



# For Sale

## Comfort Inn & Suites I-25 near Spaceport America

2205 N Date St, Truth Or Consequences, NM 87901



### PROPERTY SUMMARY

**Comfort Inn & Suites I-25 near Spaceport America** is located on approximately 3.88 acres in Truth or Consequences, New Mexico. This upper-midscale hotel, built in 1999, offers 50 guestrooms and modern amenities for both business and leisure travelers. On-site amenities include an indoor heated pool, hot tub, and fitness center. With easy access from I-25 near the Spaceport America region, the property delivers comfort and location in one.

### PROPERTY HIGHLIGHTS

- Prime Location Near Spaceport America – Conveniently situated off I-25 in Truth or Consequences, just minutes from Spaceport America and the region's renowned hot springs.
- Full Range of Guest Amenities – Complimentary hot breakfast, free high-speed Wi-Fi, indoor heated pool, hot tub, and fitness center.
- Gateway to Southern New Mexico Adventures – Easy access to Elephant Butte Lake, Rio Grande recreation, and local arts and dining in historic downtown T or C.

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<b>Asking Price</b>	\$5,200,000
<b>Site Size</b>	3.88 Acres
<b>Building Size</b>	46,083 SF
<b>Year Built</b>	1999



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# Confidentiality Agreement

## Comfort Inn & Suites I-25 near Spaceport America

2205 N Date St, Truth Or Consequences, NM 87901

THIS **CONFIDENTIALITY / REGISTRATION AGREEMENT** ("Agreement") is made and agreed to by SVN | Bluestone and SVN | Walt Arnold Commercial Brokerage ("Broker") and \_\_\_\_\_ ("Purchaser"), regarding the property commonly known as **Comfort Inn & Suites I-25 near Spaceport America** and located in **Truth or Consequences, NM 87901** ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.

1. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
2. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
3. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
4. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
5. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
6. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
7. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
8. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of New Mexico:

### BUYER / PRINCIPAL:

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

### BUYER'S BROKER (if applicable):

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

\*Buyer's Broker must provide Buyer /  
Principle name and company  
(if applicable)