

HOTEL FOR SALE

## MOULTON INN & SUITES

200 S LAVACA, MOULTON, TX 77975



FOR SALE

**KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Suite 101  
San Antonio, TX 78249

**SINGH** COMMERCIAL  
GROUP  
In association with KW Commercial

Each Office Independently Owned and Operated

**PRESENTED BY:**

**RAV SINGH, CCIM**

Senior Director  
O: (210) 849-2175  
C: (210) 849-2175  
rav@singhcommercialgroup.com  
0560351, Texas

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## EXECUTIVE SUMMARY

Moulton Inn & Suites



### OFFERING SUMMARY

|                  |               |
|------------------|---------------|
| PRICE:           | \$850,000     |
| NUMBER OF ROOMS: | 25            |
| PRICE / ROOM:    | \$34,000/Room |
| T-12 REVENUE:    | \$188,668     |
| NOI:             | \$61,972      |
| CAP RATE:        | 7.3%          |
| LOT SIZE:        | 0.82 AC       |
| BUILDING SF:     | 11,938 SF     |
| YEAR BUILT:      | 2014          |
| MARKET:          | South Texas   |

### PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to present for sale to qualified buyers the Moulton Inn and Suites, a profitable hotel located in the heart of Moulton, TX. This established property offers an excellent investment opportunity for hospitality entrepreneurs and seasoned investors alike.

Built in 2015, the Moulton Inn and Suites features 25 guest rooms, each designed to provide a comfortable stay. The hotel includes a welcoming lobby and a breakfast area. Additionally, the property features a manager's quarter with one bedroom, a living room, and two full bathrooms. With new management and effective marketing, this property has the potential to achieve higher occupancy rates and increased average daily rates (ADRs), making it an attractive prospect for new buyers. Extra land for parking next to the hotel is part of the sale and will convey.





## PROPERTY & LOCATION HIGHLIGHTS

Moulton Inn & Suites



### Property Highlights

- Prime Location: Conveniently located off Highway 95, providing easy access to Houston, San Antonio, and Austin
- Spacious Accommodations: 25 well-maintained guest rooms, including some with kitchens featuring a fridge, dishwasher, and microwave
- Modern Amenities: Includes a welcoming lobby, breakfast area, micro-fridge, iron/ironing board, hair dryer, free Wi-Fi, cable TV, Roku streaming, cold beverage machine, and ice machines in all rooms
- Enhanced Security: Recently updated electronic door locks on all doors
- Manager's Quarter: Includes one bedroom, a living room, and two full bathrooms
- Strategic Advantage: The nearest hotels are near Austin-Bergstrom International Airport and Victoria Regional Airport, both around 50 miles away
- Investment Potential: Offers strong upside through branding with a franchise and is priced significantly below replacement cost. The property is currently run with absentee management, offering strong upside potential with proper management in place
- Manager's quarters: 1 bedroom, a living room, a half room for inventory storage, and 2 full bathrooms



### Room Types

- 4 rooms with kitchen
- 1 King ADA, 3 King, 16 Queen, 1 King with Kitchen, 2 Queen with Kitchen, 2 Premium Queen Suite bedrooms

### Location Information

The Moulton Inn and Suites is ideally situated just off Highway 95, offering easy access for travelers and tourists. The town is approximately halfway between Houston and San Antonio, making it a convenient stop for those traveling between these major cities. Additionally, Austin is just a short drive north, enhancing the hotel's appeal to a broader range of guests. Guests at Moulton Inn and Suites can enjoy a delicious American breakfast each morning. All rooms are equipped with a desk, a flat-screen TV, a private bathroom, bed linen, and towels. Some rooms come with a kitchen featuring a fridge, dishwasher, and microwave. The nearest hotels are near Austin-Bergstrom International Airport and Victoria Regional Airport, both around 50 miles away, providing a unique opportunity for the Moulton Inn and Suites to attract travelers looking for accommodation options closer to their destination.

### Quick Facts

| Demographics     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Total Population | 7,160    | 34,249   | 50,385   |
| Total Units      | 3,380    | 16,571   | 24,118   |
| Median Income    | \$59,839 | \$66,551 | \$73,137 |

Rav Singh, CCIM

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## PROPERTY PHOTOS

Moulton Inn & Suites



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## PROPERTY PHOTOS

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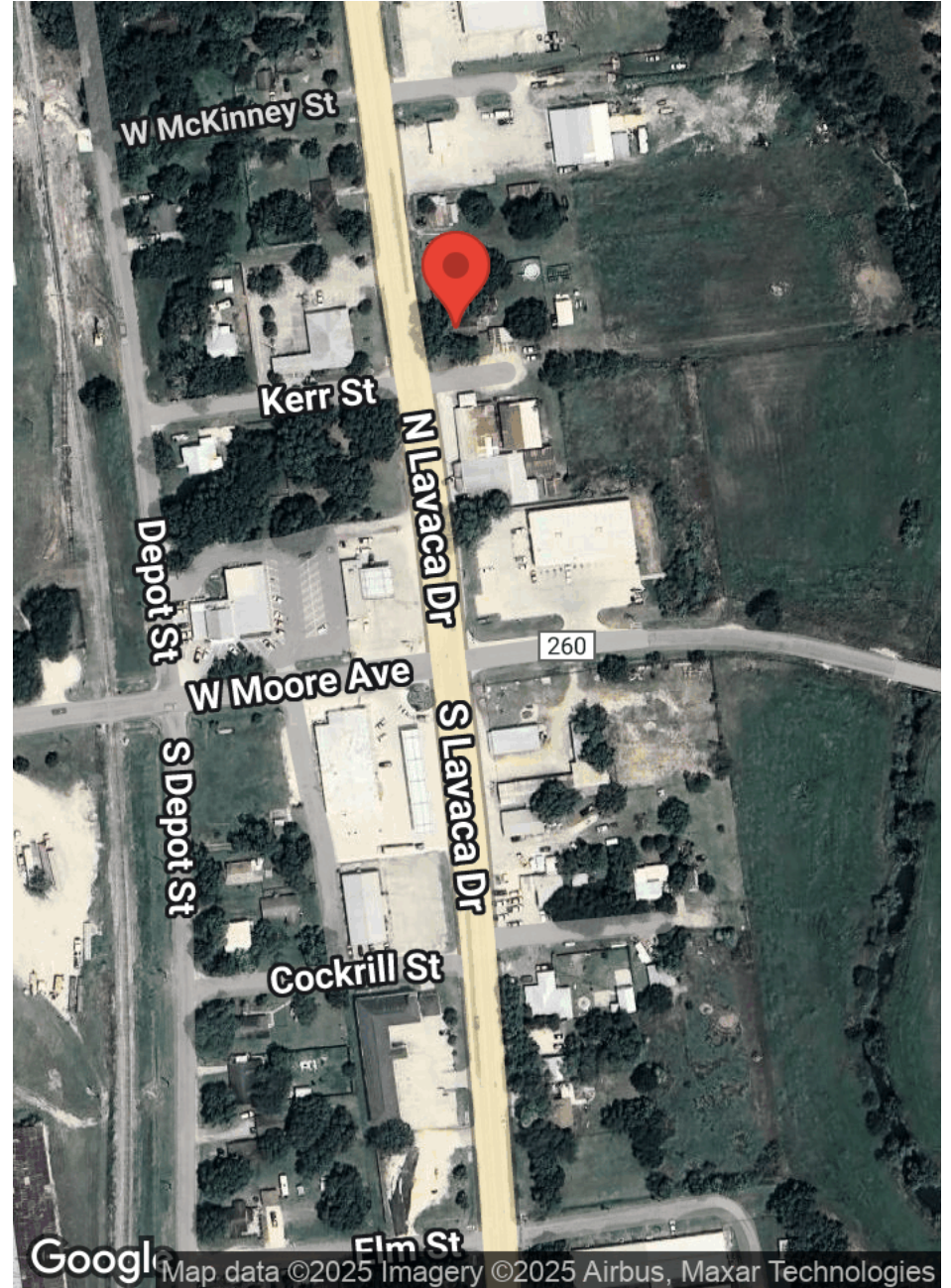
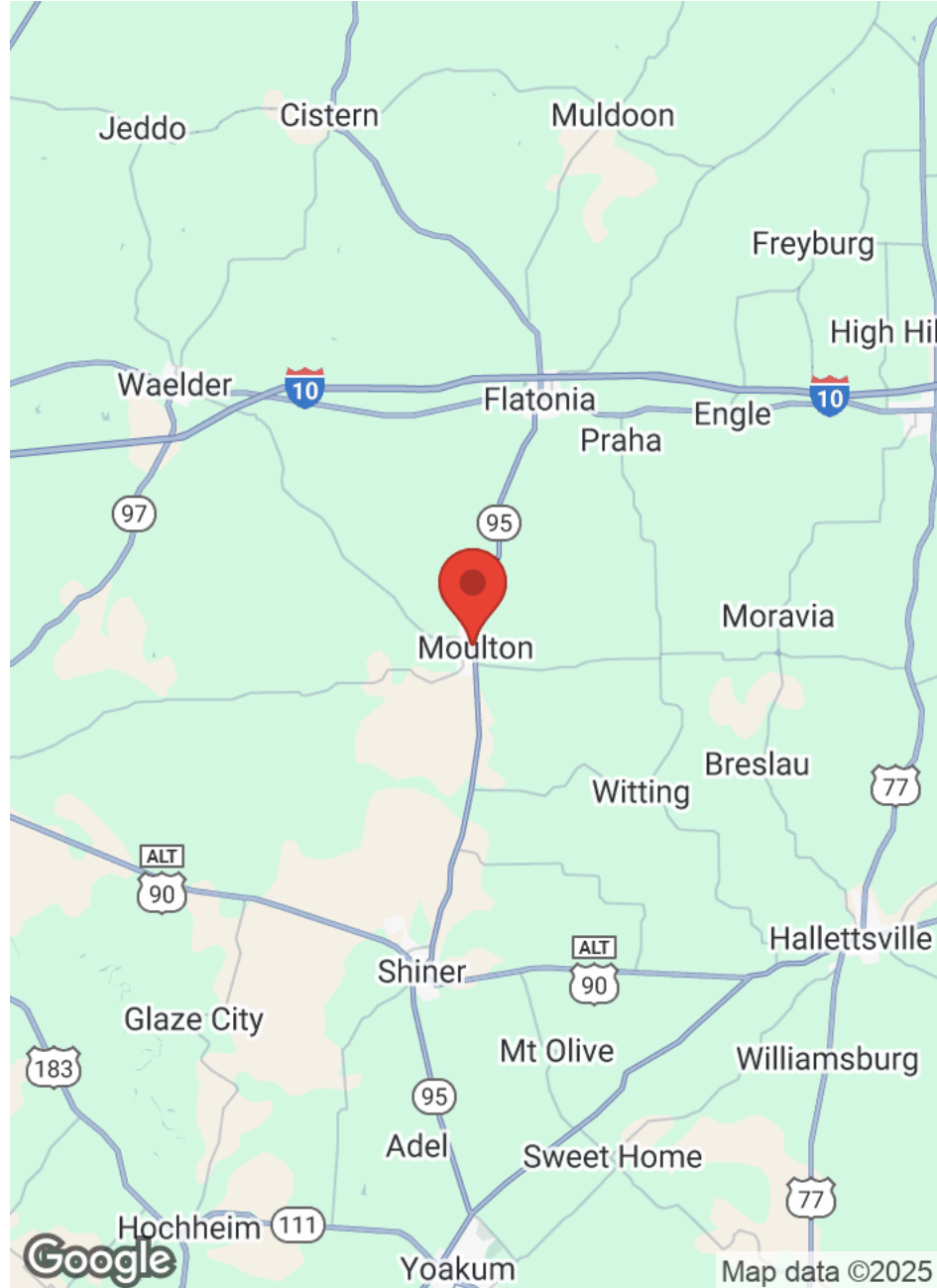
Moulton Inn & Suites





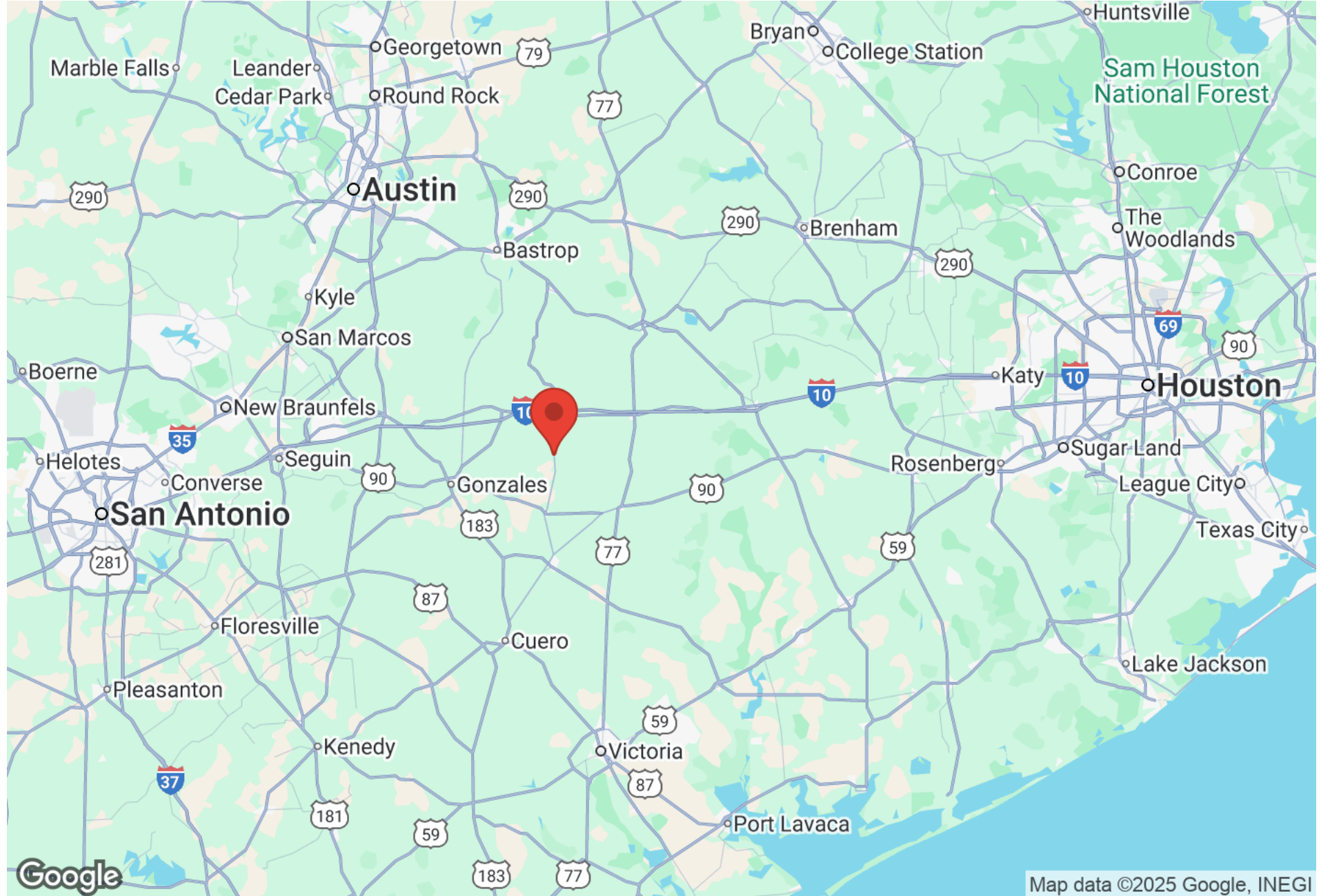
## LOCATION MAPS

Moulton Inn & Suites



## REGIONAL MAP

Moulton Inn & Suites



Rav Singh, CCIM

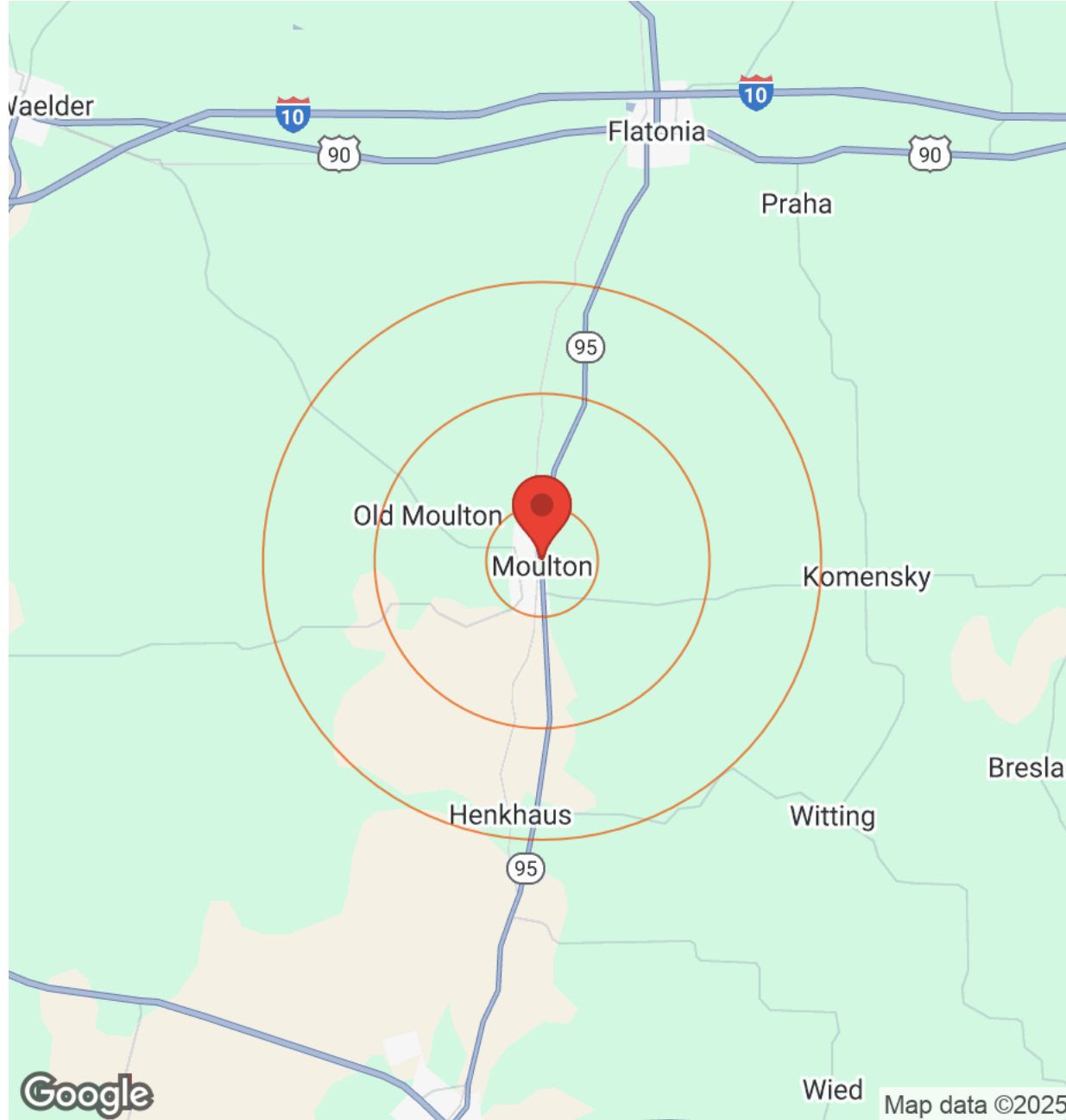
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## DEMOGRAPHICS

Moulton Inn & Suites



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 444    | 671     | 909     |
| Female           | 438    | 667     | 904     |
| Total Population | 882    | 1,338   | 1,813   |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 159    | 246     | 337     |
| Ages 15-24 | 106    | 148     | 194     |
| Ages 25-54 | 271    | 408     | 556     |
| Ages 55-64 | 104    | 174     | 242     |
| Ages 65+   | 241    | 362     | 484     |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 650    | 1,006   | 1,338   |
| Black        | 9      | 17      | 31      |
| Am In/AK Nat | N/A    | 1       | 1       |
| Hawaiian     | N/A    | N/A     | 1       |
| Hispanic     | 208    | 289     | 408     |
| Asian        | 2      | 5       | 7       |
| Multi-Racial | 13     | 20      | 27      |
| Other        | N/A    | N/A     | N/A     |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$57,886 | \$61,118 | \$62,896 |
| < \$15,000          | 6        | 13       | 25       |
| \$15,000-\$24,999   | 40       | 54       | 72       |
| \$25,000-\$34,999   | 53       | 67       | 78       |
| \$35,000-\$49,999   | 35       | 66       | 92       |
| \$50,000-\$74,999   | 94       | 141      | 182      |
| \$75,000-\$99,999   | 43       | 59       | 87       |
| \$100,000-\$149,999 | 37       | 69       | 96       |
| \$150,000-\$199,999 | 20       | 45       | 65       |
| > \$200,000         | 28       | 39       | 54       |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 461    | 725     | 990     |
| Occupied        | 356    | 553     | 751     |
| Owner Occupied  | 273    | 434     | 590     |
| Renter Occupied | 83     | 119     | 161     |
| Vacant          | 105    | 173     | 239     |



### RAV SINGH, CCIM

Senior Director

rav@singhcommercialgroup.com

**Direct:** (210) 849-2175 | **Cell:** (210) 849-2175

0560351, Texas

## 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



## Disclaimer

Moulton Inn & Suites



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