



FOR SALE

COMFORT INN & SUITES WYLIE

2011 North State Highway 78, Wylie, TX 75098

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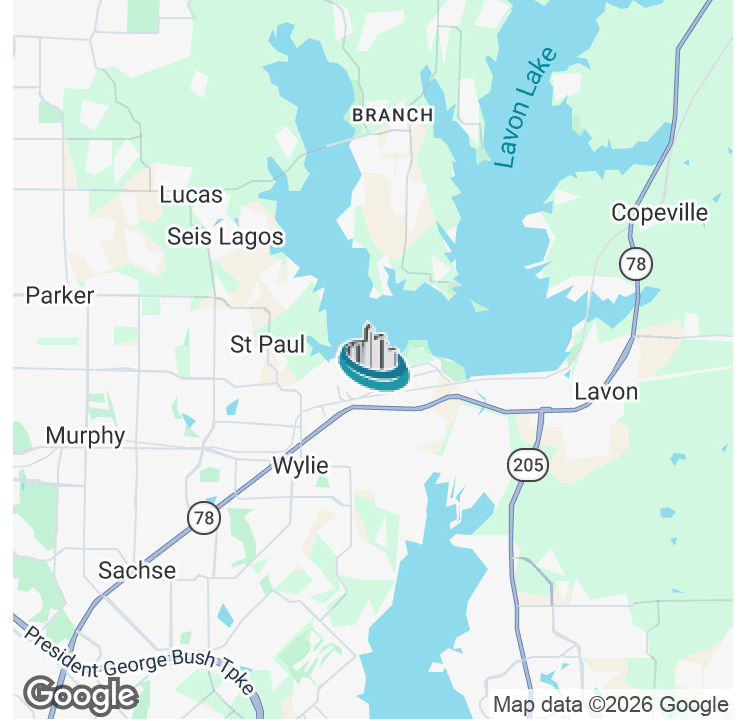
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,600,000
Building Size:	39,282 SF
Lot Size:	2.06 Acres
Number of Rooms:	51
NOI:	\$405,040
Year Built:	2008
Renovated:	2024
Zoning:	CC

PROPERTY OVERVIEW

Discover an exceptional hospitality investment in one of Dallas-Fort Worth's fastest-growing communities. This Comfort Inn & Suites is strategically positioned in Wylie, a thriving suburb experiencing robust residential and commercial expansion. The property benefits from strong demand drivers including proximity to major employers, Lake Lavon recreation, and excellent highway access via US-78 and SH-190.

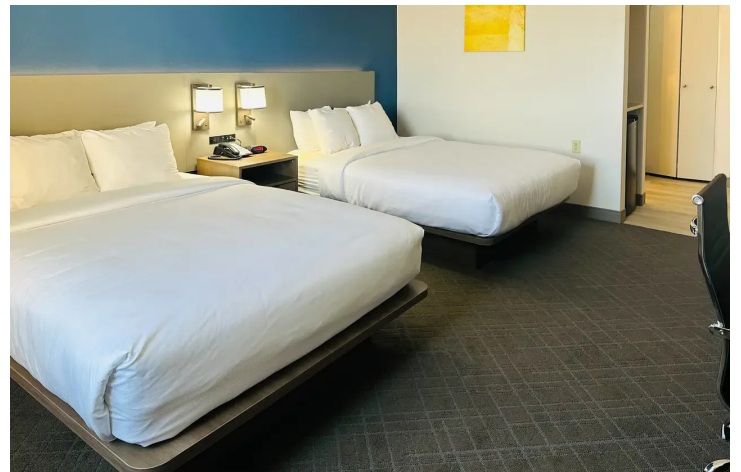
With the trusted Choice Hotels brand backing, this asset offers investors a proven operational platform and loyal customer base. The property serves diverse demand segments—corporate travelers, weekend leisure guests, and extended-stay visitors—ensuring year-round revenue stability. Wylie's business-friendly environment, outstanding schools, and projected population growth create compelling long-term appreciation potential. Whether you're seeking a turnkey income-producing asset or portfolio expansion opportunity, this well-positioned property delivers attractive returns in one of Texas's most dynamic markets.



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Additional Photos

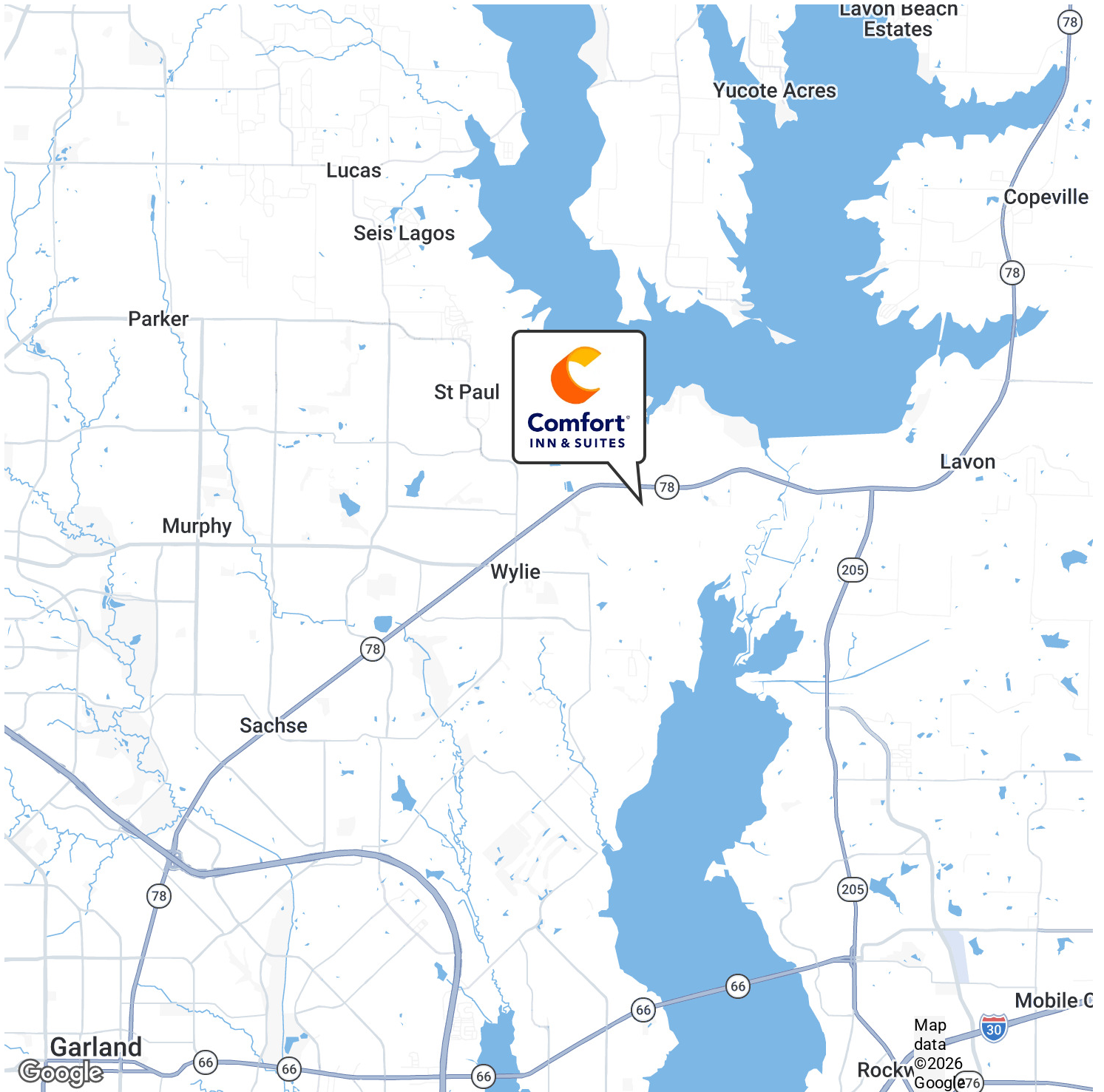




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Location Map

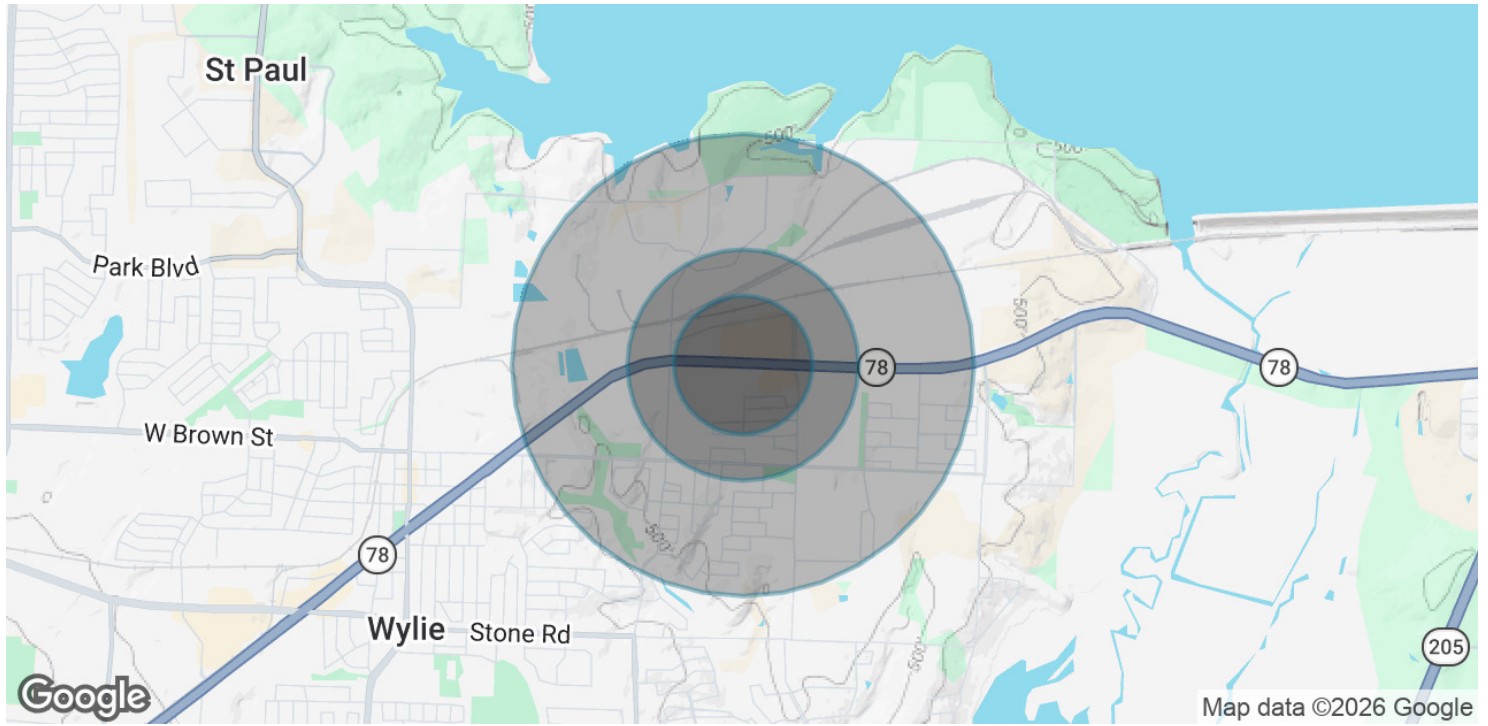




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	351	1,233	5,755
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	412	1,839
# of Persons per HH	3	3	3.1
Average HH Income	\$123,488	\$126,674	\$130,140
Average House Value	\$368,197	\$365,153	\$372,229

Demographics data derived from AlphaMap



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R E A L T Y