

FOR SALE

LUX HOTEL AND SPA

TRADEMARK COLLECTION BY WYNDHAM

117 S Watson Rd | Arlington, TX 76010



VISION

COMMERCIAL REAL ESTATE



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PRICE | CONTACT BROKER

KEYS | 192

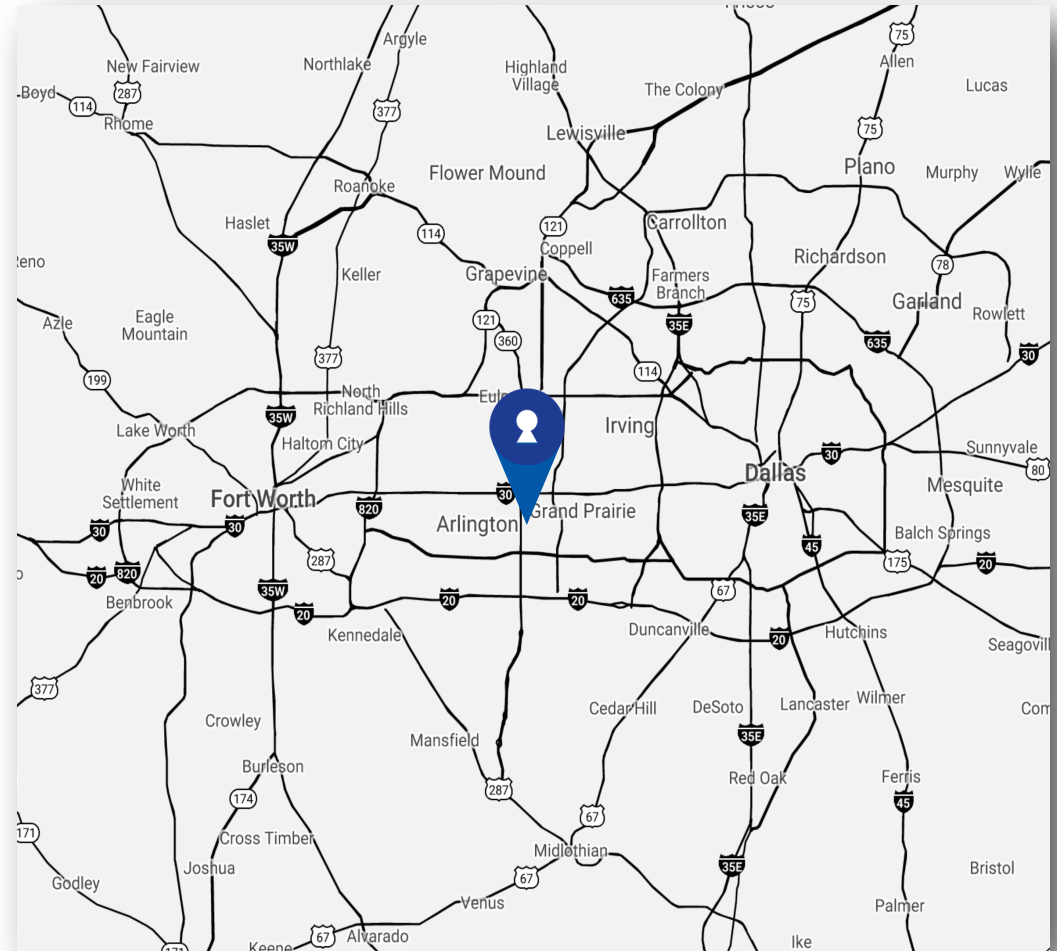
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	6,805	41,776	115,810	314,875
DAYTIME POPULATION	18,918	63,639	152,694	336,706
AVG HH INCOME	\$62,359	\$61,028	\$68,897	\$82,949

*STDB.com 2024

TRAFFIC COUNT

42,043 VPD at HWY 360 & HWY 180



Vision Commercial is pleased to present this one-of-a-kind asset in the heart of DFW. The Lux Hotel and Spa has been meticulously cared for by the same hands-on owners for the past seventeen years. The hands-on attention, continuous property improvements and no-pet policies have kept the hotel in show ready condition. During the current owner's stewardship, The Lux has been expanded with additional meeting space and amenities. Offering a dozen conference rooms of varied sizes with the capacity to host intimate affairs in the smaller rooms to events hosting up to 600 guests, the conference center, spa and restaurants have been a magnet for local events and conferences.

PROPERTY HIGHLIGHTS

- No PIP
- Soft branding expires in June 2025
- Rooms: 192
- Renovated in 2019
- \$120 ADR (2% increase annually)
- Twelve conference rooms totaling 25,000 SF
- Game room
- Business center & Fitness Center
- Guest Laundry
- Gift Shop
- Outdoor Pool, Patio, and Bar
- Onsite Restaurant
- Four Onsite Bars (3 inside 1 outside)

The Lux Hotel

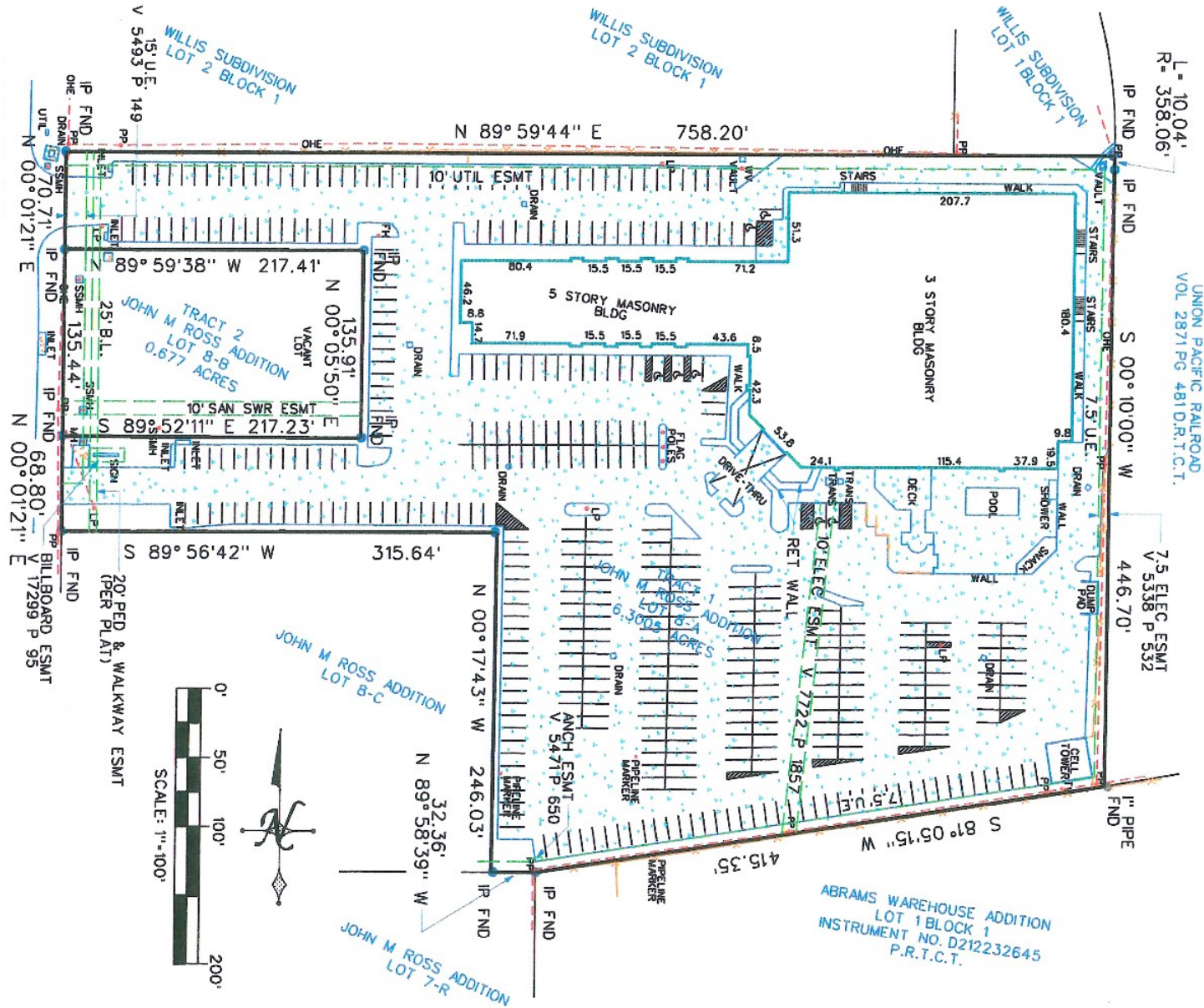
The Lux Hotel sits at the doorway to Arlington's world class Entertainment District. The District is home to the Dallas Cowboy's AT&T Stadium, the 2023 World Series Champion Texas Rangers' Globe Life Field, Choctaw Stadium, Six Flags Over Texas Amusement Park, Hurricane Harbor Water Park, The Lowes Resort, Texas Live! within five minutes of the hotel. As an entertainment capital, Arlington, The American Dream City, continues to draw unique and highly desirable attractions generating new revenues for local businesses. After hosting the 2024 Major League Baseball AllStar Game Weekend, Arlington is set to host nine games of the 2026 World Cup including the Semifinals. 2026 will also see the city host its first Indy Car race through the streets of the Entertainment district. With annual events such as the Cotton Bowl, Big 12 Conference Football Championships, Monster Jam, major concerts and sporting events, Arlington will continue to prove itself as an exceptional hospitality destination.

Within 10 minutes of the hotel are Lone Star Park (horse racing), Simon Premium Outlet's Paragon Shopping Center, The Arlington Highlands regional open-air mall and the University of Texas at Arlington (+40,000 students) a Tier 1 research institution (Carnegie Classification). DFW International Airport, the third busiest airport in the world, is only 12 minutes away.

Across the highway from The Lux, on 250 acres, sits one of General Motors largest (6,000,000 sf) automotive assembly plants. The plant employs approximately 5,500 employees producing 1,350 vehicles per day. GM along with many of its 550 suppliers housed next door, in Arlington's Great Southwest Industrial Park, provide ideal corporate neighbors with ample corporate housing needs.







The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.







COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH

+328 people per day (2020)

1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov