

HOTEL FOR SALE

FUTURE CITY EXPRESS BY MARRIOTT

5042 BECKWITH BOULEVARD, SAN ANTONIO, TX 78249



HUGE PIP DISCOUNT



**CONVERSION
OPPORTUNITY!**



FOR SALE

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

National Hospitality Division Leader

O: (210) 849-2175

C: (210) 849-2175

rav@singhcommercialgroup.com

0560351, Texas

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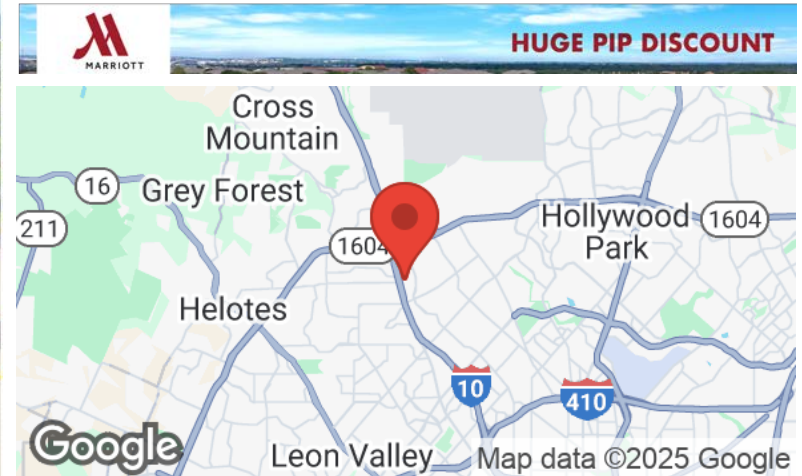
PROPERTY INFORMATION

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EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
LOCATION & HIGHLIGHTS
DEMAND GENERATORS

EXECUTIVE SUMMARY

5042 BECKWITH BOULEVARD



OFFERING SUMMARY

PRICE:	\$5,600,000
NUMBER OF ROOMS:	62
PRICE / DOOR:	\$90K/DOOR
FLOORS:	4
LOT SIZE:	1.93 Acres
BUILDING SF:	40,697
MARKET:	San Antonio
YEAR BUILT:	2007/2021
ZONING:	C-3

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to present the exclusive opportunity to acquire the Sleep Inn San Antonio, which will be converting to City Express by Marriott. The ownership has executed a new franchise agreement with Marriott International, positioning the Hotel to benefit from Marriott's global recognition, powerful Bonvoy loyalty program, and premium reservation system.

This future conversion represents a rare opportunity for an investor to step into a stabilized San Antonio hotel asset with a strong upside, leveraging the strength of the Marriott brand, and a prime location within one of the city's most dynamic submarkets.



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PROPERTY HIGHLIGHTS

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MAJOR DEMAND GENERATORS

- Premier Location Near Major Demand Generators The Hotel is strategically located within minutes of:
- South Texas Medical Center – <3 miles
- The University of Texas at San Antonio (UTSA) – 2.5 miles
- The RIM Shopping Center – 3 miles (2nd largest in Texas)
- The Shops at La Cantera Mall – 3 miles
- Six Flags Fiesta Texas – 3.5 miles
- Valero Energy Headquarters – 2.5 miles
- USAA Corporate Headquarters – 3.5 miles
- Security Service Federal Credit Union HQ – 2.4 miles



PROPERTY HIGHLIGHTS

- Current ownership has executed a signed agreement to rebrand the Hotel as City Express by Marriott. Contact broker for full PIP details
- Seller is reducing the price to accommodate a PIP discount
- Drive Revenue with Marriott Brand Affiliation Marriott's global distribution network, Bonvoy loyalty program, and premium reservation system are proven revenue drivers that position the Hotel to outperform competitors
- Strong Submarket Performance Northwest San Antonio, anchored by the Medical Center and UTSA, consistently ranks among the city's top-performing hotel submarkets, with resilient occupancy and strong ADR growth supported by year-round corporate, healthcare, leisure, and group demand
- The Hotel will be delivered free of management, allowing a buyer flexibility to select their preferred management company or operate independently
- The Hotel is offered with fee simple ownership, providing full control to the new investor
- Extra land is available for future expansion!



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name:	Sleep Inn & Suites
Street Address:	5042 Beckwith Boulevard
City, State, Zip:	San Antonio, TX 78249
County:	Bexar

SAN ANTONIO MARKET OVERVIEW

HIGH GROWTH MSA

4th

Fastest-growing city in the U.S.

4th

Youngest city in the U.S.

7th

Largest city in the U.S.

YOUNG & VIBRANT COMMUNITY

33.9 Median Age, which is significantly below the U.S. average

100K College Students, which is more than both Dallas and Austin, TX

DIVERSE ECONOMIC HUB

#1 Tourist destination in Texas

182K Healthcare and Bioscience jobs

Largest concentration of IT and Cybersecurity jobs outside of Washington D.C.

Military Hub – 4 Military bases with 82K+ direct jobs and 211K+ indirect jobs supported

SAN ANTONIO JOINT BASE	South Texas MEDICAL CENTER	H-E-B	USAA	CYBERSECURITY SAN ANTONIO
82,639 JOBS	50,000+ JOBS	20,000 JOBS	19,000 JOBS	16,500 JOBS
JPMorgan Chase	rackspace HOSTING	VALERO	BOEING	PORT SAN ANTONIO
5,000 JOBS	6,500 JOBS	1,653 JOBS	2,800 JOBS	18,000+ JOBS

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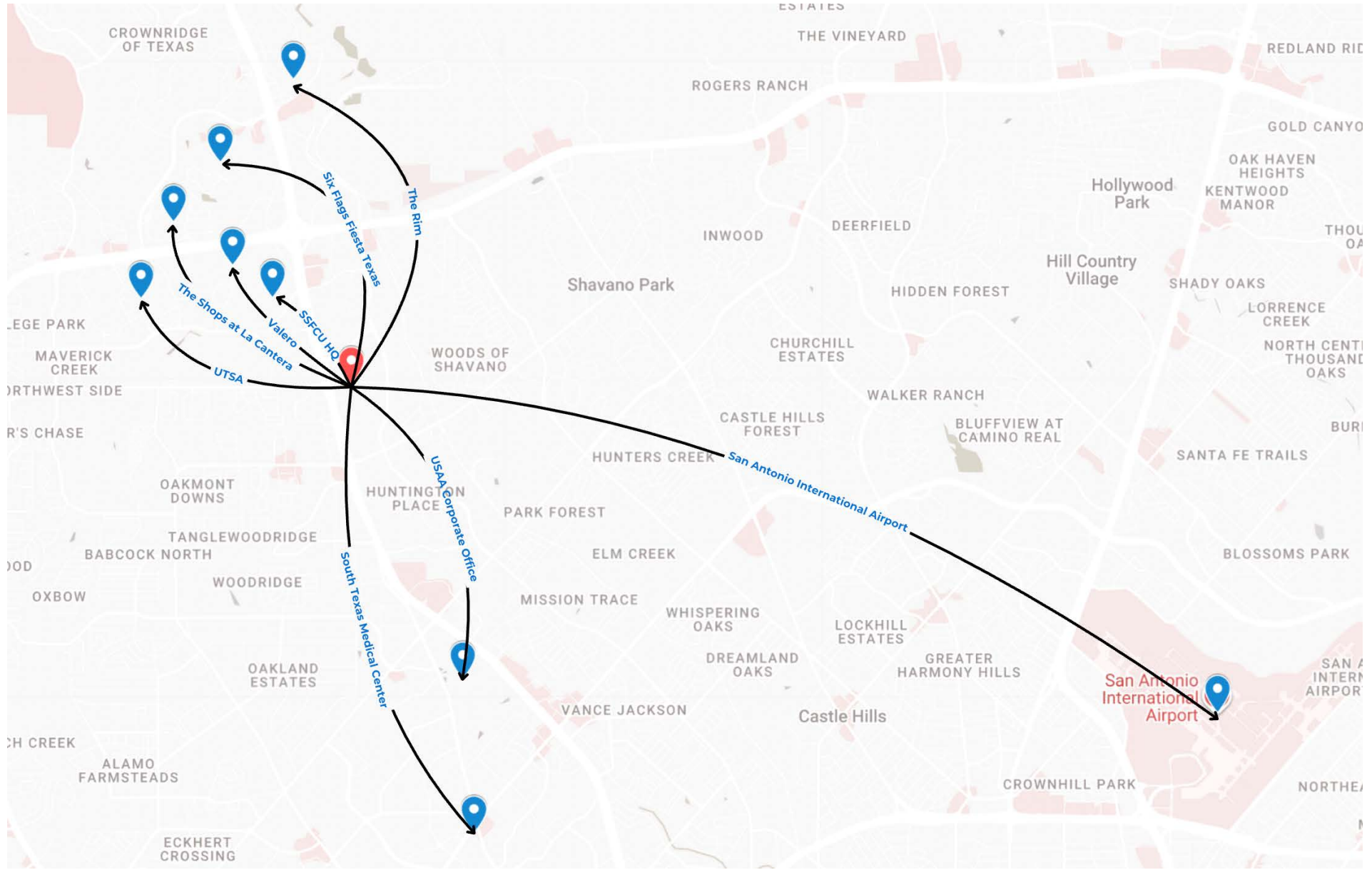
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DEMAND GENERATORS

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ADDITIONAL PHOTOS

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PROPERTY PHOTOS

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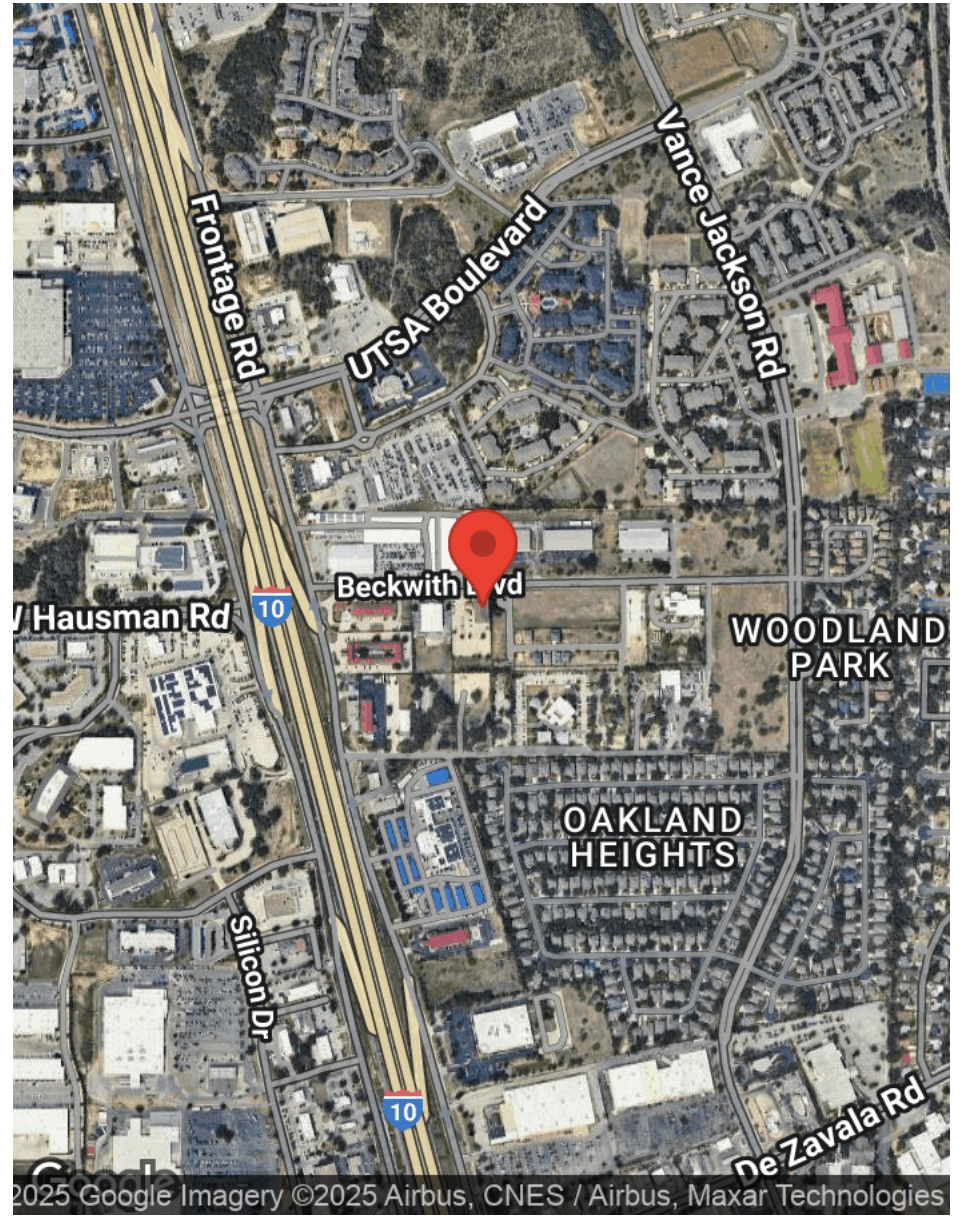
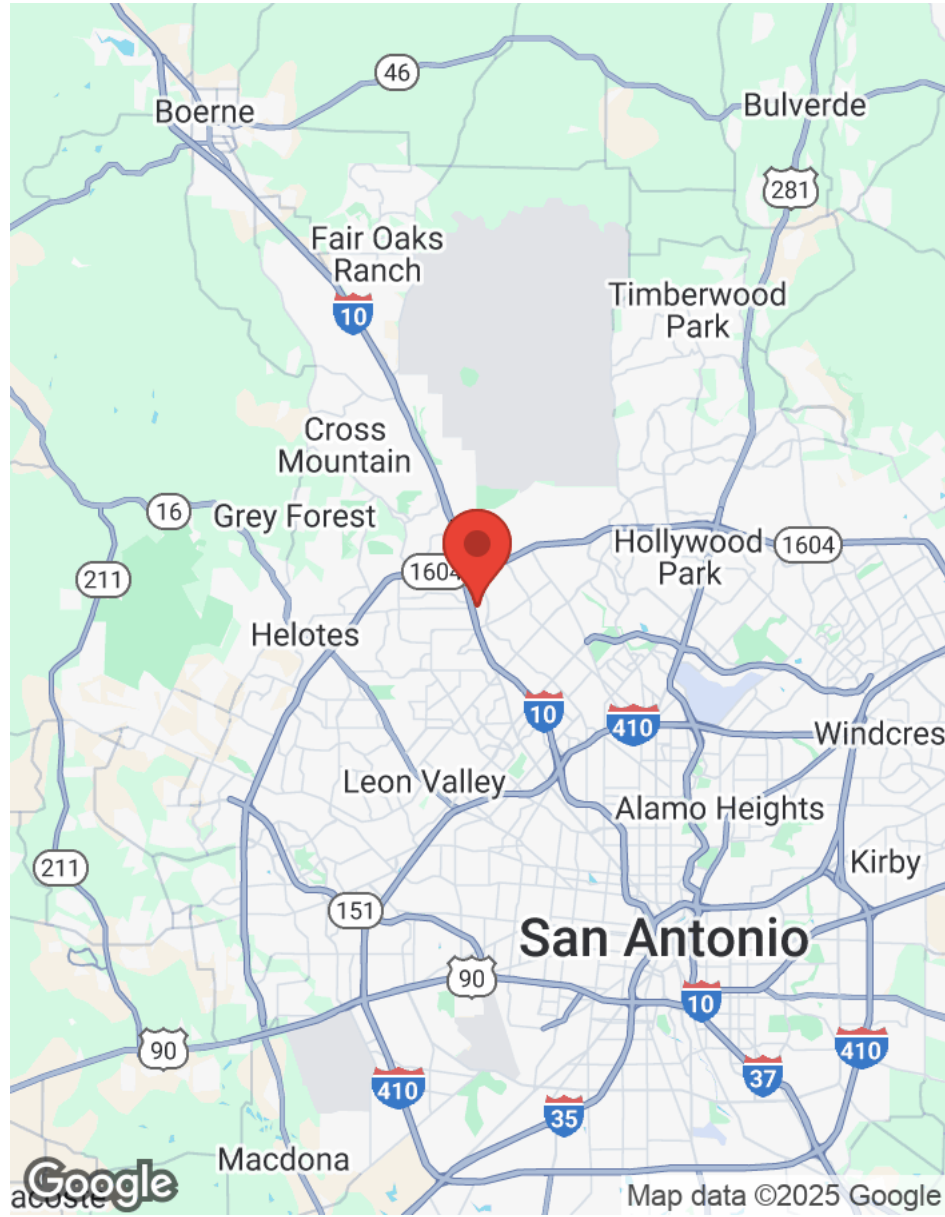
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BUSINESS MAP
REGIONAL MAP
DEMOGRAPHICS

LOCATION MAPS

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BUSINESS MAP

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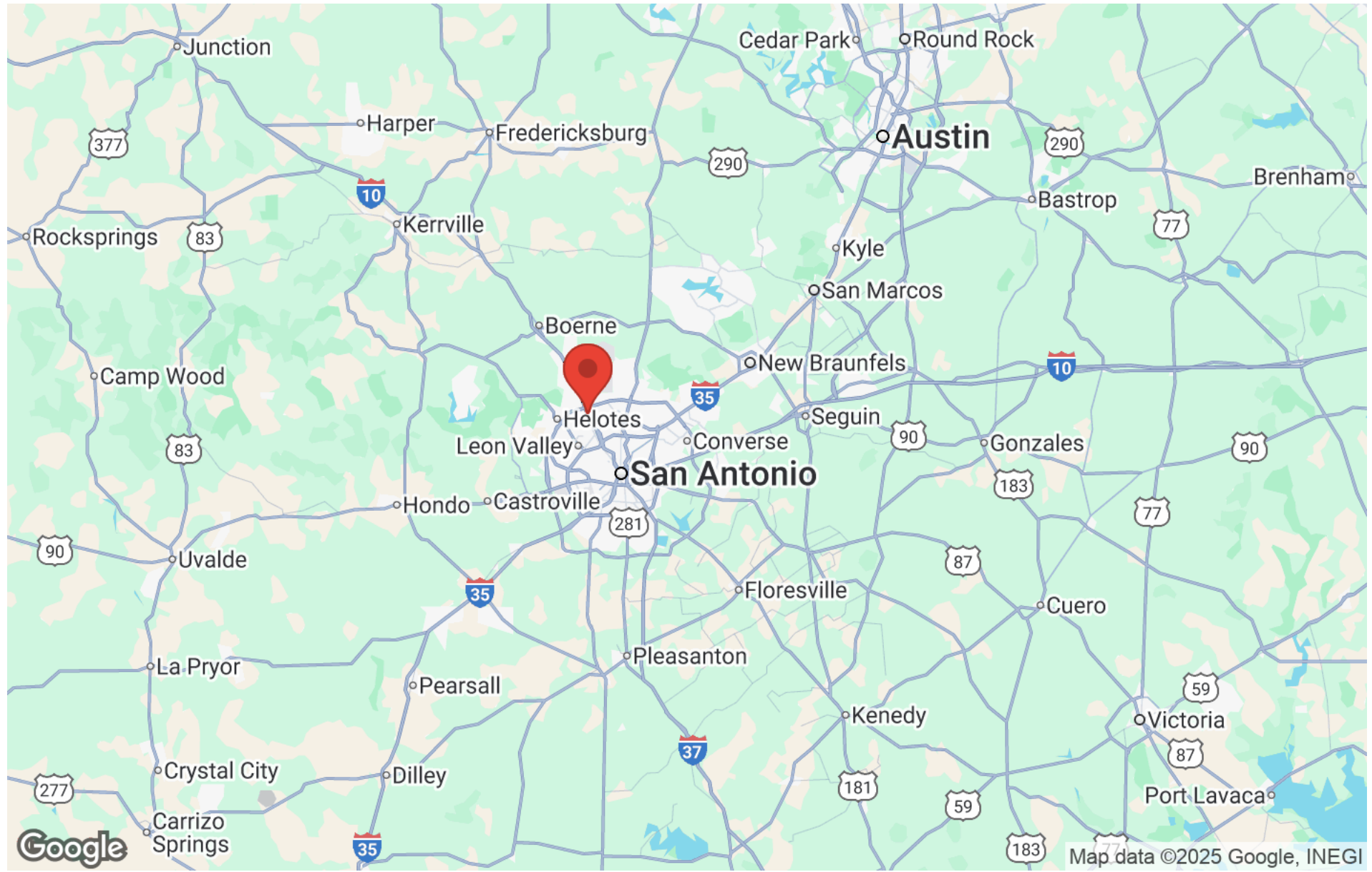
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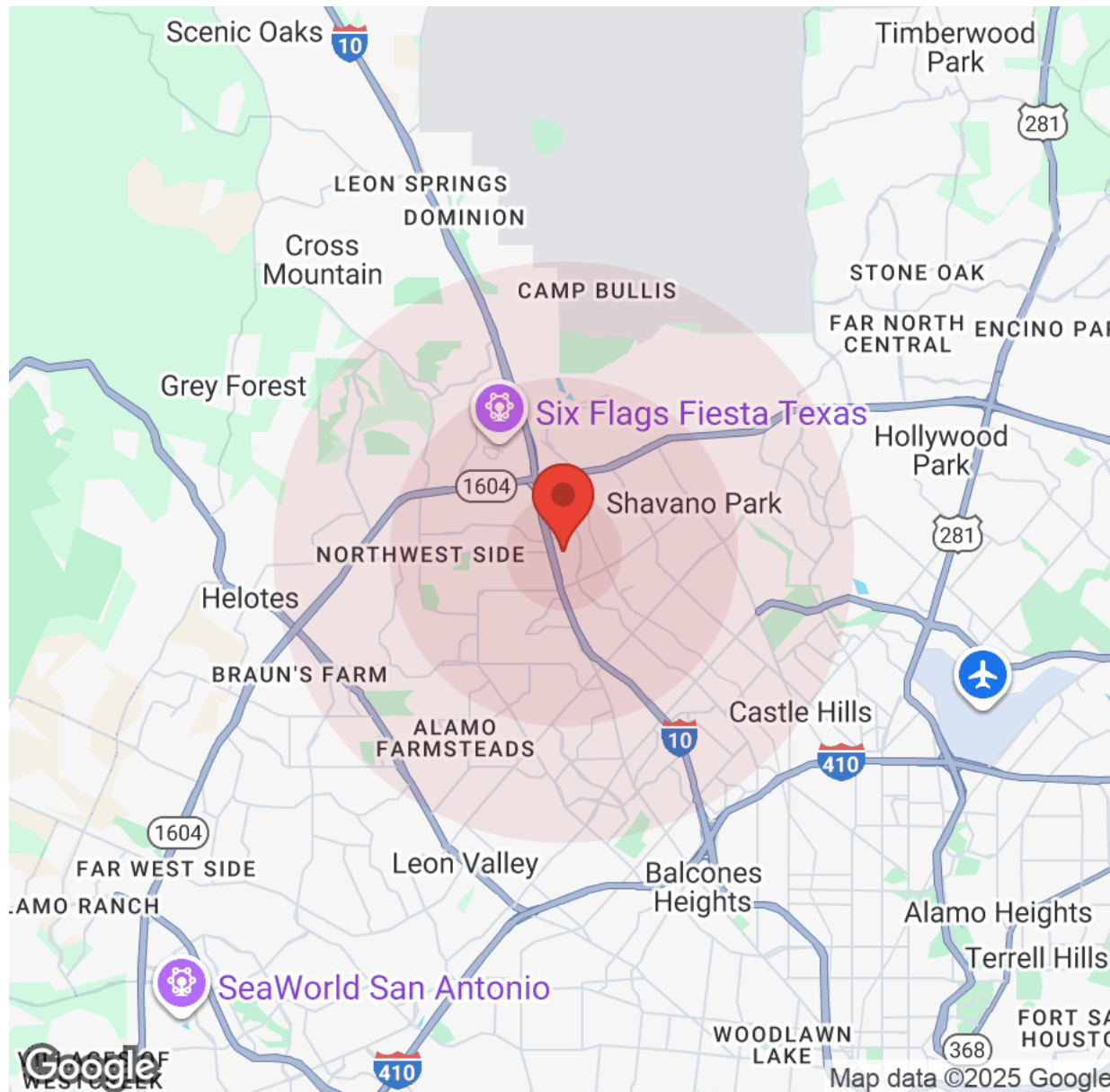


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,254	49,426	132,916
Female	5,965	47,473	134,760
Total Population	12,219	96,899	267,676

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,812	15,646	47,056
Ages 15-24	2,610	19,369	41,516
Ages 25-54	5,619	41,406	116,333
Ages 55-64	937	8,762	26,479
Ages 65+	1,241	11,718	36,292

Income	1 Mile	3 Miles	5 Miles
Median	\$71,805	\$73,284	\$73,583
< \$15,000	497	3,930	9,391
\$15,000-\$24,999	214	2,528	6,461
\$25,000-\$34,999	391	2,751	8,168
\$35,000-\$49,999	439	4,593	13,804
\$50,000-\$74,999	1,557	8,221	22,213
\$75,000-\$99,999	737	5,289	13,395
\$100,000-\$149,999	1,165	7,793	20,382
\$150,000-\$199,999	311	3,066	9,467
> \$200,000	531	4,883	14,602

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,321	47,056	128,491
Occupied	5,844	43,054	117,885
Owner Occupied	1,650	15,567	47,444
Renter Occupied	4,194	27,487	70,441
Vacant	477	4,003	10,606

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AGENT BIO

PROFESSIONAL BIO

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PROFESSIONAL BIO

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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

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LEGAL DOCUMENTS

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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