

HOTEL FOR SALE

MOTEL 6 - SHAMROCK

1006 EAST 12TH STREET, SHAMROCK, TX 79079



MULTIPLE PROPERTY DEAL WITH OWNER

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249

SINGH COMMERCIAL
GROUP



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

National Hospitality Division Leader

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0560351, Texas

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

1006 EAST 12TH STREET



OFFERING SUMMARY

PRICE:	\$750,000
ROOMS:	37 rms + extra 37 rms
PRICE/ROOM:	\$10,000/Room
2023 REV:	\$200-\$210,000/yr
SF:	24,000 SF
LOT SIZE:	4 Ac
YEAR BUILT:	1986

PROPERTY OVERVIEW

KW Commercial is pleased to present for sale to qualified buyers the Motel 6 in Shamrock, Texas – an exceptional investment opportunity with great potential.

This property, built in 1986, features 37 spacious guest rooms, with an additional 37-room building that has remained closed since the COVID-19 pandemic.

Situated on a 4-acre lot, including 2.75 acres of vacant platted land on 101 Alabama, the motel offers modern amenities and essential comforts.

The motel provides excellent value and convenient amenities, such as free Wi-Fi, free local calls, extended



PROPERTY HIGHLIGHTS

- Fee Simple Interest in the 37-Room, One-Story, Limited-Service Motel 6
- Additional 37-Room Building Closed During COVID-19
- Starter Hotel, Ideal for Building Equity
- Price: \$750,000 or \$10,000/room (includes extra land, 2.75 acres on 101 Alabama next door)
- Owner Financing Available with 35% Down Payment
- Manager's Quarters: 2 Bedrooms, Living Room, Kitchen, and One Full Bath
- YTD 2023 Revenue of \$200,000+ and 2022 Revenue was \$210,000+
- One Block Away from Route 66 and Available as a Package Deal

CITIES NEAR SHAMROCK TX
1.5 HOURS FROM AMARILLO, TX
2.5 HOURS FROM OKLAHOMA CITY, OK
3.5 HOURS FROM LUBBOCK, TX
5 HOURS FROM DALLAS, TX

LOCATION & HIGHLIGHTS

1006 EAST 12TH STREET



LOCATION INFORMATION

Building Name: Motel 6 - Shamrock
Street Address: 1006 East 12th Street
City, State, Zip: Shamrock, TX 79079

LOCATION OVERVIEW

Shamrock, Texas, nestled in the heart of the Texas Panhandle, is a charming town known for its rich history and vibrant culture. Famously connected to Route 66, the town captures the imagination of generations with its historic significance.

Key industries in Shamrock include tourism, agriculture, wind energy, and transportation/logistics, providing a stable economic base and attracting a consistent influx of visitors and business travelers.

Additionally, Shamrock's strategic location offers convenient access to larger cities such as Amarillo, Oklahoma City, Lubbock, and Dallas, each within a few hours' drive. This prime position makes it an ideal stopover spot for travelers and a strategic hub for transportation and logistics.

PROPERTY HIGHLIGHTS

- The Motel 6 in Shamrock, Texas, offers a prime investment opportunity with great potential for growth. The property, built in 1986, features 37 rooms and an additional building with another 37 rooms that were closed during the COVID-19 pandemic.
- Situated on a 4-acre lot, including 2.75 acres of vacant platted land on 101 Alabama, the motel offers a strategic location near major highways, allowing for easy access to local dining, businesses, and area attractions.
- The motel is ideal for an owner-operator looking to purchase below replacement cost and increase Net Operating Income (NOI). It provides modern amenities such as free Wi-Fi, free local calls, extended cable service, and truck parking. Some rooms also feature microwaves and refrigerators.
- This property includes manager's quarters with 2 bedrooms, a living room, a kitchen, and one full bath, offering convenience and comfort for on-site management.
- Owner financing is available with a 35% down payment, making it accessible for qualified buyers. The property is priced at \$750,000 or \$10,000 per room, including the extra land.



QUICK HIGHLIGHTS

1006 EAST 12TH STREET



All buildings were painted inside and outside in 2019 for a Franchise.

The office building contains an office, a manager's apartment, a laundry room, and two big storage rooms.



2 Story Building - Motel 6 Rooms 37 rooms, Ice room, and 2 maids storage rooms. Each room size is 265 SF.

- Room Count -
Single Queen: 1
King: 7
2-Double Beds: 29

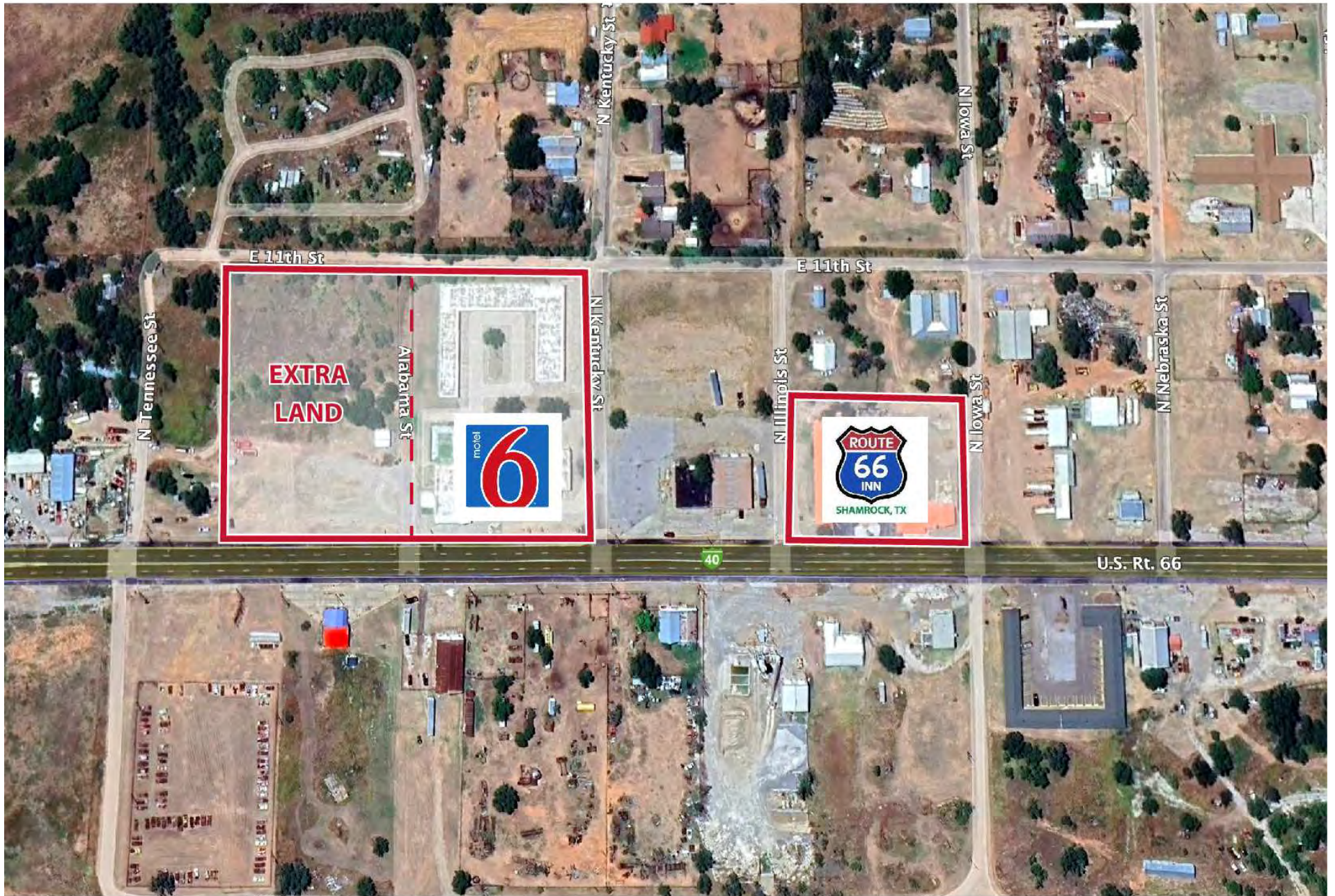


Back Single-story building - 38 rooms - Good condition... when it was closed in 2020 - Bedding, TV, AC, and Furniture are still in the rooms.



PROPERTY PHOTOS

1006 EAST 12TH STREET



PROPERTY PHOTOS

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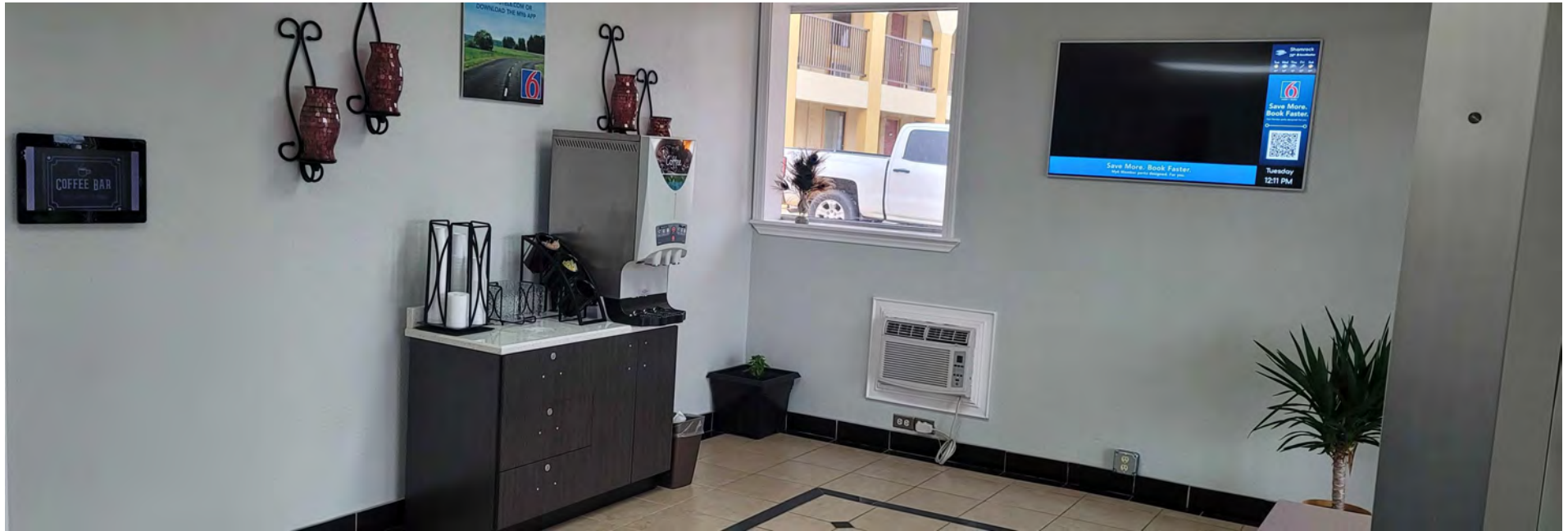
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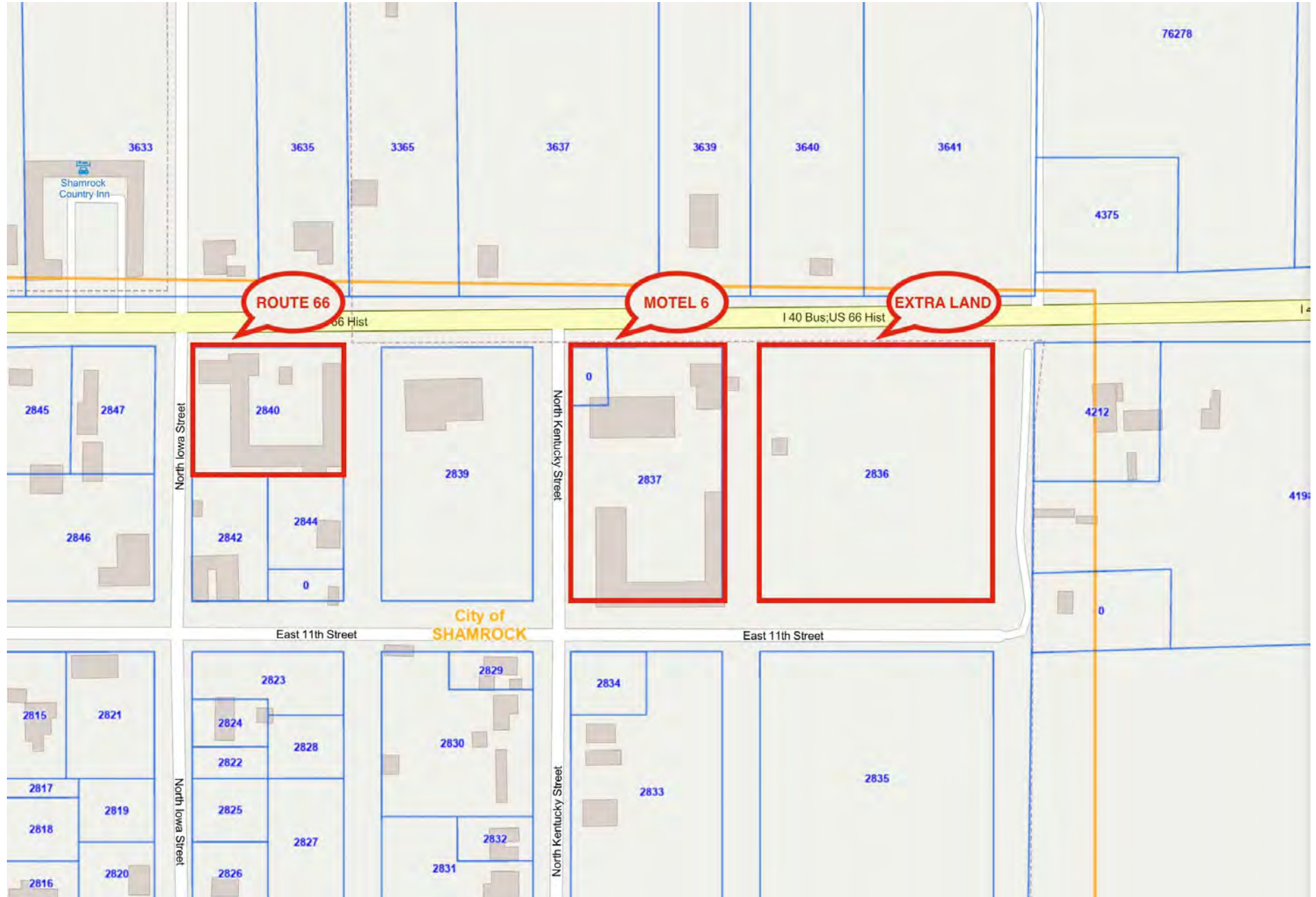
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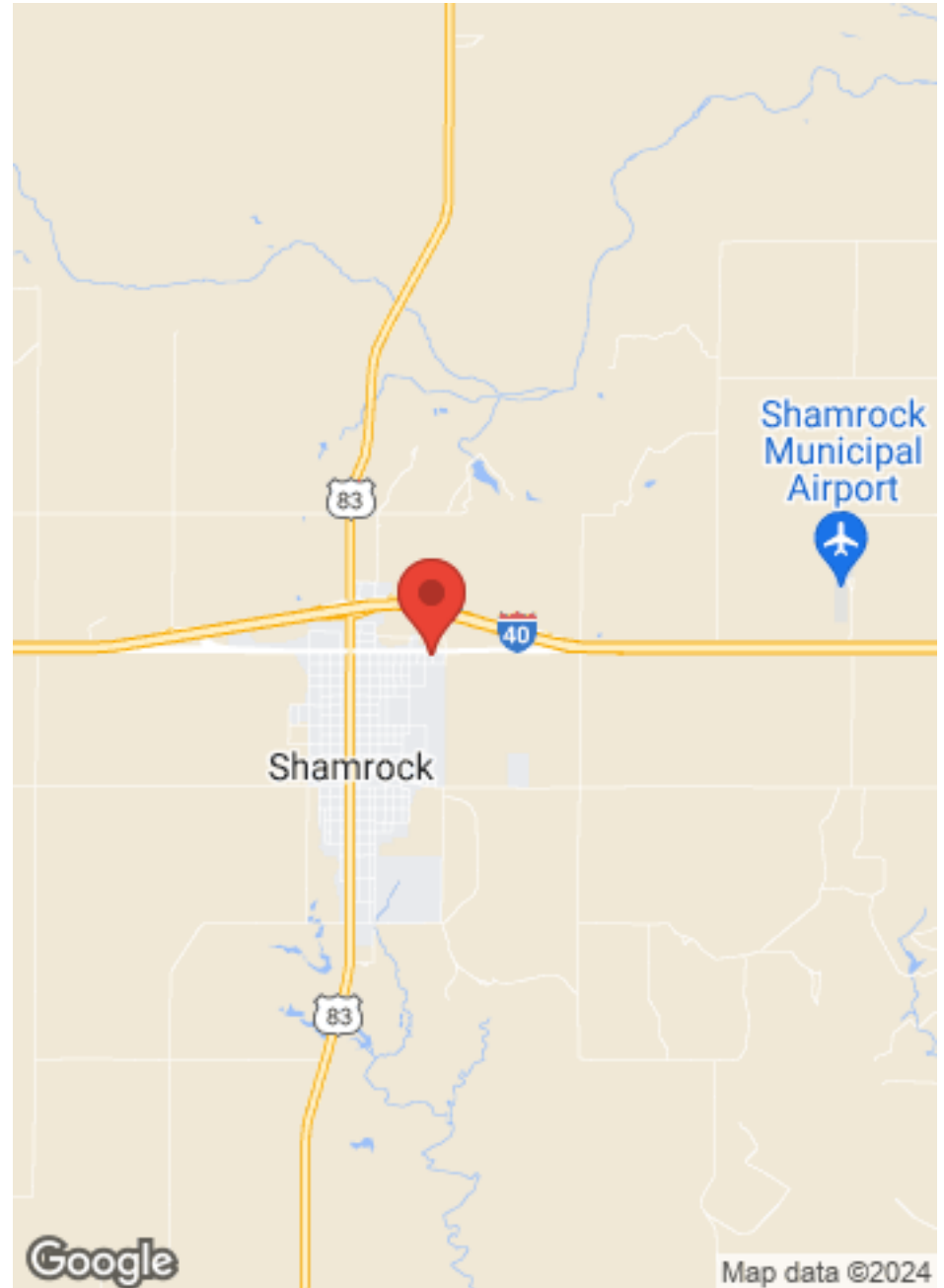
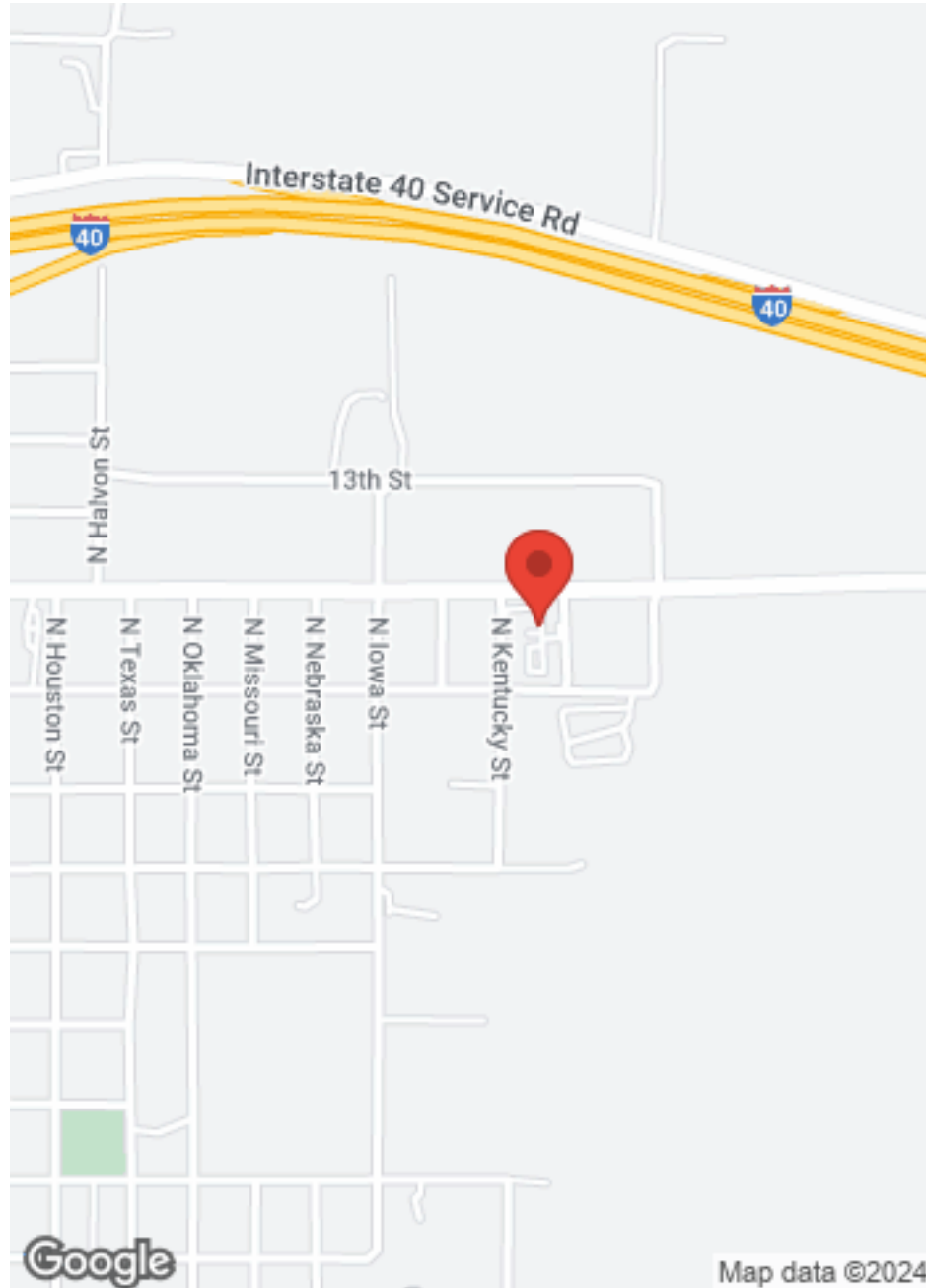
AERIAL MAP

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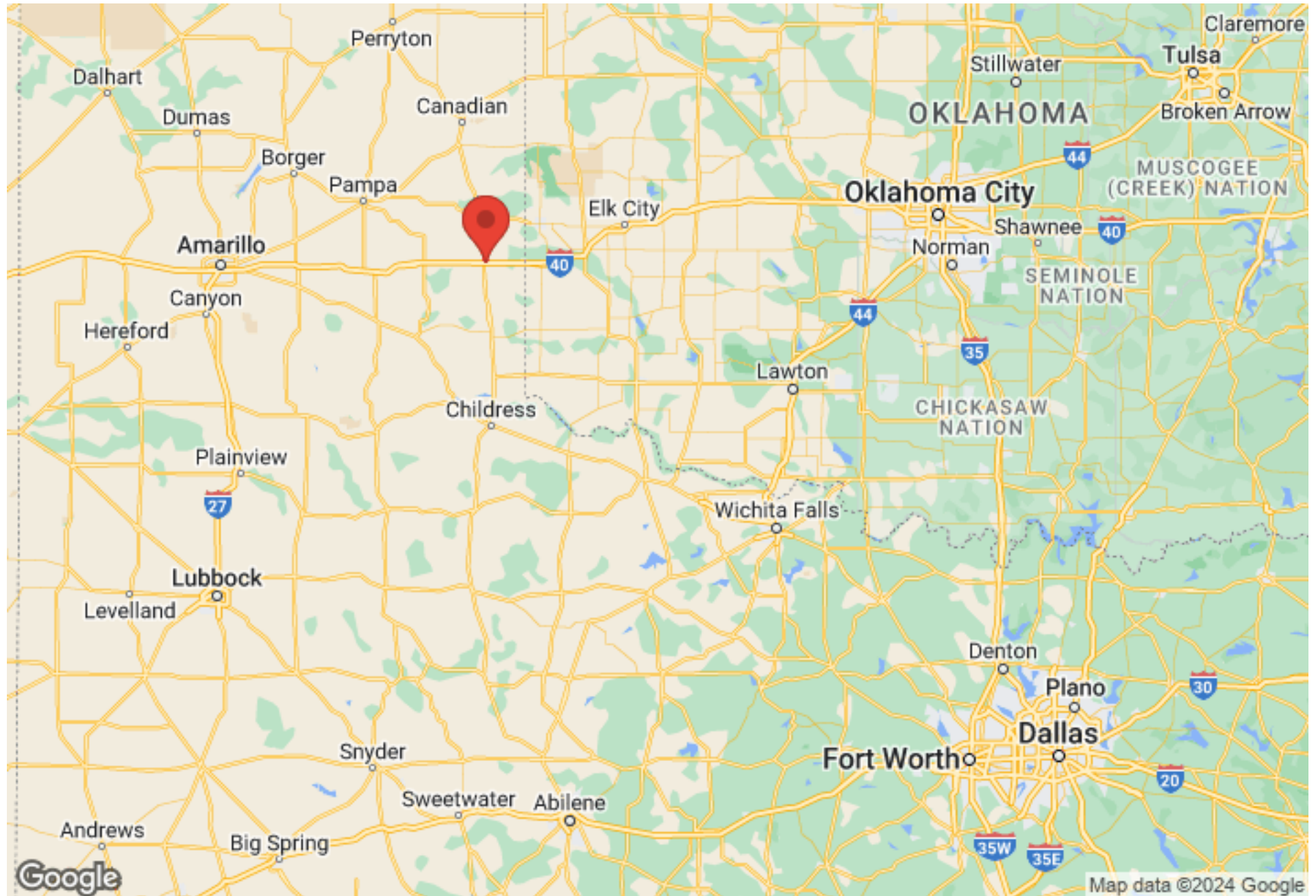
LOCATION MAPS

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REGIONAL MAP

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ABOUT THE CITY

1006 EAST 12TH STREET



ABOUT SHAMROCK

Shamrock, Texas, a vibrant town in the Texas Panhandle, is known for its unique blend of rich history and modern amenities, making it an ideal location for investment. Established in the early 1900s, Shamrock has a storied past with a strong connection to the iconic Route 66, celebrated through various local landmarks and annual events.

This charming town offers a thriving economy supported by diverse industries such as tourism, agriculture, wind energy, and transportation/logistics. Shamrock is home to historic landmarks like the U-Drop Inn and the Pioneer West Museum, which reflect its deep-rooted history and cultural heritage. The town also boasts excellent recreational activities and a welcoming community, making it an appealing destination for both residents and visitors.

Shamrock enjoys a favorable climate with warm summers and mild winters, enhancing its year-round attractiveness. Its strategic location provides easy access to major highways, facilitating travel to larger cities such as Amarillo, Oklahoma City, Lubbock, and Dallas.

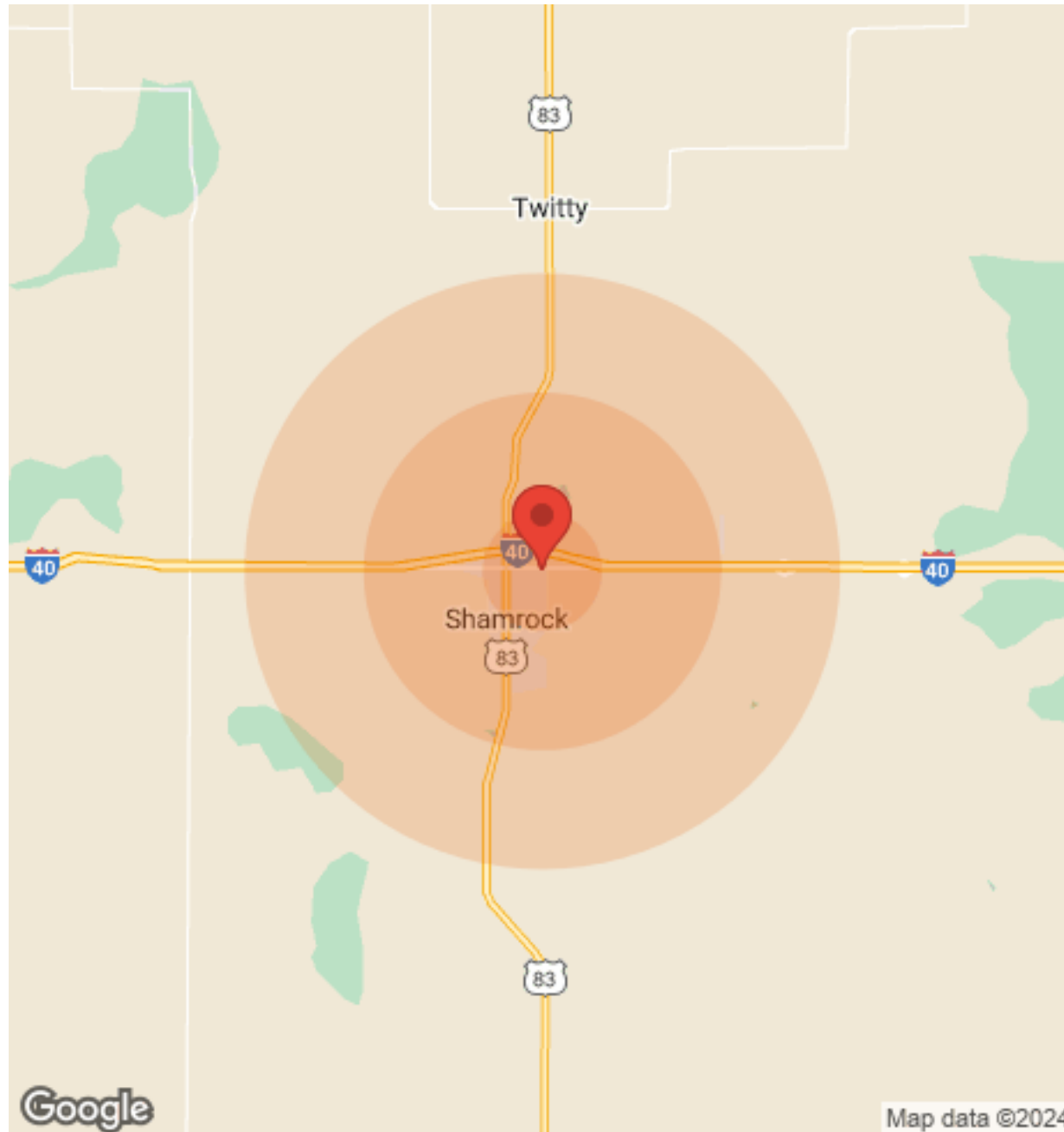
CITY HIGHLIGHTS

- Historic Landmarks: U-Drop Inn, Pioneer West Museum, and the Magnolia Service Station.
- Recreation: Activities at Elmore Park, Shamrock Water Tower Park, and nearby Lake McClellan.
- Community Events: Annual St. Patrick's Day celebration and the Route 66 Festival.
- Education: Shamrock Independent School District.
- Healthcare: Comprehensive medical care provided by Shamrock General Hospital.
- Accessibility: Convenient access to major highways, connecting to Amarillo, Oklahoma City, Lubbock, and Dallas.



DEMOGRAPHICS

1006 EAST 12TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	613	613
Female	N/A	622	622
Total Population	N/A	1,235	1,235

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	283	283
Ages 15-24	N/A	184	184
Ages 25-54	N/A	399	399
Ages 55-64	N/A	164	164
Ages 65+	N/A	205	205

Race	1 Mile	3 Miles	5 Miles
White	N/A	1,183	1,183
Black	N/A	28	28
Am In/AK Nat	N/A	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	137	137
Multi-Racial	N/A	46	46

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$27,342	\$27,342
< \$15,000	N/A	140	140
\$15,000-\$24,999	N/A	123	123
\$25,000-\$34,999	N/A	67	67
\$35,000-\$49,999	N/A	64	64
\$50,000-\$74,999	N/A	54	54
\$75,000-\$99,999	N/A	39	39
\$100,000-\$149,999	N/A	33	33
\$150,000-\$199,999	N/A	14	14
> \$200,000	N/A	12	12

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	808	808
Occupied	N/A	670	670
Owner Occupied	N/A	513	513
Renter Occupied	N/A	157	157
Vacant	N/A	138	138

PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member
TACS - Texas Accredited Commercial Specialist

MEMBERSHIPS

CIPS - Certified International Property Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors

DISCLAIMER

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TEXAS BROKERAGE DISCLOSURE

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Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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