



FOR SALE

BAYMONT BY WYNDHAM SAN ANTONIO SOUTH PARK

7202 Interstate 35 S, San Antonio, TX 78224

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,250,000
Building Size:	44,716 SF
Lot Size:	2.39 Acres
Number of Rooms:	122
Price / SF:	\$95.04
Cap Rate:	6.58%
NOI:	\$197,106
Year Built:	1969
Renovated:	2022
Zoning:	Commercial
Market:	San Antonio
Submarket:	South Park

PROPERTY OVERVIEW

Tabani Realty is pleased to present the 122 key, Baymont Inn by Wyndham in San Antonio, Texas. The limited-service hotel is located directly off Interstate 35 on the South side of San Antonio. The hotel has an overall living space of 44,716 SF across 2 floors and was last renovated in 2022.

The Baymont Inn is a 7-minute drive from the Downtown San Antonio Riverwalk, a 6-minute drive to the Alamo, and a 7-minute drive to the Tower of Americas. Other attractions such as the San Antonio Zoo, the San Antonio Botanical Gardens, and the AT&T Center are all under a 15-minute drive from the hotel.

PROPERTY HIGHLIGHTS

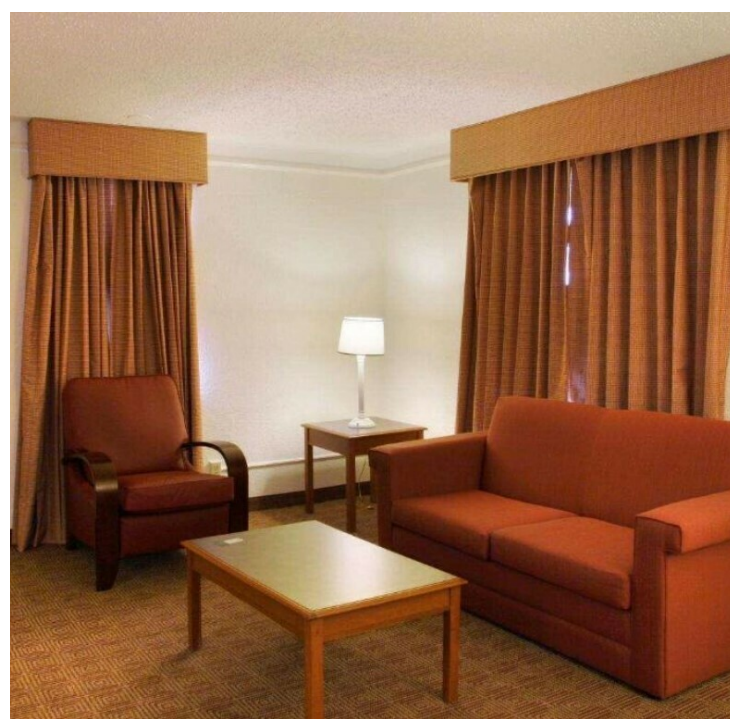
- 122 guestrooms offered at under \$34,836 per key
- Ideal for Multi-Family / Apartment Conversion
- Offered below replacement cost
- Partially renovated in 2022
- Excellent visibility from Interstate 35 (I-35) in high traffic area
- Near popular downtown attractions



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Additional Photos

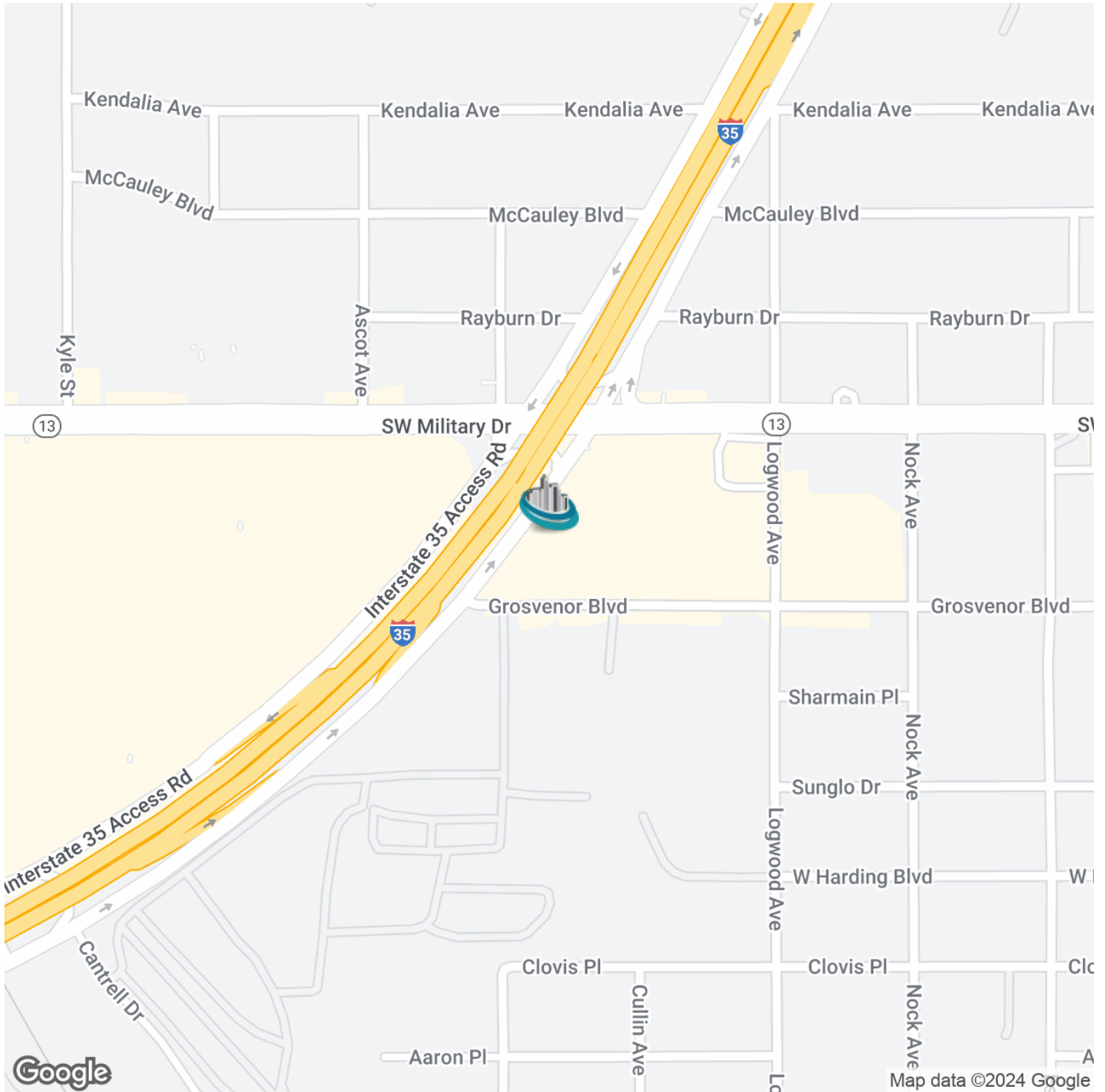




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Location Map



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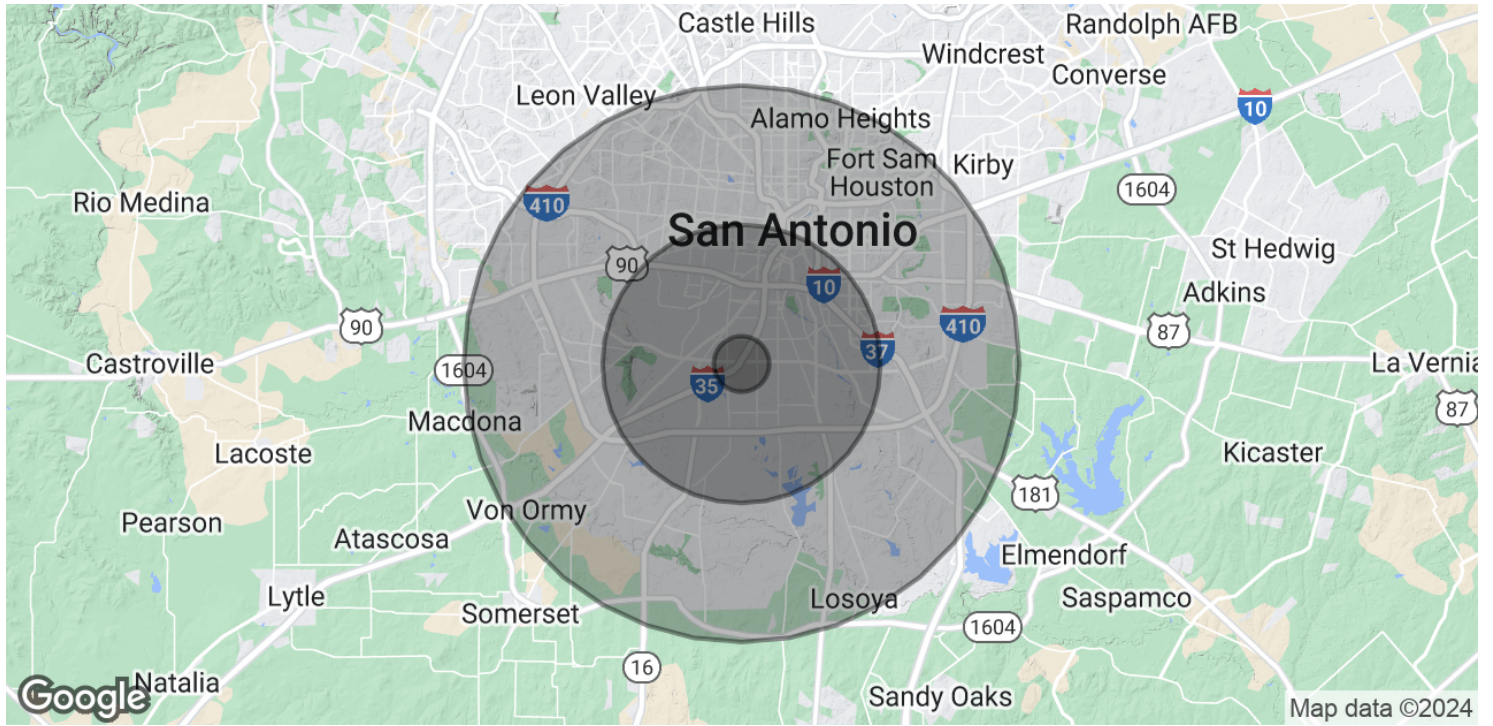
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	16,294	256,576	749,460
Average Age	38.8	34.6	34.3
Average Age (Male)	36.4	33.2	33.0
Average Age (Female)	43.3	36.5	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,666	82,477	253,082
# of Persons per HH	3.5	3.1	3.0
Average HH Income	\$46,772	\$45,355	\$53,889
Average House Value	\$83,255	\$102,374	\$133,325

2020 American Community Survey (ACS)