

HOTEL FOR SALE

SONESTA ESSENTIALS HOTEL

2019 WATER ST, GONZALES, TX 77629



OWNER FINANCING AVAILABLE

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

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2019 WATER STREET



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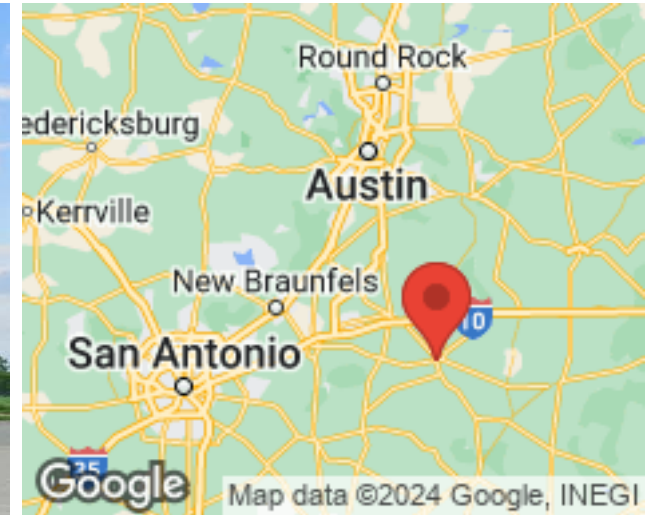
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EXECUTIVE SUMMARY

2019 WATER STREET



OFFERING SUMMARY

PRICE:	\$4,200,000
ROOMS:	53
PRICE/ROOM:	\$79,245/room
REVENUE BUDGET:	\$1,011,090
BUILDING SF:	24,678 SF
LOT SIZE:	1.32 AC
YEAR BUILT:	2013 / renovated 2023

PROPERTY OVERVIEW

KW Commercial is pleased to present for sale to qualified buyers the Sonesta Essential Hotel in Gonzales, Texas – an excellent investment opportunity in a thriving market.

This well-maintained property, built in 2013, features 53 spacious guest rooms across three stories. Situated on a 1.32-acre lot, the hotel offers modern amenities and classic comforts.

Recently converted to a Sonesta Essential in March 2024, this hotel requires minimal Property Improvement Plan (PIP) for the new buyer.

Designed to delight every kind of traveler, the hotel offers excellent value and convenient amenities, such as free hot breakfast, free WiFi, and free parking.

PROPERTY HIGHLIGHTS

- Fee Simple Interest in the 53-Unit, Three-Story, Limited-Service Sonesta Essentials Hotel
- Recently Converted to Sonesta Essential in March 2024 – Minimal PIP Expected for New Buyer
- Absentee, Out-of-City Owner | Ideal Opportunity for Local Operator with Dedicated Sales & Management Efforts
- Ideal 1031 Exchange Up-leg Property for Owner-Operator
- Strategic Location Near Notable Demand Generators Including Oil & Gas, Agriculture, Manufacturing, and Tourism Clients
- Assumable Loan Lending Options Available for Qualified Investors with 20% Down payment

AIRPORTS NEAR GONZALES TX

- 56 MILES FROM AUSTIN
- 72 MILES FROM SAN ANTONIO
- 136 MILES FROM HOUSTON

LOCATION & HIGHLIGHTS

2019 WATER STREET



LOCATION INFORMATION

Building Name: Sonesta Essentials
Street Address: 2019 Walter St
City, State, Zip: Gonzales, TX 77629

LOCATION OVERVIEW

Gonzales, known as the "Birthplace of Texas Independence," has a robust economy supported by various demand generators.

Key industries include agriculture, oil and gas, and manufacturing, providing a stable economic base and a consistent influx of business travelers.

Additionally, Gonzales is a gateway to major Texas cities such as San Antonio, Austin, and Houston, each within a convenient driving distance.

This strategic location attracts a diverse mix of visitors, from corporate guests to tourists exploring the historical landmarks and natural beauty of the region.

PROPERTY HIGHLIGHTS

- The Sonesta Essentials Hotel in Gonzales, Texas, stands out as a noteworthy investment opportunity. This property, having transitioned to the Sonesta brand in March 2024, benefits from minimal Property Improvement Plan (PIP) for new owners.
- The 53-unit, three-story, limited-service hotel is overseen by an absentee, out-of-state owner, making it an exceptional opportunity for a local operator to implement dedicated sales and management strategies to boost its value.
- Strategically positioned near vital industries such as oil and gas, agriculture, manufacturing, and tourism, the hotel is poised for continued growth.
- It offers a range of amenities including complimentary hot breakfast, WiFi, parking, 24-hour reception, and laundry facilities. The guest rooms are well-appointed with cable TV, microwaves, and refrigerators.
- Furthermore, this property is an excellent candidate for a 1031 exchange up-leg and provides assumable lending options for qualified investors willing to make a 20% downpayment.



PROPERTY PHOTOS

2019 WATER STREET



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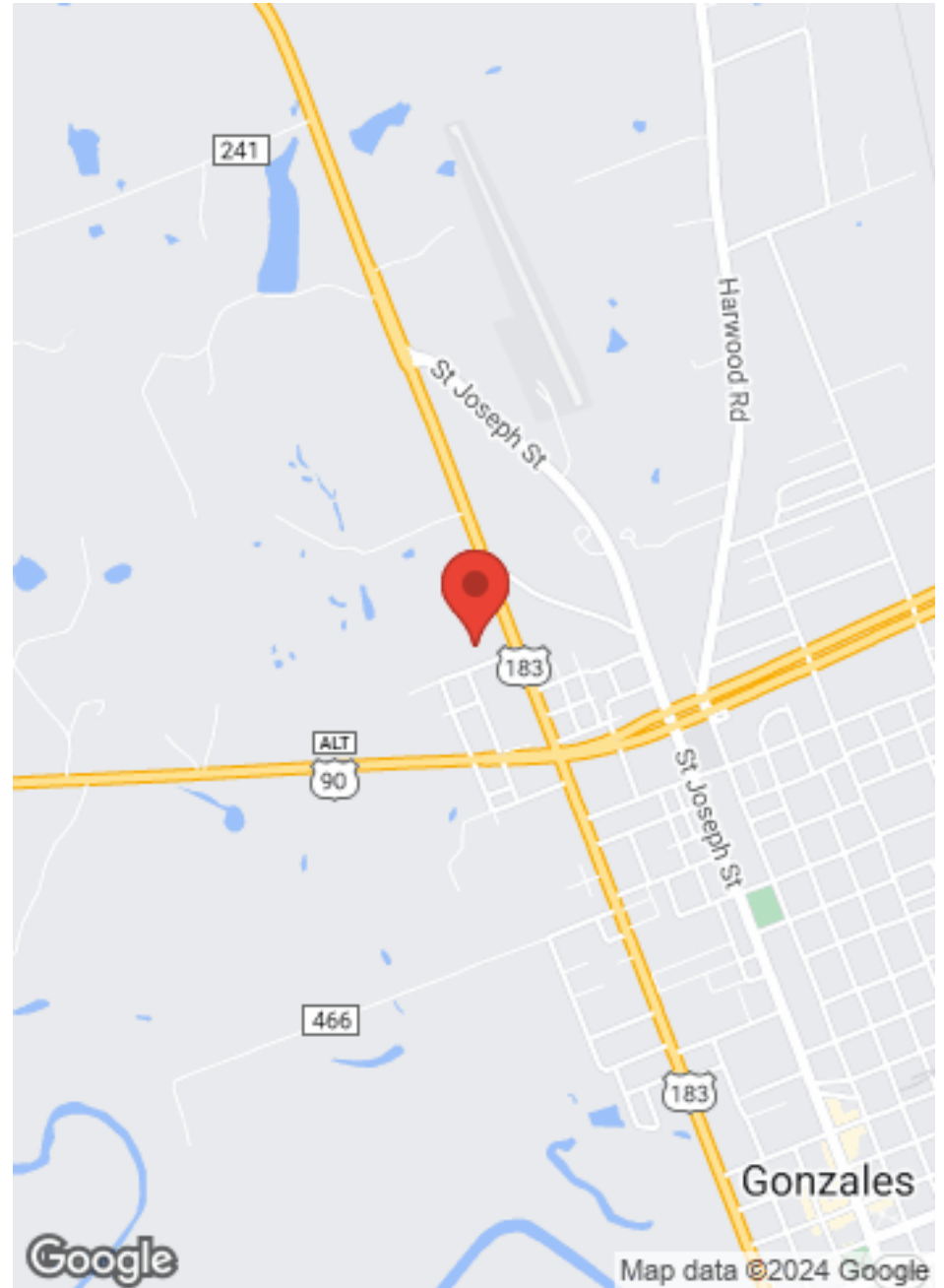
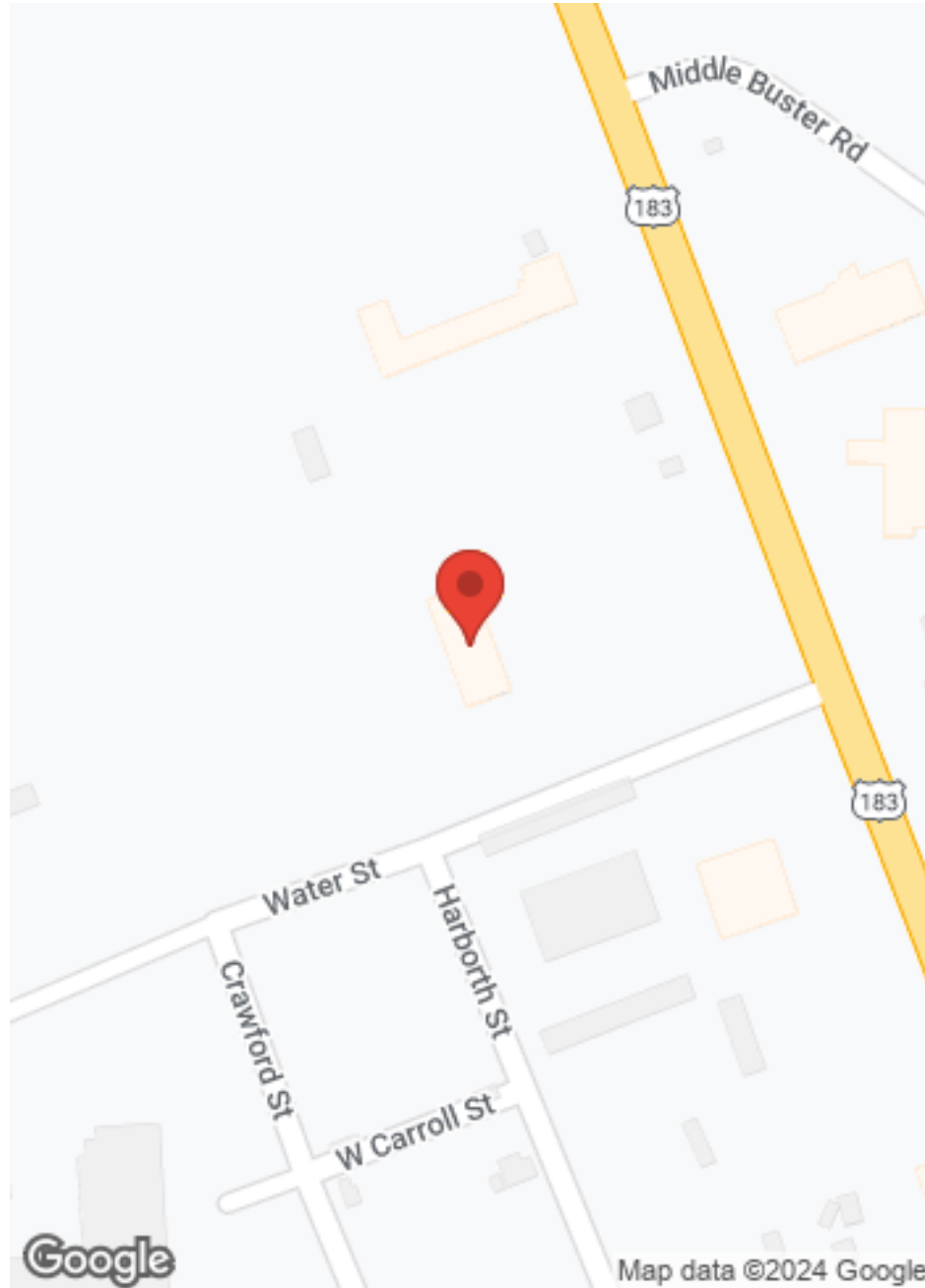
PROPERTY PHOTOS

2019 WATER STREET



LOCATION MAPS

2019 WATER STREET



AERIAL MAP

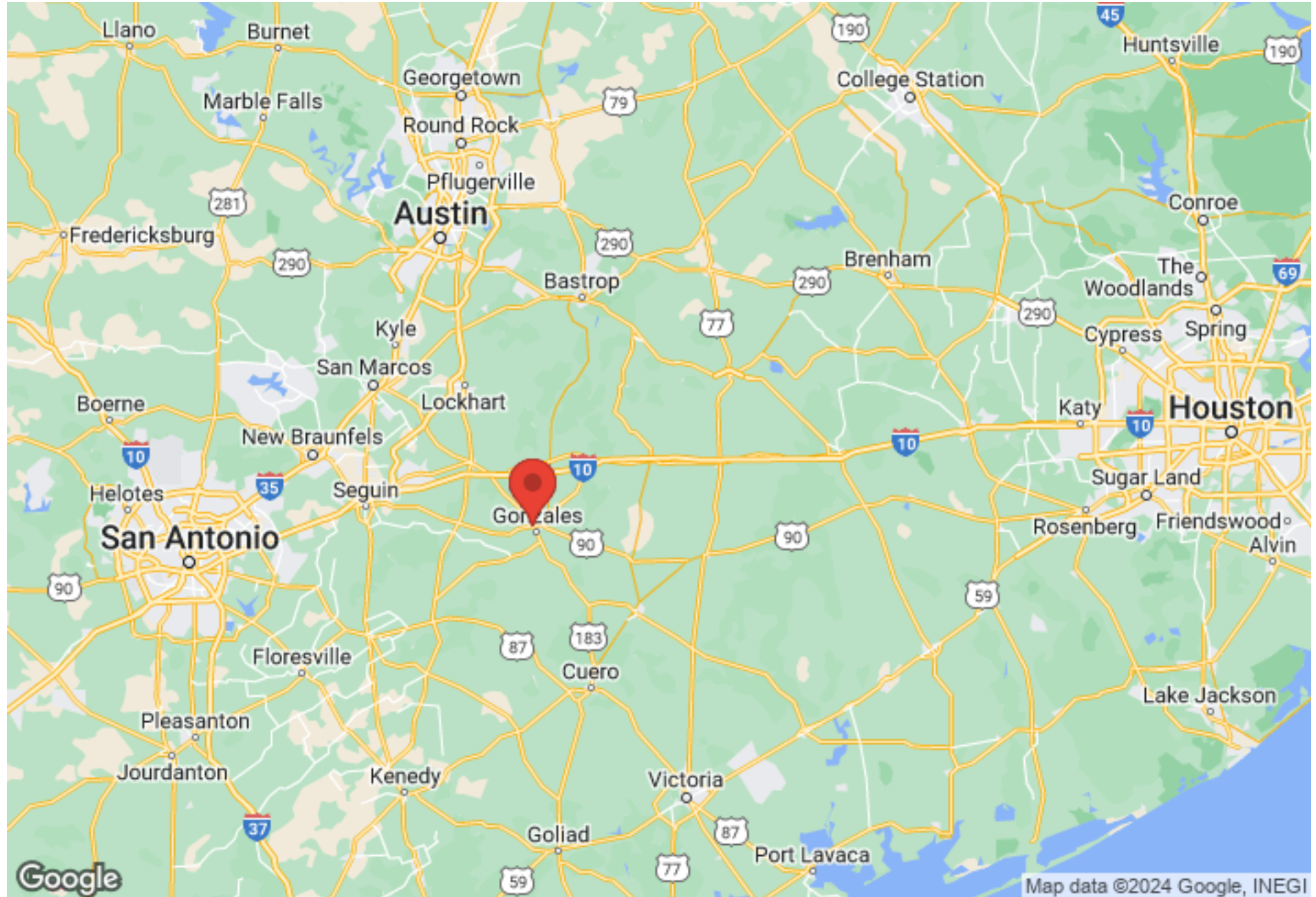
2019 WATER STREET



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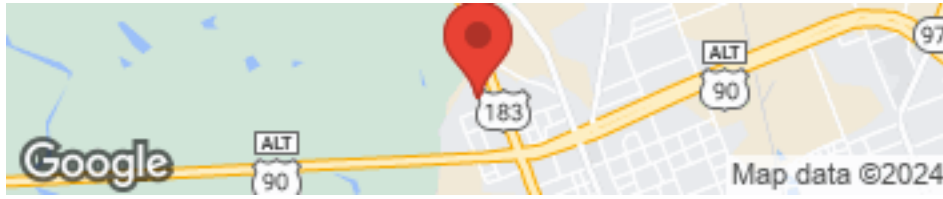
REGIONAL MAP

2019 WATER STREET



ABOUT THE CITY

2019 WATER STREET



ABOUT GONZALES

Gonzales, Texas, known as the "Lexington of Texas," offers a unique blend of rich history and modern amenities, making it an ideal location for investment. This charming city, established in 1825, played a pivotal role in the Texas Revolution and is home to historic landmarks like the Gonzales Memorial Museum and the iconic "Come and Take It" cannon.

With its thriving economy supported by diverse industries, excellent recreational activities along the Guadalupe River, a welcoming community, and easy access to major highways, Gonzales provides an appealing lifestyle for both residents and businesses.

The city enjoys a warm climate, with mild winters and hot summers, making it an attractive destination year-round.



CITY HIGHLIGHTS

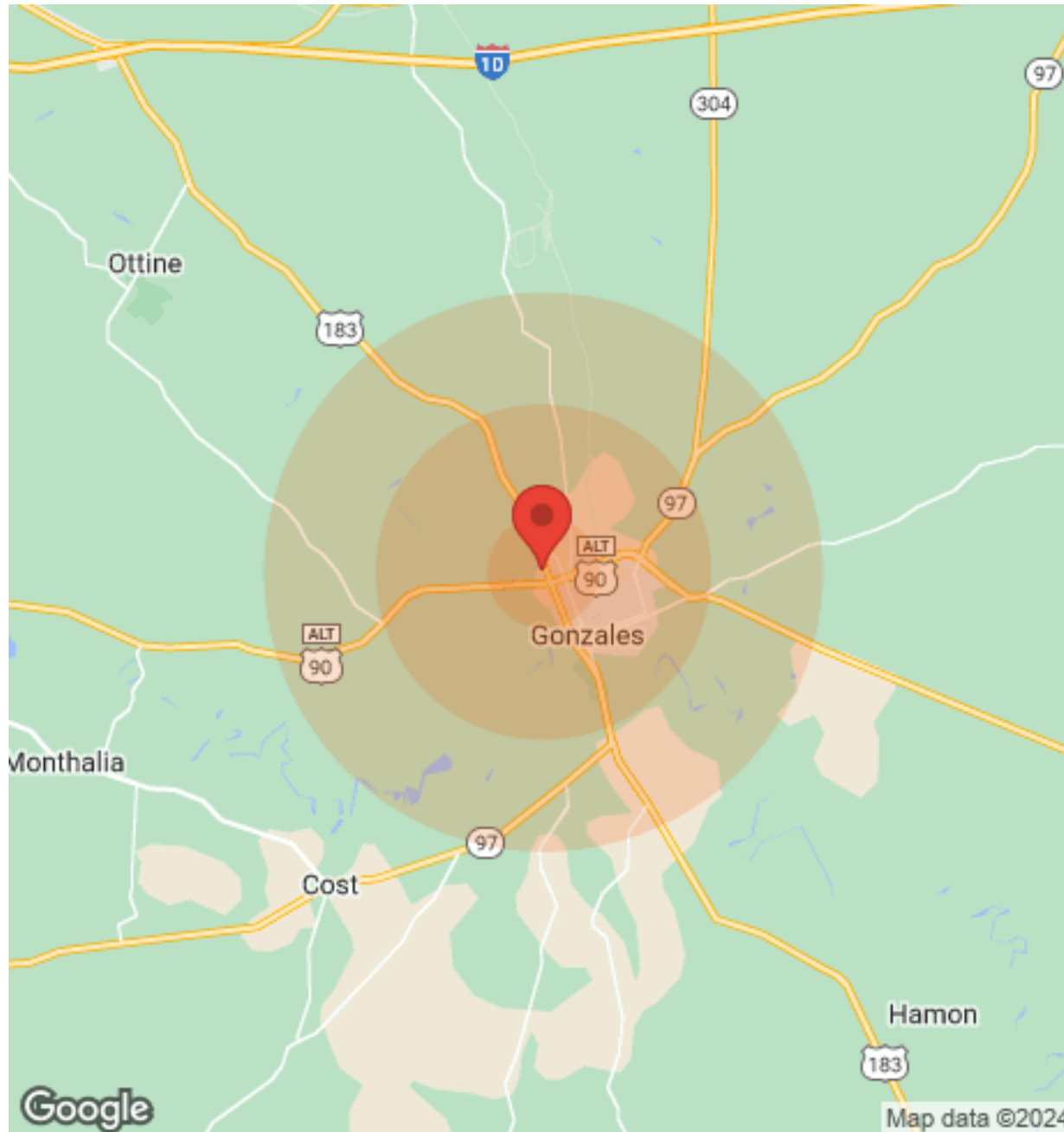
- **Historic Landmarks:** Gonzales Memorial Museum, Old Jail Museum, and the iconic "Come and Take It" cannon.
- **Recreation:** Activities along the Guadalupe River, Independence Park, and J.B. Wells Park.
- **Community Events:** Annual "Come and Take It" celebration and various local festivals.
- **Education:** Gonzales Independent School District.
- **Healthcare:** Comprehensive medical care by Gonzales Healthcare Systems.
- **Accessibility:** Easy access to major highways, connecting to Austin, San Antonio, and Houston.



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DEMOGRAPHICS

2019 WATER STREET



Population	1 Mile	3 Miles	5 Miles
Male	628	2,512	2,512
Female	602	2,685	2,685
Total Population	1,230	5,197	5,197

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	366	1,472	1,472
Ages 15-24	195	801	801
Ages 25-54	444	1,960	1,960
Ages 55-64	91	427	427
Ages 65+	134	537	537

Race	1 Mile	3 Miles	5 Miles
White	889	3,268	3,268
Black	36	512	512
Am In/AK Nat	N/A	29	29
Hawaiian	N/A	N/A	N/A
Hispanic	720	3,044	3,044
Multi-Racial	610	2,738	2,738

Income	1 Mile	3 Miles	5 Miles
Median	\$41,860	\$38,125	\$38,125
< \$15,000	7	124	124
\$15,000-\$24,999	55	353	353
\$25,000-\$34,999	76	387	387
\$35,000-\$49,999	99	342	342
\$50,000-\$74,999	113	250	250
\$75,000-\$99,999	67	200	200
\$100,000-\$149,999	N/A	79	79
\$150,000-\$199,999	N/A	21	21
> \$200,000	N/A	39	39

Housing	1 Mile	3 Miles	5 Miles
Total Units	507	2,279	2,279
Occupied	458	2,018	2,018
Owner Occupied	297	1,181	1,181
Renter Occupied	161	837	837
Vacant	49	261	261

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

MEMBERSHIPS

CIPS - Certified International Property Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors

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