

HAMPTON INN

2304 North Arkansas Avenue | Russellville, AR
OFFERING MEMORANDUM



ALETHES
REALTY

Hampton Inn

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Property Features

Additional Map

Property Images

04 Demographics

Demographics

Exclusively Marketed by:



Brent Preddy

Alethes Realty, Inc.
President / Owner
(479) 968-5668
brent@alethesrealty.com
Lic: PB00063004



Nimesh Gokal

Alethes Realty, Inc.
Commercial Sales
(479) 264-1622
nimesh@alethesrealty.com
Lic: SA00090028



Mital Patel

Alethes Realty, Inc.
Commercial Sales
(501) 773-7377
mital@alethesrealty.com
Lic: SA00095561



Brokerage License No.: PB00063004
<https://www.AlethesRealty.com>

HAMPTON INN

01

Executive Summary

Investment Summary



OFFERING SUMMARY

ADDRESS	2304 North Arkansas Avenue Russellville AR 72802
COUNTY	Pope
BUILDING SF	23,351 SF
LAND ACRES	2.656
TOTAL ROOMS	83
YEAR BUILT	1998
APN	868-80001-000C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$9,900,000
PRICE PER KEY	\$119,277
PRICE PSF	\$423.96

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,836	26,429	37,380
2025 Median HH Income	\$47,104	\$48,583	\$52,575
2025 Average HH Income	\$63,413	\$71,172	\$77,825



Hampton Inn - Russellville, AR

- Property Highlights

Flag: Hilton (Upper Midscale Tier)

Structure: Limited-service, interior corridor

Condition: Well-maintained, minimal capex required

Occupancy History: Stable with consistent year-over-year growth

Revenue Model: ADR and RevPAR growth aligned with market averages

Cap Rate: 5.30% based on in-place income



HAMPTON INN

02

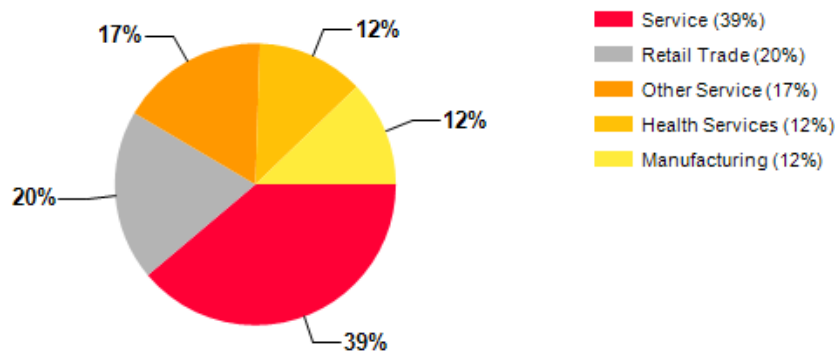
Location

Location Summary
Local Business Map

Hampton Inn - Russellville, AR

- The Hampton Inn in Russellville, Arkansas, represents a strategic opportunity for investors looking to acquire a well-performing, branded hotel asset in a growing secondary market. With a proven track record of revenue consistency, a reputable brand affiliation under the Hilton umbrella, and a strong market position in the region, this hotel is ideally suited for both institutional and private hospitality investors.
- Strategically located along Interstate 40, one of the most heavily trafficked transportation corridors in Arkansas, the property captures a steady flow of corporate, leisure, and transient travelers. Russellville serves as a key economic hub for the River Valley region and is home to Arkansas Tech University, several major manufacturing plants, healthcare centers, and outdoor recreational attractions like Lake Dardanelle State Park.

Major Industries by Employee Count



Largest Employers

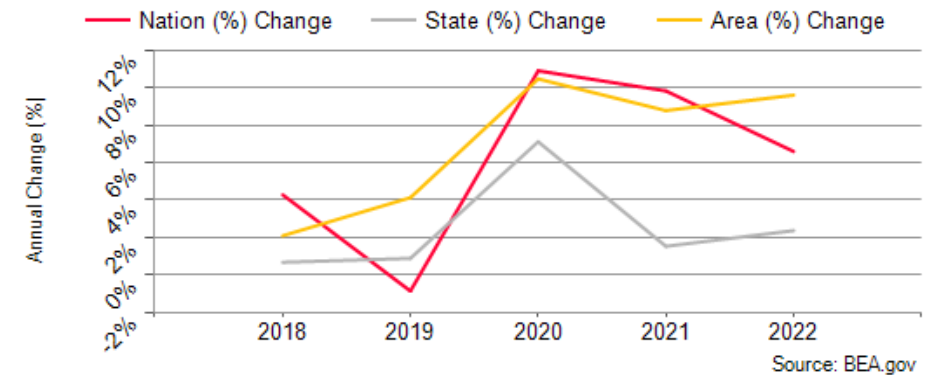
Conagra Brands	1,340
Tyson Foods	1,200
Arkansas Nuclear One	1,000
Russellville School District	800
Americold	500
Arkansas Tech University	400
Amcor	300
MAHLE International	250

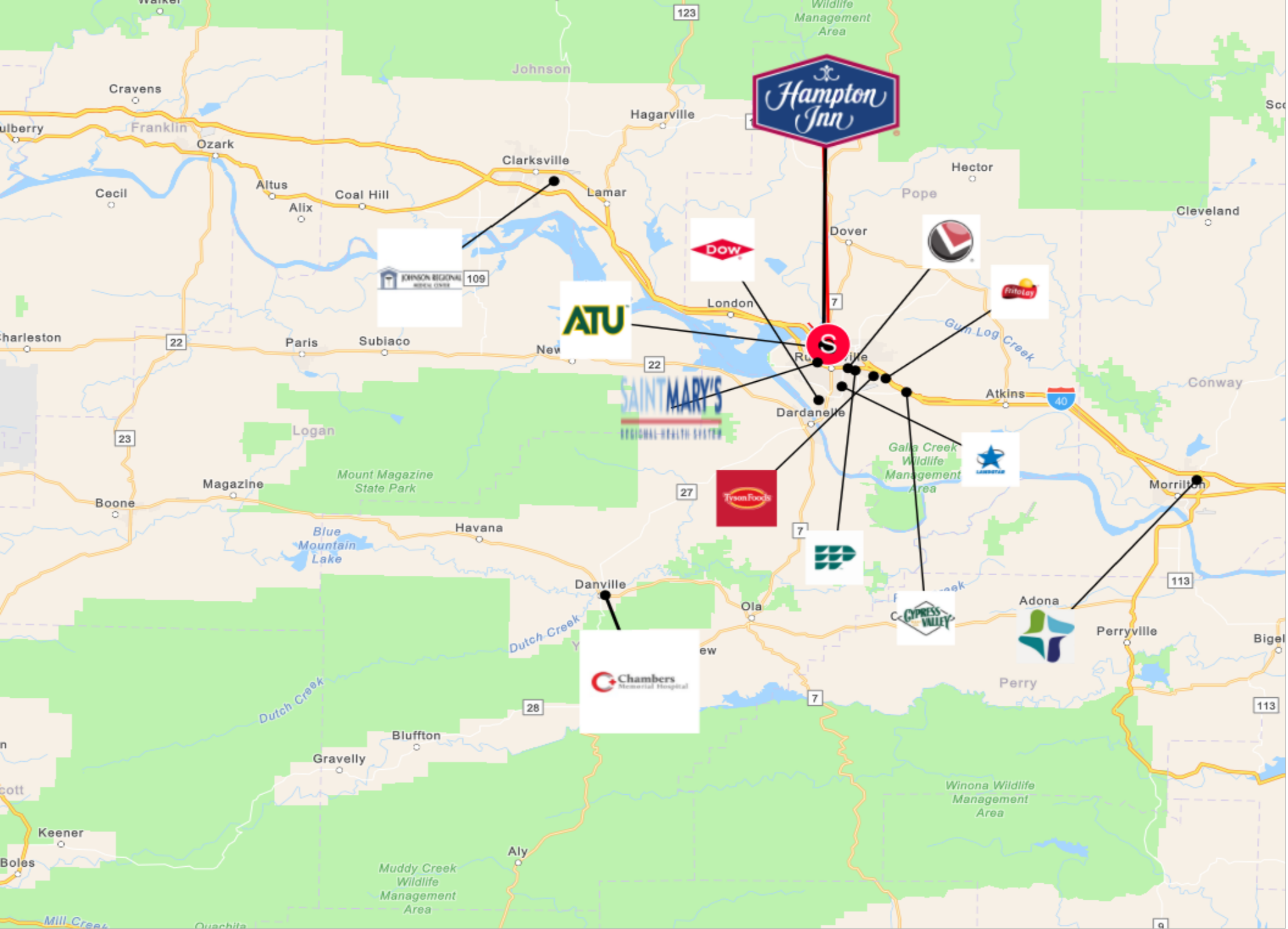


Alethes Realty, Inc.

220 S Commerce Ave, Floor 2, Russellville, AR 72801

Pope County GDP Trend





HAMPTON INN

03

Property Description

Property Features

Additional Map

Property Images

PROPERTY FEATURES

TOTAL ROOMS	83
BUILDING SF	23,351
LAND ACRES	2.656
YEAR BUILT	1998
# OF PARCELS	1
ZONING TYPE	C2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

NEIGHBORING PROPERTIES

NORTH	Super 8
SOUTH	Arkansas Tech University
EAST	FairField Inn & Suites
WEST	The Urban Loft

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

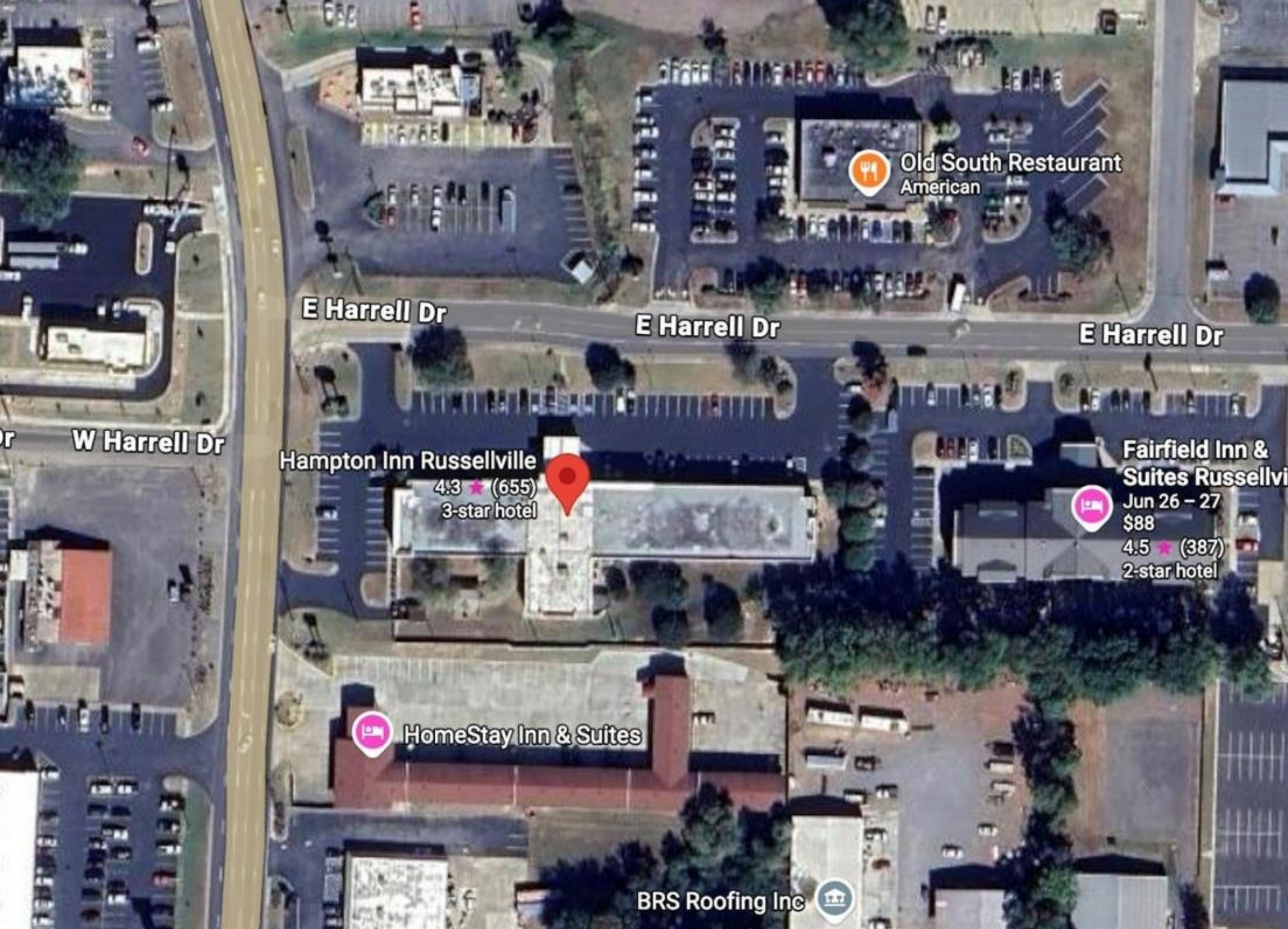
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood, Steel, Concrete
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
ADA COMPLIANT	Yes
ELEVATOR	Yes

AMENITIES

POOL	Yes
COMPLIMENTARY BREAKFAST	Yes
ICE/VENDING MACHINES	Yes
BUSINESS CENTER	Yes
WIFI	Yes
RESTAURANT	No





Old South Restaurant
American

E Harrell Dr

E Harrell Dr

E Harrell Dr

W Harrell Dr

Hampton Inn Russellville

4.3 ★ (655)
3-star hotel



Fairfield Inn &
Suites Russellville

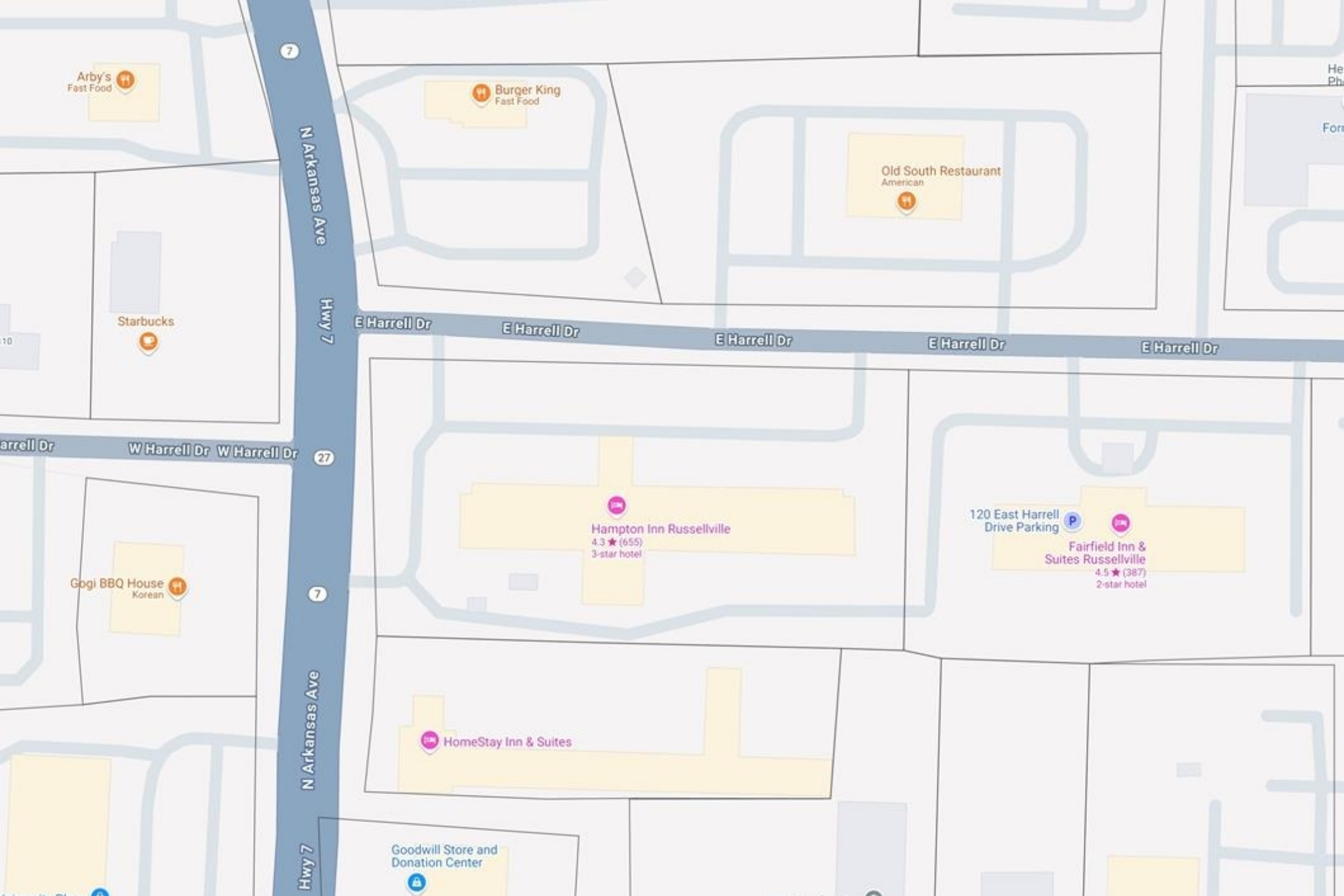
Jun 26 - 27
\$88
4.5 ★ (387)
2-star hotel



HomeStay Inn & Suites

BRS Roofing Inc







Front Desk



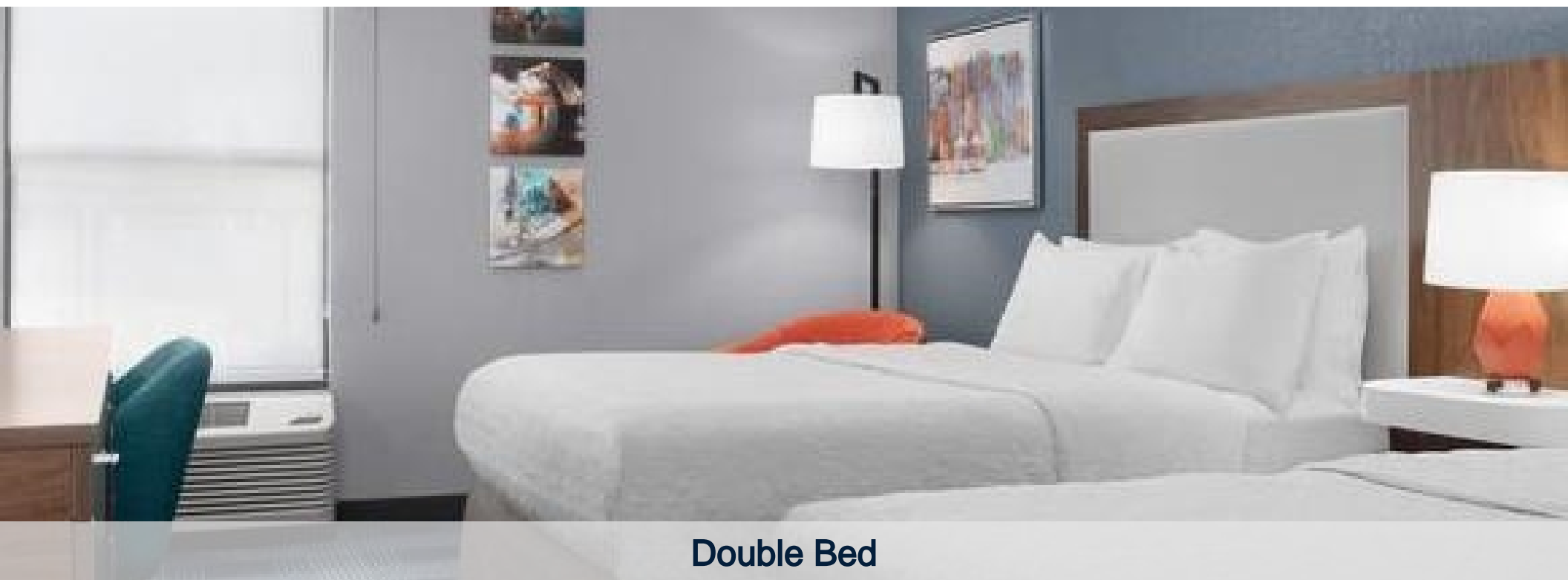
King Bed



King Bed



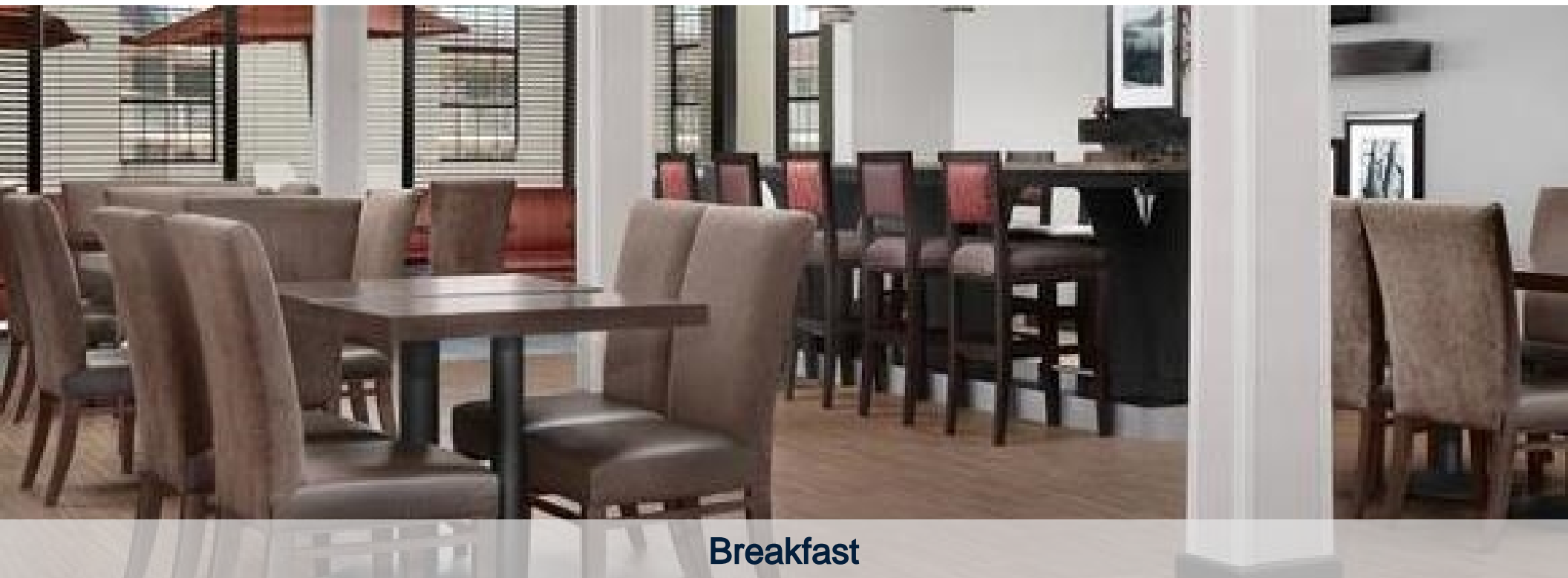
Double Bed



Double Bed



Breakfast



Breakfast

HAMPTON INN

Demographics

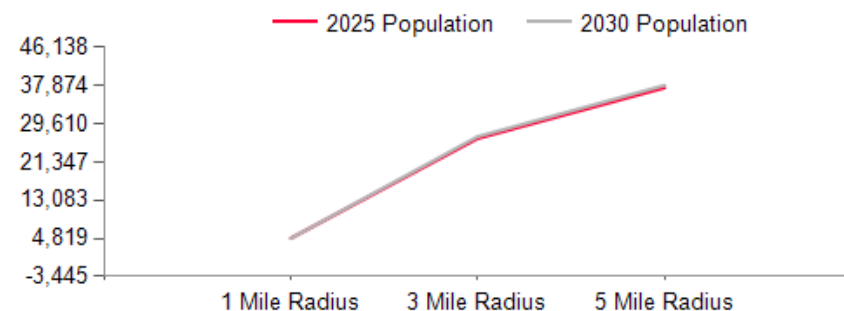
Demographics

04

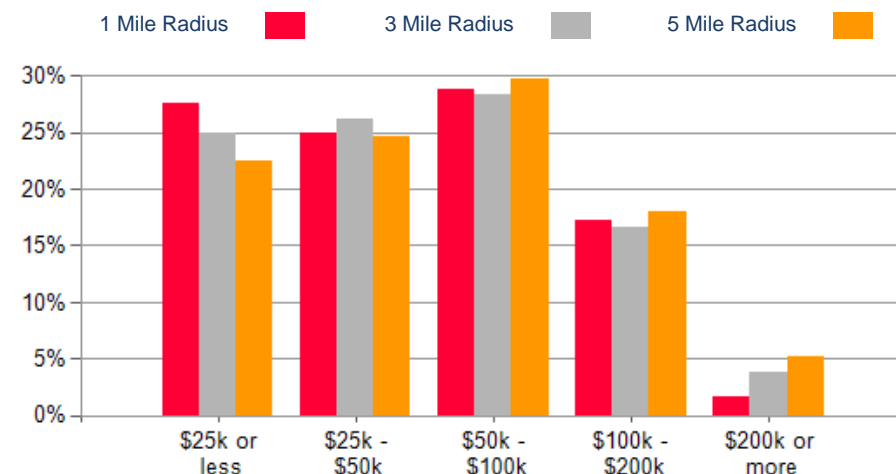
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,560	22,419	30,798
2010 Population	5,165	25,672	35,875
2025 Population	4,836	26,429	37,380
2030 Population	4,819	26,804	37,874
2025-2030: Population: Growth Rate	-0.35%	1.40%	1.30%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	176	1,265	1,667
\$15,000-\$24,999	171	1,247	1,532
\$25,000-\$34,999	108	1,033	1,393
\$35,000-\$49,999	207	1,609	2,130
\$50,000-\$74,999	230	1,833	2,809
\$75,000-\$99,999	134	1,029	1,433
\$100,000-\$149,999	149	1,020	1,529
\$150,000-\$199,999	68	655	1,049
\$200,000 or greater	20	390	747
Median HH Income	\$47,104	\$48,583	\$52,575
Average HH Income	\$63,413	\$71,172	\$77,825

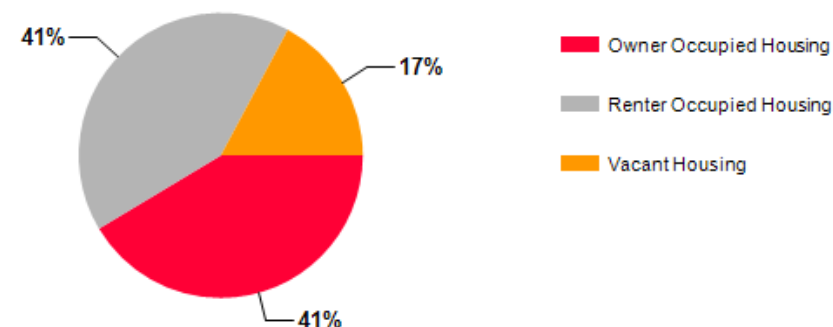
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,195	9,608	13,025
2010 Total Households	1,150	9,462	13,379
2025 Total Households	1,264	10,080	14,289
2030 Total Households	1,268	10,291	14,565
2025 Average Household Size	2.48	2.38	2.44
2025-2030: Households: Growth Rate	0.30%	2.10%	1.90%



2025 Household Income



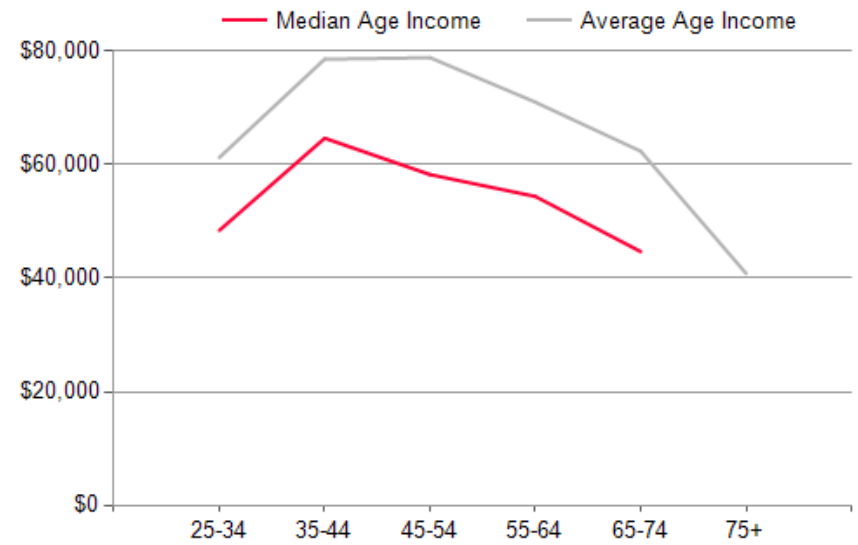
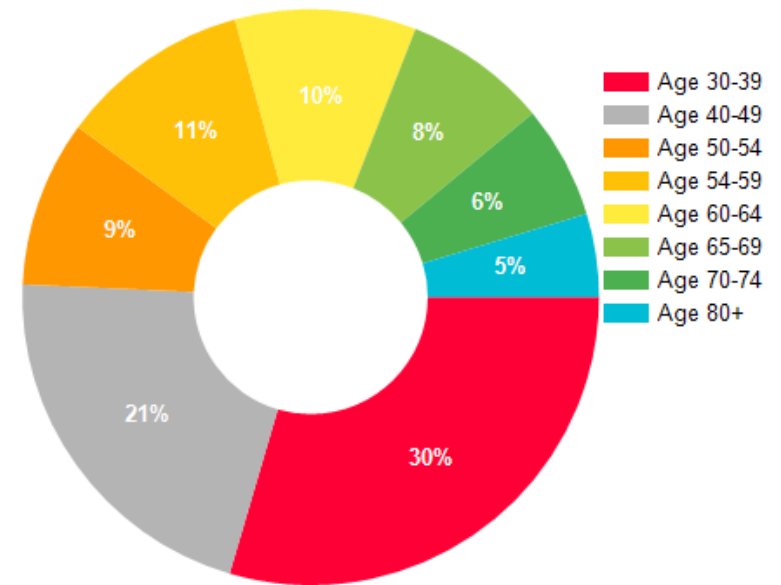
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	271	1,852	2,533
2025 Population Age 35-39	209	1,561	2,240
2025 Population Age 40-44	190	1,374	2,074
2025 Population Age 45-49	154	1,264	1,934
2025 Population Age 50-54	152	1,260	1,950
2025 Population Age 55-59	174	1,295	1,962
2025 Population Age 60-64	165	1,295	2,012
2025 Population Age 65-69	131	1,155	1,779
2025 Population Age 70-74	103	1,008	1,492
2025 Population Age 75-79	76	805	1,210
2025 Population Age 80-84	51	543	793
2025 Population Age 85+	43	527	709
2025 Population Age 18+	4,160	20,979	29,462
2025 Median Age	23	32	34
2030 Median Age	23	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,431	\$49,371	\$51,860
Average Household Income 25-34	\$61,258	\$65,475	\$69,200
Median Household Income 35-44	\$64,664	\$58,155	\$61,983
Average Household Income 35-44	\$78,580	\$82,405	\$89,891
Median Household Income 45-54	\$58,248	\$60,194	\$66,718
Average Household Income 45-54	\$78,857	\$87,390	\$97,410
Median Household Income 55-64	\$54,394	\$55,716	\$59,611
Average Household Income 55-64	\$71,009	\$83,217	\$90,532
Median Household Income 65-74	\$44,666	\$45,681	\$50,022
Average Household Income 65-74	\$62,366	\$72,366	\$77,117
Average Household Income 75+	\$40,817	\$55,289	\$59,474



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Alethes Realty, Inc. and it should not be made available to any other person or entity without the written consent of Alethes Realty, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Alethes Realty, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Alethes Realty, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Alethes Realty, Inc. has not verified, and will not verify, any of the information contained herein, nor has Alethes Realty, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Brent Preddy

Alethes Realty, Inc.
President / Owner
(479) 968-5668
brent@alethesrealty.com
Lic: PB00063004



Nimesh Gokal

Alethes Realty, Inc.
Commercial Sales
(479) 264-1622
nimesh@alethesrealty.com
Lic: SA00090028



Mital Patel

Alethes Realty, Inc.
Commercial Sales
(501) 773-7377
mital@alethesrealty.com
Lic: SA00095561

