



**FOR SALE**

**BEST WESTERN CANTON INN**

2251 N. Trade Days Blvd, Canton, TX 75103

**Salman (Sam) Tabani**  
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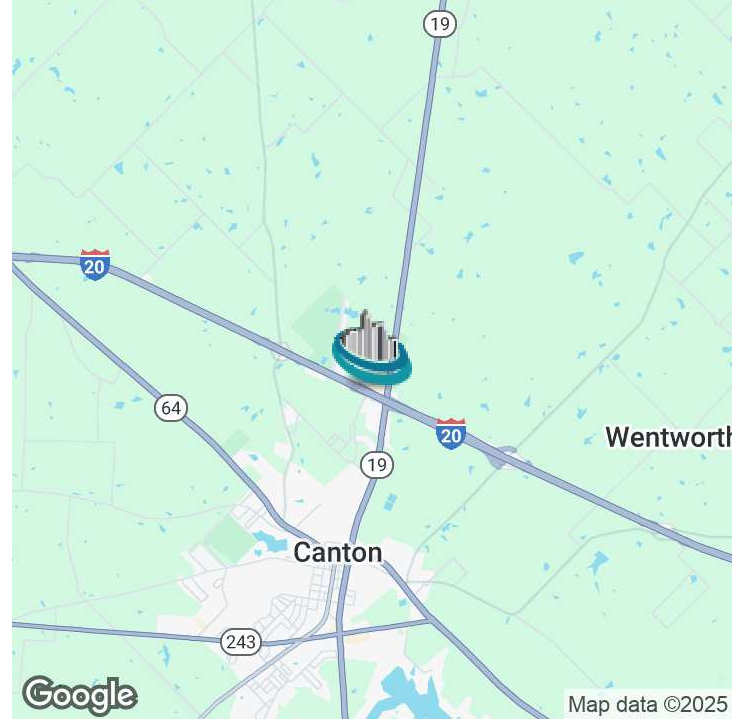
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$6,350,000
Building Size:	38,120 SF
Lot Size:	226,475 SF
Number of Rooms:	77
Projected 2025 NOI:	\$585,931
Year Built:	1981
Renovated:	2024
Zoning:	F1

### PROPERTY OVERVIEW

The Best Western Canton Inn presents a prime investment opportunity in the thriving market of Canton, Texas. Price includes 100 Storage Units and RV Park. Located just off Highway 19, this well-established hotel boasts exceptional visibility and accessibility, drawing both business and leisure travelers. With proximity to First Monday Trade Days, one of the nation's largest flea markets, the inn benefits from consistent year-round demand. The location is also strategically situated near local businesses, outdoor recreational areas like Lake Canton, and easy access to regional airports, making it a versatile choice for a wide range of guests. The hotel offers modern amenities, including a complimentary breakfast, an outdoor pool, and well-appointed guest rooms, ensuring guest satisfaction and repeat business. With its proven track record, solid brand recognition under the Best Western name, and the growing tourism and business presence in the area, this property represents a stable and lucrative investment opportunity for forward-thinking investors.

### PROPERTY HIGHLIGHTS

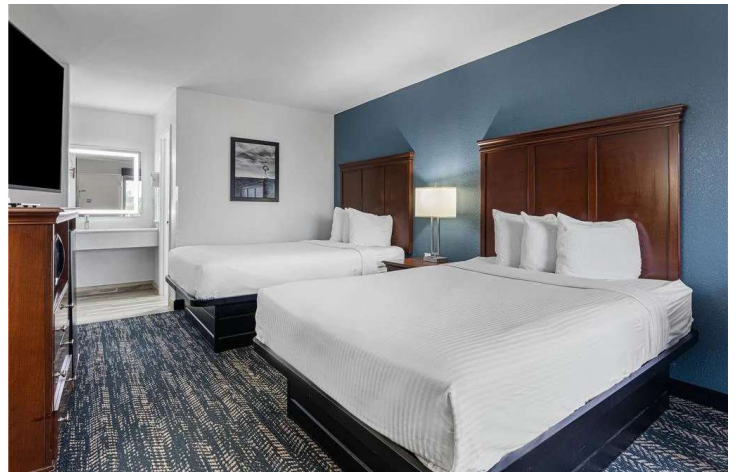
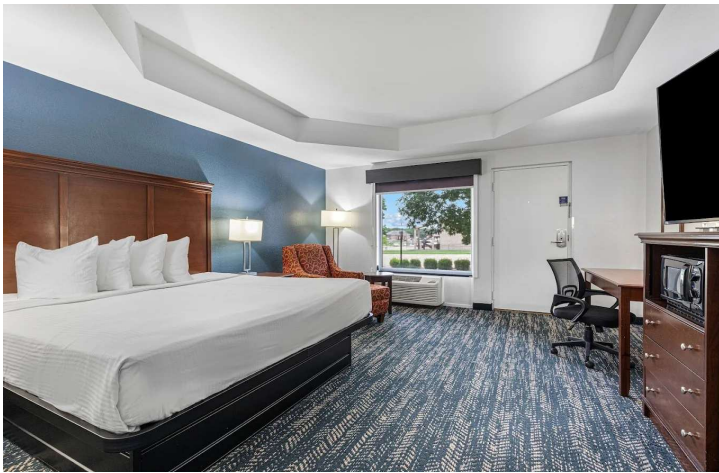
- Renovated in 2024 - 77 rooms arranged over 2 floors
- Offered at a current cap rate of 9.23%
- Offered at a current cash on cash return of 10.66%
- Price includes 100 Storage Units and RV Park



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Additional Photos

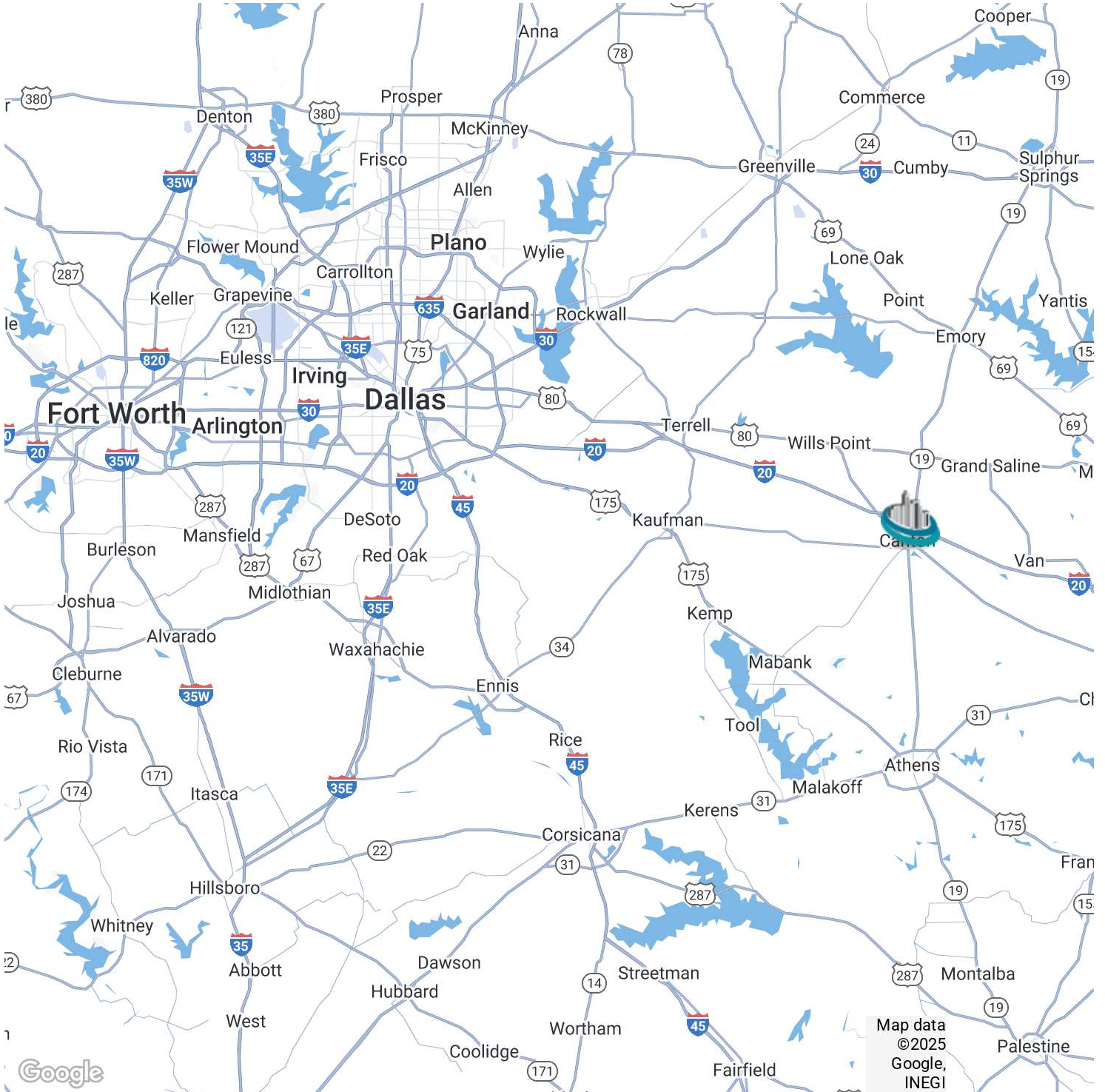




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Location Map



Google

Map data ©2025 Google, INEGI

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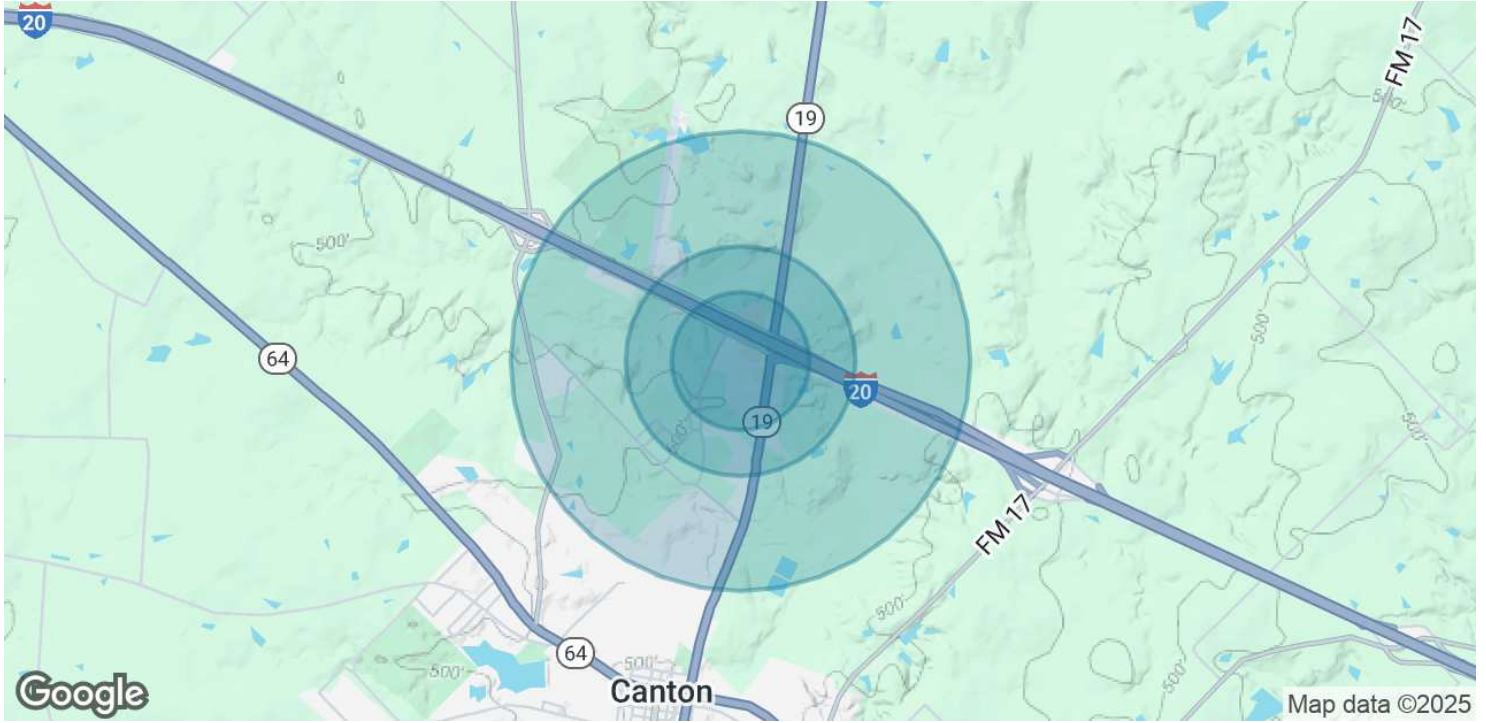
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## Demographics Map & Report



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	107	492
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	40	188
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$96,503	\$93,249	\$89,979
Average House Value	\$234,550	\$255,015	\$267,888

Demographics data derived from AlphaMap



# TABANI

R E A L T Y