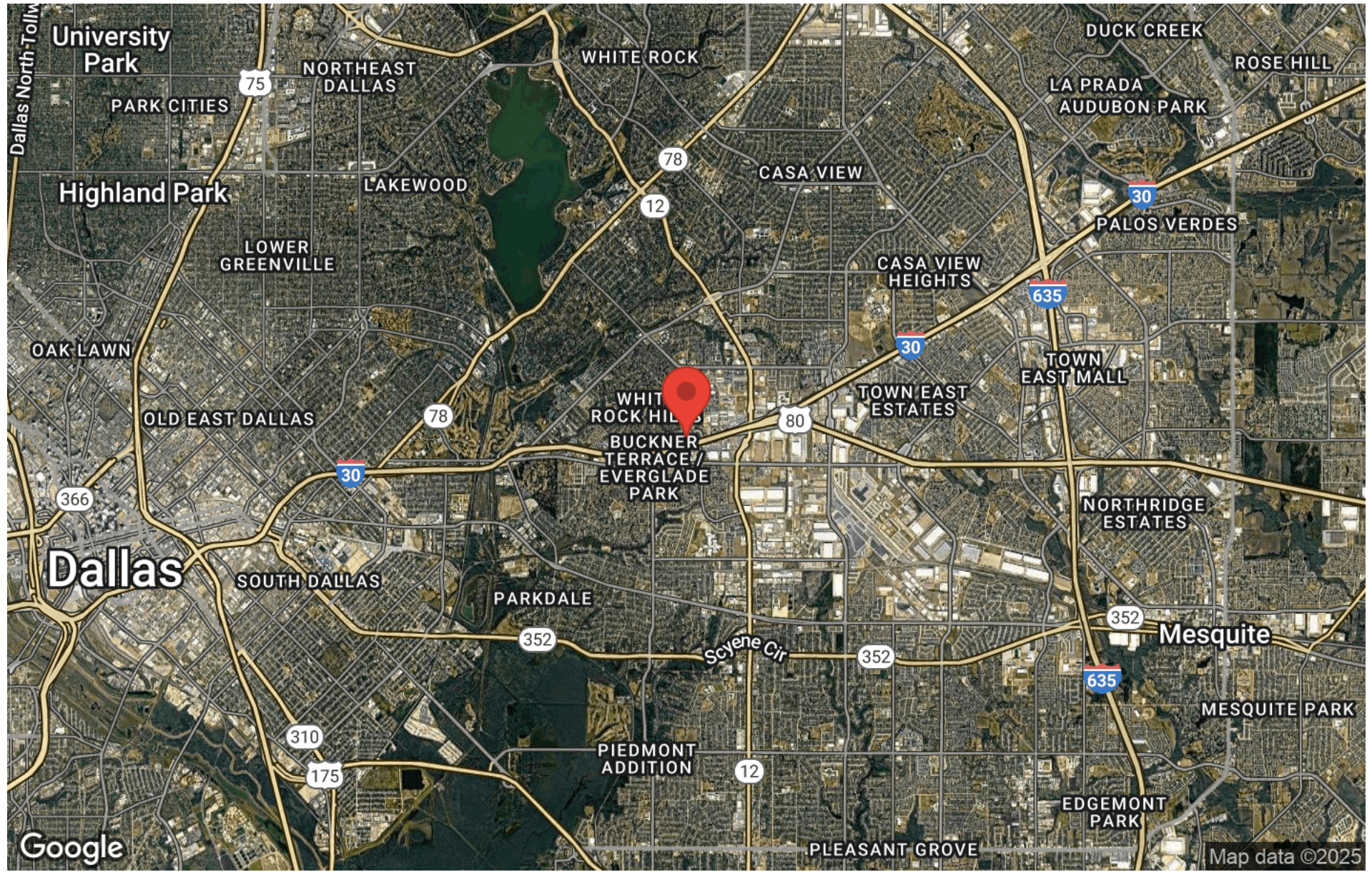
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# REGIONAL MAP

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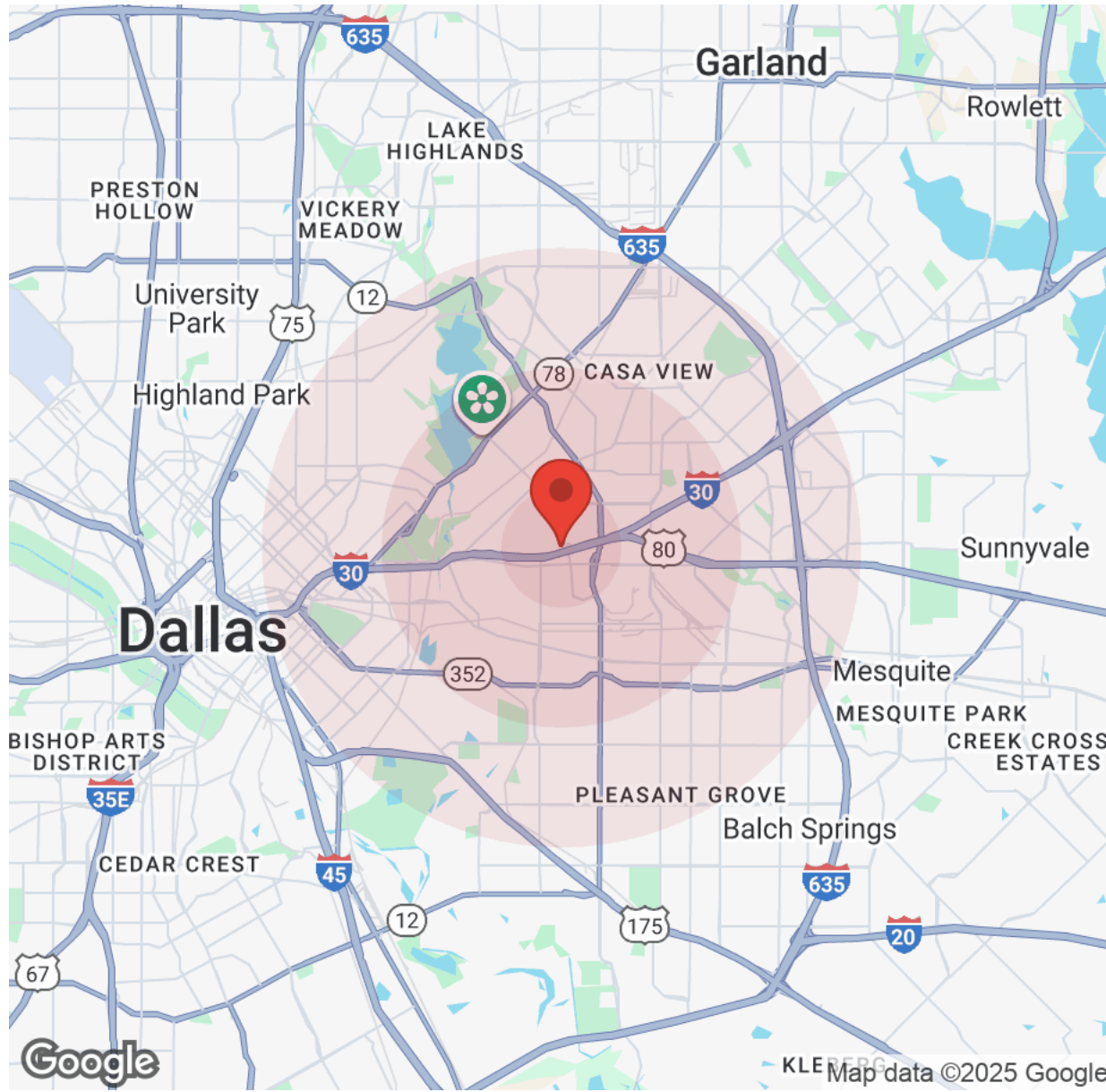
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,219	56,632	175,575
Female	8,701	58,458	177,285
Total Population	16,920	115,090	352,860

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,589	24,924	75,097
Ages 15-24	2,270	16,859	49,982
Ages 25-54	7,119	47,567	148,987
Ages 55-64	1,926	12,935	38,468
Ages 65+	2,019	12,805	40,327

Income	1 Mile	3 Miles	5 Miles
Median	\$67,651	\$67,593	\$69,806
< \$15,000	717	4,238	11,531
\$15,000-\$24,999	392	2,329	8,755
\$25,000-\$34,999	341	3,127	9,806
\$35,000-\$49,999	969	4,932	14,622
\$50,000-\$74,999	1,188	8,578	24,477
\$75,000-\$99,999	849	4,827	15,779
\$100,000-\$149,999	1,110	6,556	18,626
\$150,000-\$199,999	410	2,540	8,831
> \$200,000	468	4,173	15,895

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,150	45,661	142,114
Occupied	6,444	41,301	128,323
Owner Occupied	2,794	20,534	62,636
Renter Occupied	3,650	20,767	65,687
Vacant	706	4,361	13,791

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**AGENT BIO**

PROFESSIONAL BIO

**4**

## PROFESSIONAL BIO

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## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

KW Commercial City View  
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210.696.9996



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# LEGAL DOCUMENTS

DISCLAIMER

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## DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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