

Guesthouse INN

3815 21st Street

Lubbock Texas 79410

Presented By Lic 9005803

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Property Information

Address	Guesthouse INN 3815 21 st Lubbock TX 79410
Gross Building Area	21680 Sqft Approximately
Land Area	28336 Sqft Approximately
Guest Room	46 Guest Room Plus Manger Living Area
No Of Floors	3
Product Orientation	Interior Corridor .
Franchise	None
Property built	1984

Franchise and Management

Property Currently Operating as Independent . No Franchise .

Property Management Encumbered: No .

Investment Highlights

Offered at a significant discount to replacement cost .

The new buyer will have the opportunity to revamp the Hotel with Renovated Franchise Rooms , employing a more aggressive revenue management strategy and strategic cost control initiatives.

Refreshed Room product will allow the new owner to more effectively compete by improving penetration within the competitive set while increasing cash flow through improving operating margins.

Major employers in Lubbock include Texas Tech University, Covenant Health, UMC Health System, and United Supermarkets. Other significant employers are in sectors like healthcare, education, retail, manufacturing, and technology, with companies like X-FAB Texas, Leprino Foods, and Amazon also being prominent.

Education and Government

- [Texas Tech University](#): The largest employer, with over 10,000 employees in various roles from academics to maintenance.
- [City of Lubbock](#): Employs workers across government sectors.
- [South Plains College](#) and [Lubbock Christian University](#) (LCU): Also significant employers within the education sector.

Healthcare

- [Covenant Health](#): One of the largest employers, with 5,000 employees in the hospitals industry.
- [UMC Health System](#): Another major employer, with 4,000 employees.
- [Lubbock Heart Hospital](#): Employs 350 people.

Retail and Wholesale

- [United Supermarkets](#): The supermarket's headquarters employ over 4,100 people.
- [Amazon](#): Has a presence with a distribution center in the Lubbock Business Park.
- [O'Reilly Distribution Center](#): A large auto parts retailer distribution center is located in Lubbock.
- [McLane High Plains](#): A grocery wholesaler that employs over 300 people