



**FOR SALE**

**HAMPTON INN & SUITES FORT WORTH-WEST/I-30**

2700 Green Oaks Road, Fort Worth, TX 76116

**Salman (Sam) Tabani**

972.810.7729 x1

stabani@tabanirealty.com



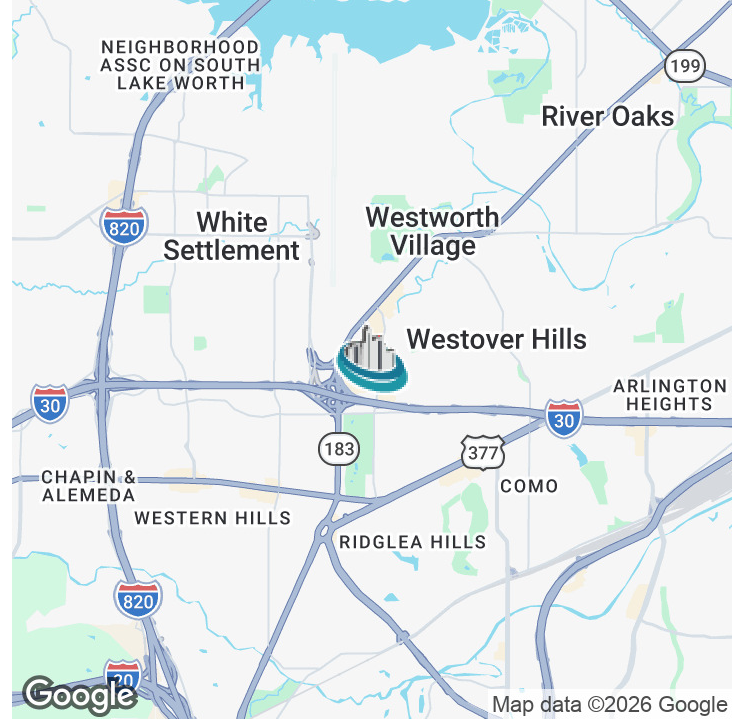
Tabani Realty  
5851 Legacy Circle  
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	Call For Offers
Building Size:	69,756 SF
Lot Size:	2.084 Acres
Number of Rooms:	105
NOI 2025:	\$332,811
Year Built:	2007
Renovated:	2025
Zoning:	F1 Commercial
Market:	Fort Worth
Submarket:	DFW

### PROPERTY OVERVIEW

This 105-key interior-corridor Hampton Inn & Suites represents a well-positioned upper-midscale asset along the I-30 West corridor in Fort Worth. Spanning 69,756 square feet across four floors, the property opened in 2007 and completed a renovation in 2023–2024, positioning it competitively within the market cycle. The hotel earned the Tripadvisor Travelers' Choice Award and carries excellent guest reviews across all major booking platforms. Amenities include an indoor pool and whirlpool, fitness center, business center, and nearly 1,750 square feet of meeting space across two rooms — a meaningful small-group revenue driver.

Complimentary hot breakfast, free parking, and free Wi-Fi round out the guest value proposition. Backed by Hilton's 200M+ Honors member loyalty program and the widely recognized Hampton 100% satisfaction guarantee, this asset delivers brand-driven demand, a freshly renovated physical plant, and a proven upper-midscale operating model in one of Texas's fastest-growing metros

2025 RevPar - \$68.48  
 2025 ADR - \$104.21  
 2025 Occupancy – 65%

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Additional Photos



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Location Map

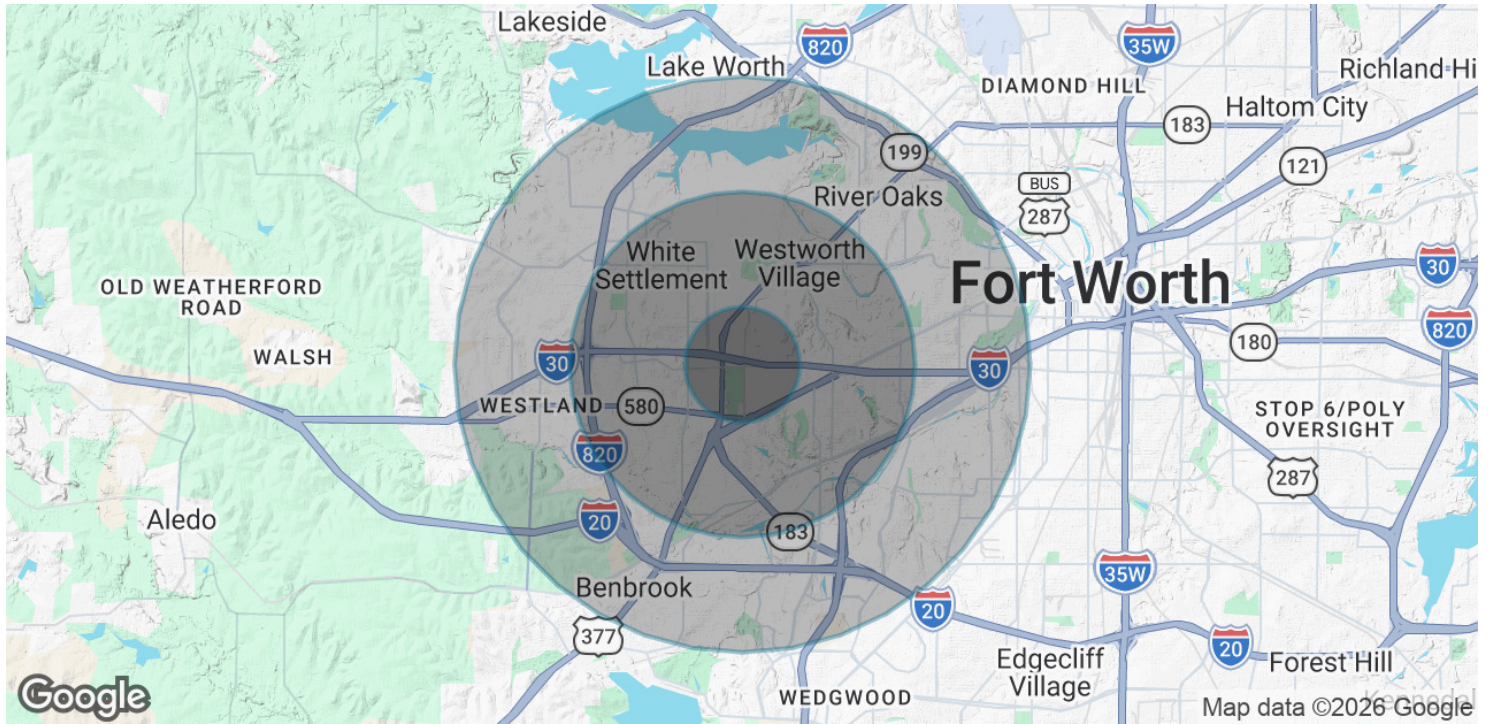




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Demographics Map & Report



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	7,487	80,461	176,610
Average Age	35.3	36.0	35.9
Average Age (Male)	33.2	33.7	34.1
Average Age (Female)	36.8	37.8	37.4

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,287	34,511	74,806
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,178	\$63,018	\$69,798
Average House Value	\$363,281	\$208,638	\$210,169

2020 American Community Survey (ACS)



# TABANI

R E A L T Y