

CALL FOR OFFERS **SEPTEMBER 30** ::::::::::::::::::::::::::::::

Newly Renovated, Select-Service Hotel in Livingston, Texas

54-Room, Ascend Collection by Choice Hotels Property

 1510 U.S. Hwy. 59 Loop S, Livingston, TX

HIGHLIGHTS

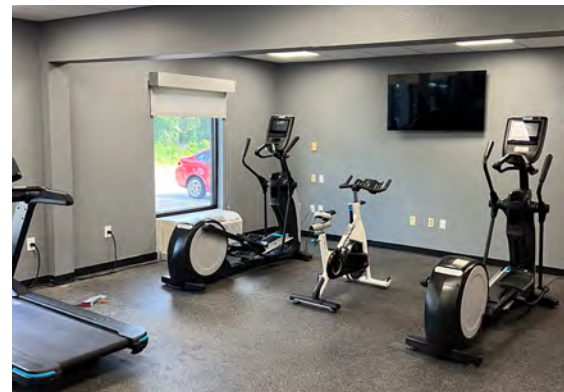
- Well-maintained, limited-service hotel operating under the Ascend Collection by Choice Hotels flag
- Positioned along the U.S. Highway 59 Loop, providing convenient access to Lake Livingston & downtown Livingston
- Current amenities include: complimentary hot breakfast, high-speed Wi-Fi, fitness center, guest laundry & ample parking for cars, trucks & buses
- Lake Livingston generates demand year round from boating and fishing tourists, outdoor recreation, government travel and regional business activity

DETAILS

The Angler Hotel is a 54-room, limited-service boutique hotel operating under the Ascend Collection by Choice Hotels. This recently renovated hotel offers modern accommodations in the heart of Livingston, Texas. The property features renovated guest rooms with contemporary finishes and amenities including a fully renovated bar/restaurant and upgraded kitchen with both indoor and outdoor seating and a transferable liquor license.

Ideally located along the U.S. Highway 59 Loop, the hotel provides convenient access to Lake Livingston, St. Luke's Health Memorial Hospital, downtown Livingston and numerous recreational and business destinations throughout Polk County.

Supported by the nationally recognized Choice Hotels reservation system and loyalty program, The Angler Hotel is well-positioned to capture consistent lodging demand while offering investors a quality hospitality asset in a growing regional market.



	Building Size	27,120± SF
	Room Count	54 Guest Rooms
	Parcel Size	2.1± AC
	Year Built	2006 (Renov. 2025)
	Parking	62 Spaces

855.755.2300**HilcoRealEstateSales.com**



1510 U.S. Hwy. 59 Loop S, Livingston, TX

LOCAL INFORMATION

Livingston, Texas, serves as the economic center and county seat of Polk County, supported by diverse lodging demand from government, healthcare, regional businesses, construction activity and outdoor recreation. Located along U.S. Highway 59, a designated Future Interstate 69 corridor, the market sits minutes from the heavily traveled U.S. Highway 59/U.S. Highway 190 interchange, providing convenient access for commercial and leisure travelers moving between Houston and East Texas.

Lake Livingston, one of Texas' largest lakes, adds a strong leisure component through fishing, boating, camping and weekend travel. Its proximity to the Houston metropolitan area draws visitors during weekends, holidays and peak recreation periods, complementing Livingston's weekday business and institutional demand.

With limited branded hotel supply, relatively low development costs and less competition than larger metropolitan markets, Livingston offers an attractive hospitality investment opportunity. Established demand generators, strong highway access, recreational visitation and long-term corridor growth provide a foundation for stable hotel performance and potential future appreciation.

SALE INFORMATION

ON-SITE INSPECTIONS

By Appointment Only

CALL FOR OFFERS

September 30 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

All offers should be submitted on a Letter of Intent (LOI) document, this can also be provided by the Hilco team upon request. Offers must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com and Cooper Jones at cjones@hilcoglobal.com.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Paul A. Lynn, CCIM	244902	paullynnccim@gmail.com	713-825-1771
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date