



FOR SALE

SURESTAY PLUS FIESTA INN
BY BEST WESTERN

13535 INTERSTATE 10
SAN ANTONIO, TX 78249

PROPERTY HIGHLIGHTS

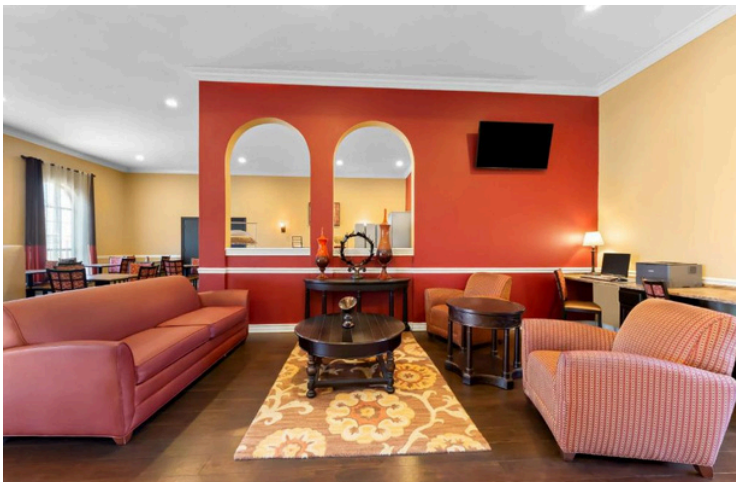
WITH 60 WELL-APPOINTED GUEST ROOMS, THE SURESTAY PLUS FIESTA INN OFFERS A BOUTIQUE SCALE THAT COMBINES COMFORT WITH OPERATIONAL EFFICIENCY. EACH ROOM IS THOUGHTFULLY EQUIPPED WITH MODERN AMENITIES SUCH AS HIGH-SPEED WI-FI, FLAT-SCREEN TVS, MICROWAVES, MINI-FRIDGES, AND COFFEE MAKERS. GUESTS ENJOY COMPLIMENTARY HOT BREAKFAST EACH MORNING, A SERENE INTERIOR COURTYARD FEATURING AN OUTDOOR SWIMMING POOL AND ACCESS TO BOTH A FITNESS CENTER AND 24-HOUR BUSINESS CENTER. ADDITIONAL CONVENIENCES INCLUDE FREE SELF-PARKING, LAUNDRY FACILITIES, AND EXPRESS CHECK-OUT, MAKING THE HOTEL BOTH GUEST-FRIENDLY AND EASY TO MANAGE. RECOGNIZED UNDER THE SURESTAY PLUS BY BEST WESTERN BRAND, THE PROPERTY BENEFITS FROM GLOBAL MARKETING REACH AND LOYALTY PROGRAM SUPPORT. OFFERED WITH SELLER FINANCING OR A LEASE-TO-PURCHASE OPTION, THIS INVESTMENT COMBINES FLEXIBLE ACQUISITION TERMS WITH PROVEN PERFORMANCE AND CONSISTENTLY STRONG GUEST SATISFACTION SCORES.

FOR MORE
INFORMATION

CLICK HERE



LOCATION OVERVIEW



PRIME ACCESSIBILITY

STRATEGICALLY LOCATED JUST 1 MILE FROM THE I-10 AND LOOP 1604 INTERCHANGE, PROVIDING EXCEPTIONAL VISIBILITY AND CONVENIENT ACCESS TO ALL AREAS OF SAN ANTONIO.

MAJOR ATTRACTIONS NEARBY

- SIX FLAGS FIESTA TEXAS – 2 MILES
- UNIVERSITY OF TEXAS AT SAN ANTONIO (UTSA) – 1 MILE
- THE SHOPS AT LA CANTERA – 2.2 MILES
- THE RIM SHOPPING CENTER – 2.9 MILES

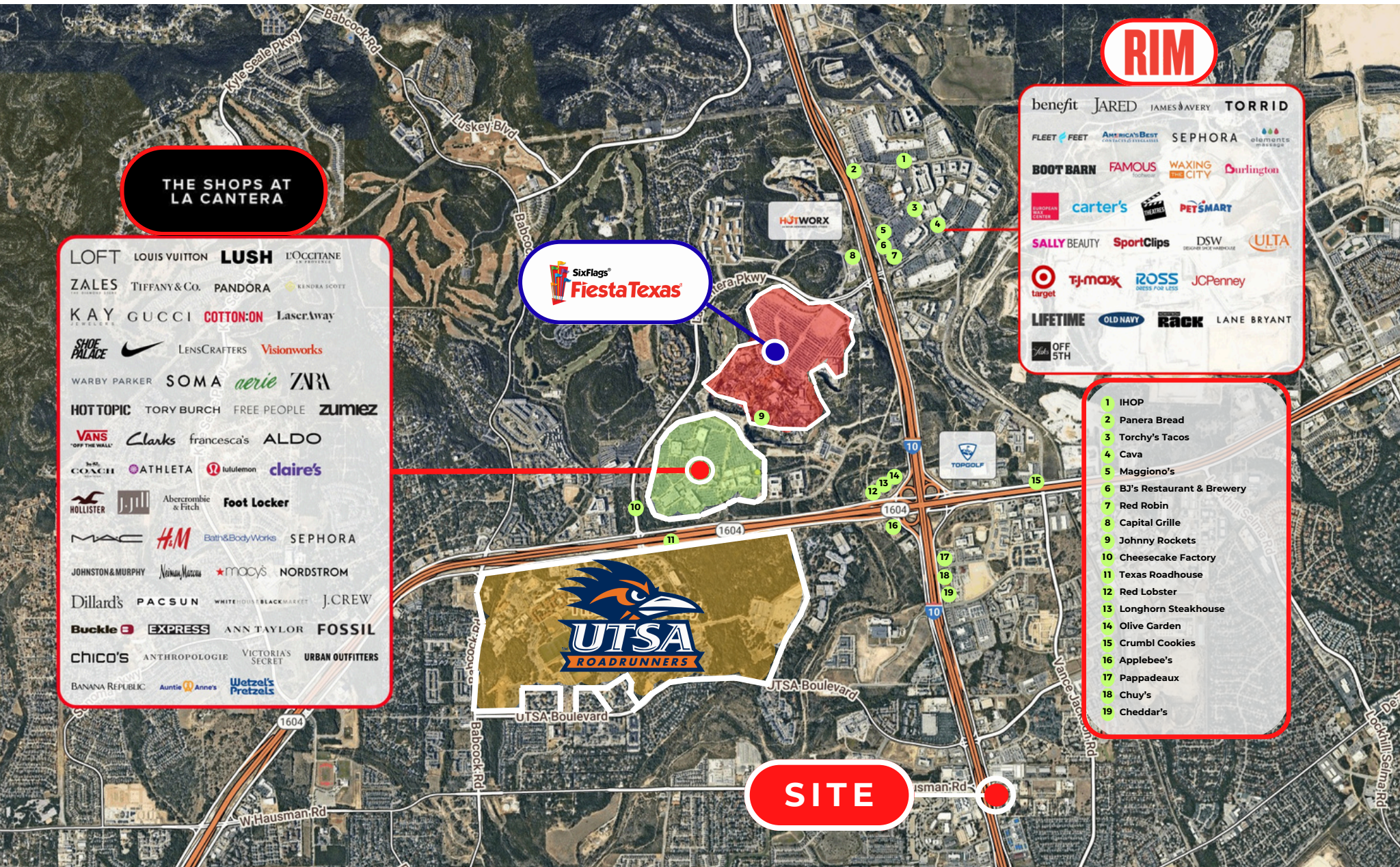
CORPORATE & INSTITUTIONAL DEMAND DRIVERS

- SURROUNDED BY NUMEROUS CORPORATE CAMPUSES
- CLOSE TO USAA HEADQUARTERS
- EASY ACCESS TO REGIONAL MEDICAL CENTERS

LIFESTYLE & LEISURE AMENITIES

- MINUTES FROM LA CANTERA GOLF CLUB
- SHORT DRIVE TO OUTDOOR RECREATION, CULTURAL ATTRACTIONS AND EVENT VENUES
- CENTRALLY LOCATED TO SERVE BOTH BUSINESS TRAVELERS AND LEISURE GUESTS YEAR ROUND

IN AERIAL MAP



THE SHOPS AT LA CANTERA

LOFT **LOUIS VUITTON** **LUSH** **L'Occitane**
ZALES **TIFFANY & CO.** **PANDORA** **KENDRA SCOTT**
KAY **GUCCI** **COTTON-ON** **LaserAway**
SHOE PALACE **NIKE** **LENSCRAFTERS** **Visionworks**
WARBY PARKER **SOMA** **aerie** **ZARA**
HOT TOPIC **TORY BURCH** **FREE PEOPLE** **zumiez**
VANS **Clarks** **francesca's** **ALDO**
COACH **ATHLETA** **lululemon** **claire's**
HOLLISTER **ABERCROMBIE & FITCH** **Foot Locker**
MACYS **H&M** **Bath & Body Works** **SEPHORA**
JOHNSTON & MURPHY **Neiman Marcus** **MACYS** **NORDSTROM**
Dillard's **PAC SUN** **WHITE HOUSE BLACK MARKET** **J.CREW**
Buckle **EXPRESS** **ANN TAYLOR** **FOSSIL**
CHICO'S **ANTHROPOLOGIE** **VICTORIA'S SECRET** **URBAN OUTFITTERS**
BANANA REPUBLIC **Auntie Anne's** **Wetzel's Pretzels**

SixFlags®
FiestaTexas®



RIM

benefit **JARED** **JAMES AVERY** **TORRID**
FLEET FEET **AMERICA'S BEST** **SEPHORA** **elements**
BOOT BARN **FAMOUS** **WAXING CITY** **Durlington**
EUROPEAN **carter's** **clutter** **PETSMART**
SALLY BEAUTY **Sport Clips** **DSW** **ULTA**
target **TJ-maxx** **ROSS** **JCPenney**
LIFETIME **OLD NAVY** **Rack** **LANE BRYANT**
OFF 5TH

- 1 IHOP
- 2 Panera Bread
- 3 Torchy's Tacos
- 4 Cava
- 5 Maggiano's
- 6 BJ's Restaurant & Brewery
- 7 Red Robin
- 8 Capital Grille
- 9 Johnny Rockets
- 10 Cheesecake Factory
- 11 Texas Roadhouse
- 12 Red Lobster
- 13 Longhorn Steakhouse
- 14 Olive Garden
- 15 Crumbl Cookies
- 16 Applebee's
- 17 Pappadeaux
- 18 Chuy's
- 19 Cheddar's

SITE



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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____