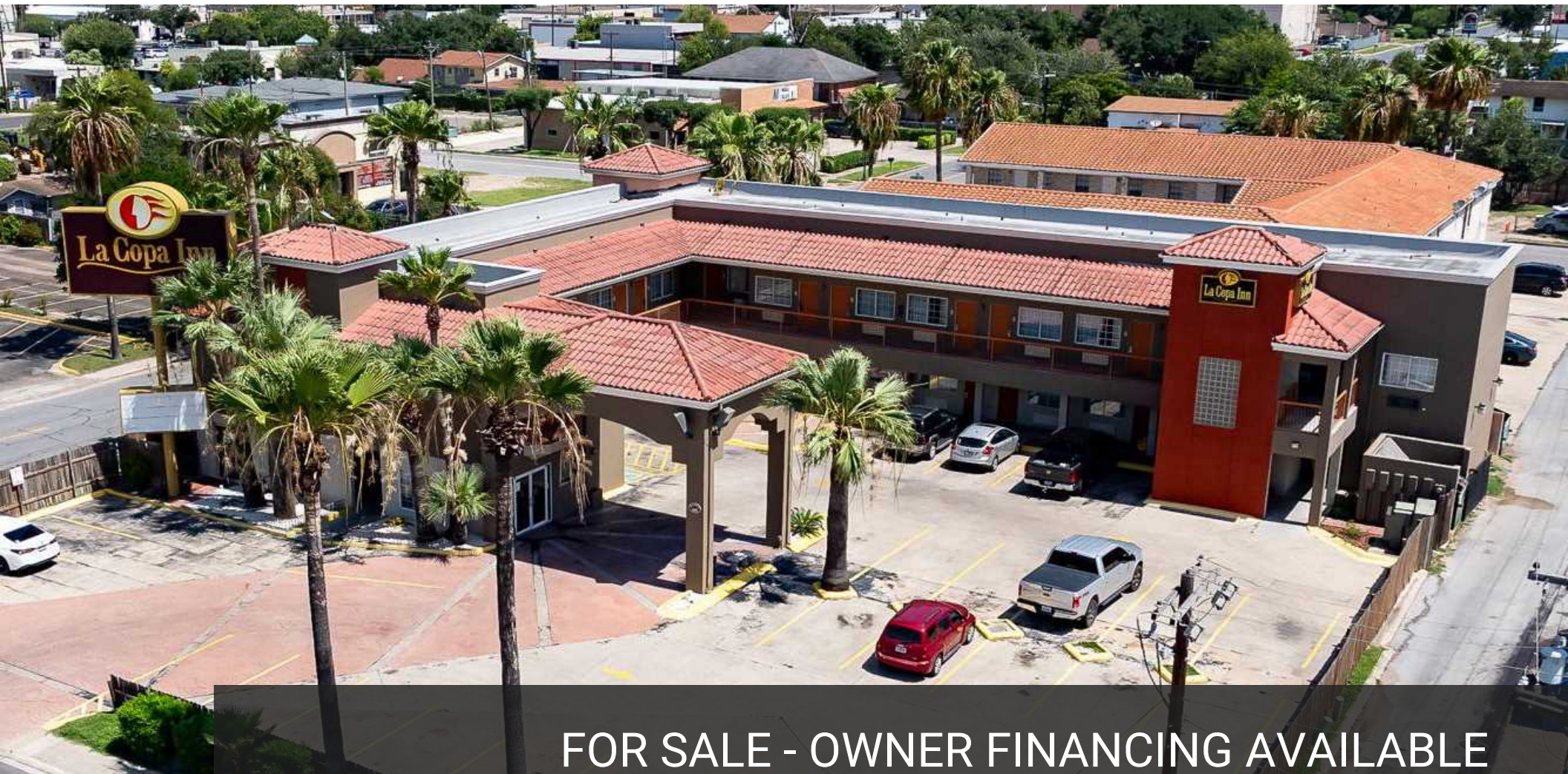


HOTEL FOR SALE

LA COPA INN

1010 WEST HOUSTON AVENUE, MCALLEN, TX 78501



FOR SALE - OWNER FINANCING AVAILABLE

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249

SINGH COMMERCIAL
GROUP



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PRESENTED BY:

RAV SINGH, CCIM

Senior Director

O: (210) 696-9996

C: (210) 849-2175

rav@singhcommercialgroup.com

0560351, Texas

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1010 WEST HOUSTON AVENUE



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PROPERTY INFORMATION

1

EXECUTIVE SUMMARY
LOCATION & HIGHLIGHTS

EXECUTIVE SUMMARY

1010 WEST HOUSTON AVENUE



OFFERING SUMMARY

PRICE:	\$1,850,000
NUMBER OF ROOMS:	33
2024 REVENUE:	\$485,000
NOI WITH ADDBACKS:	\$220,606 (45% margin)
CAP RATE:	11.92%
PRICE / DOOR:	\$60,606/door
FLOORS:	2
LOT SIZE:	0.48 Acres
BUILDING SF:	10,000
MARKET:	McAllen/Edinburg/Pharr
YEAR BUILT:	2003
ZONING:	CO

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer the opportunity to acquire La Copa Inn is a 33-room, two-story independent economy hotel located at 1010 W Houston Ave in the heart of the McAllen Submarket. Built in 2003 and operating without a franchise flag, the property offers investors the rare opportunity to own a revenue-generating asset without the burden of franchise fees or operational restrictions. Its central urban location places it just 0.5 miles from downtown McAllen and a short 4-minute drive from McAllen International Airport (1.6 miles), ensuring strong demand from both business and leisure travelers. With a Walk Score of 77, the area is highly accessible and surrounded by retail, hospitality, and transportation infrastructure.

PROPERTY HIGHLIGHTS

- Independent Operation – No franchise fees or brand obligations, allowing for higher net operating income and operational flexibility
- Various Rooms – Includes 14 king, 17 queen, and 2 king & queen combination rooms
- Prime Urban Location – Just minutes from downtown McAllen and major traffic arteries with 20K+ traffic
- Proximity to Airport – Only 4 minutes from McAllen International Airport (1.6 miles)
- Strong Demographics – Projected 6% growth in population and households in 1–3 mile radius (2024–2029)
- Updated Asset – Built in 2003 with renovations; modern amenities appeal to economy segment guests
- Surface Parking – 23 parking spaces
- Exterior Corridor Design – Popular among budget and transit travelers
- Walk Score of 77 – Very walkable location with easy access to shopping and services

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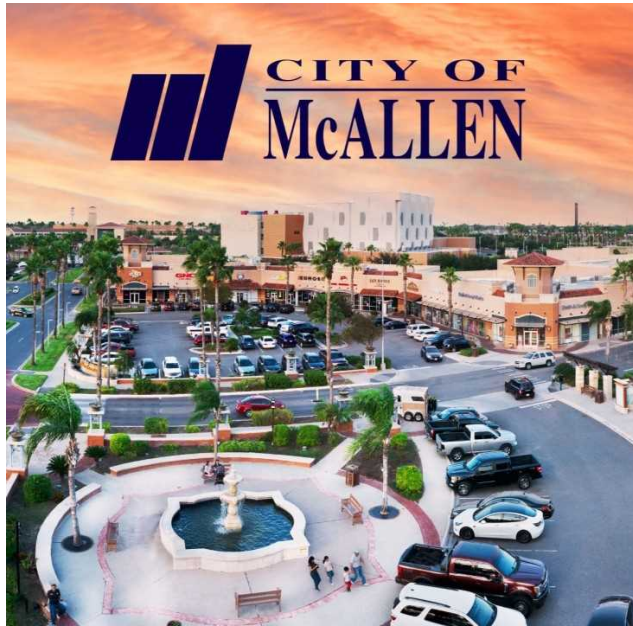
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LOCATION & HIGHLIGHTS

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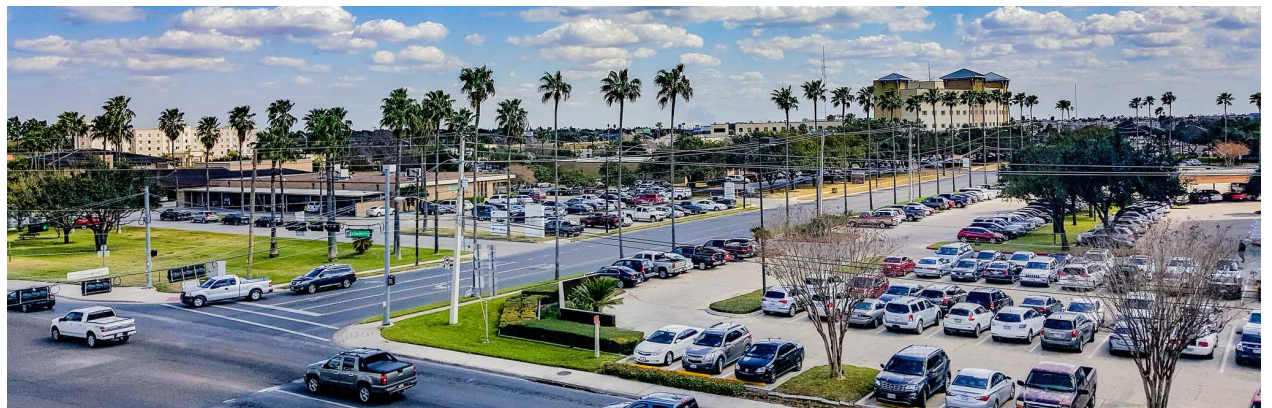
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LOCATION INFORMATION

BUILDING NAME:	La Copa Inn
STREET ADDRESS:	1010 W Houston Ave
CITY, STATE, ZIP:	McAllen, Texas, 78501
COUNTY:	Hidalgo
MARKET:	McAllen/Edinburg/Pharr

WHY MCALEN?

- High Tourist Spending: Visitors spent \$824M in McAllen last year, boosting local hotel revenues.
- Year-Round Events: 800+ annual events keep hotel occupancy strong throughout the year.
- Cross-Border Traffic: 28% of tourists are from Mexico, bringing \$2B+ to the local economy.
- Trade Hub Advantage: \$30B+ in U.S. –Mexico trade passes through McAllen; demand from business travelers rising.
- Economic Growth: \$24B GDP and 8,200 new jobs drive more travel, boosting hospitality demand.
- Diverse Industries: Manufacturing, healthcare, and tech attract professionals needing short- and long-term stays.
- Improved Connectivity: McAllen Airport serves 1.2M passengers with 9 nonstop routes, easing travel access.
- Affordable Entry Market: Low real estate costs and operating expenses make McAllen investor-friendly.





1010 WEST HOUSTON AVENUE

ADDITIONAL PHOTOS

PROPERTY PHOTOS

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PROPERTY PHOTOS

1010 WEST HOUSTON AVENUE



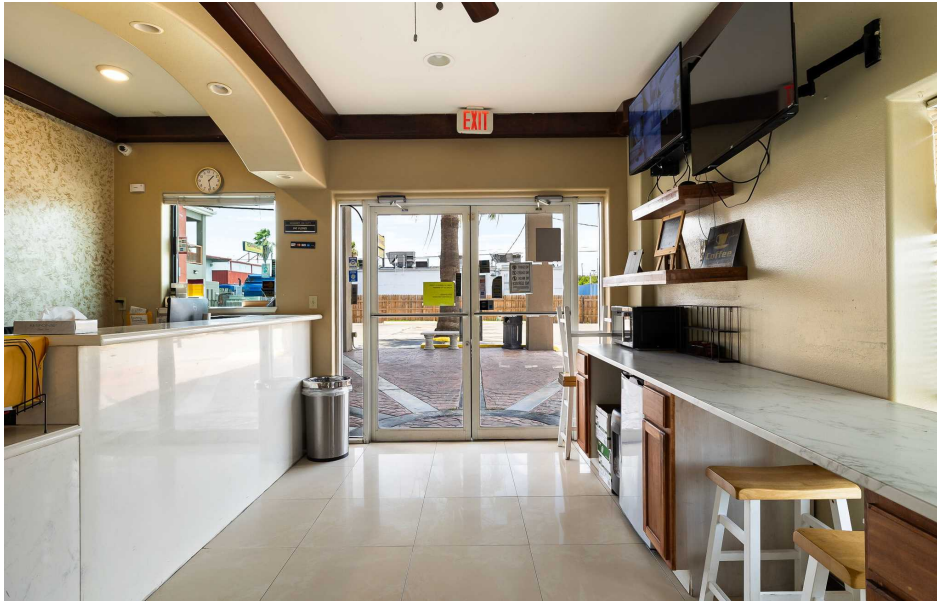
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MAPS / DEMOGRAPHICS

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LOCATION MAPS

BUSINESS MAP

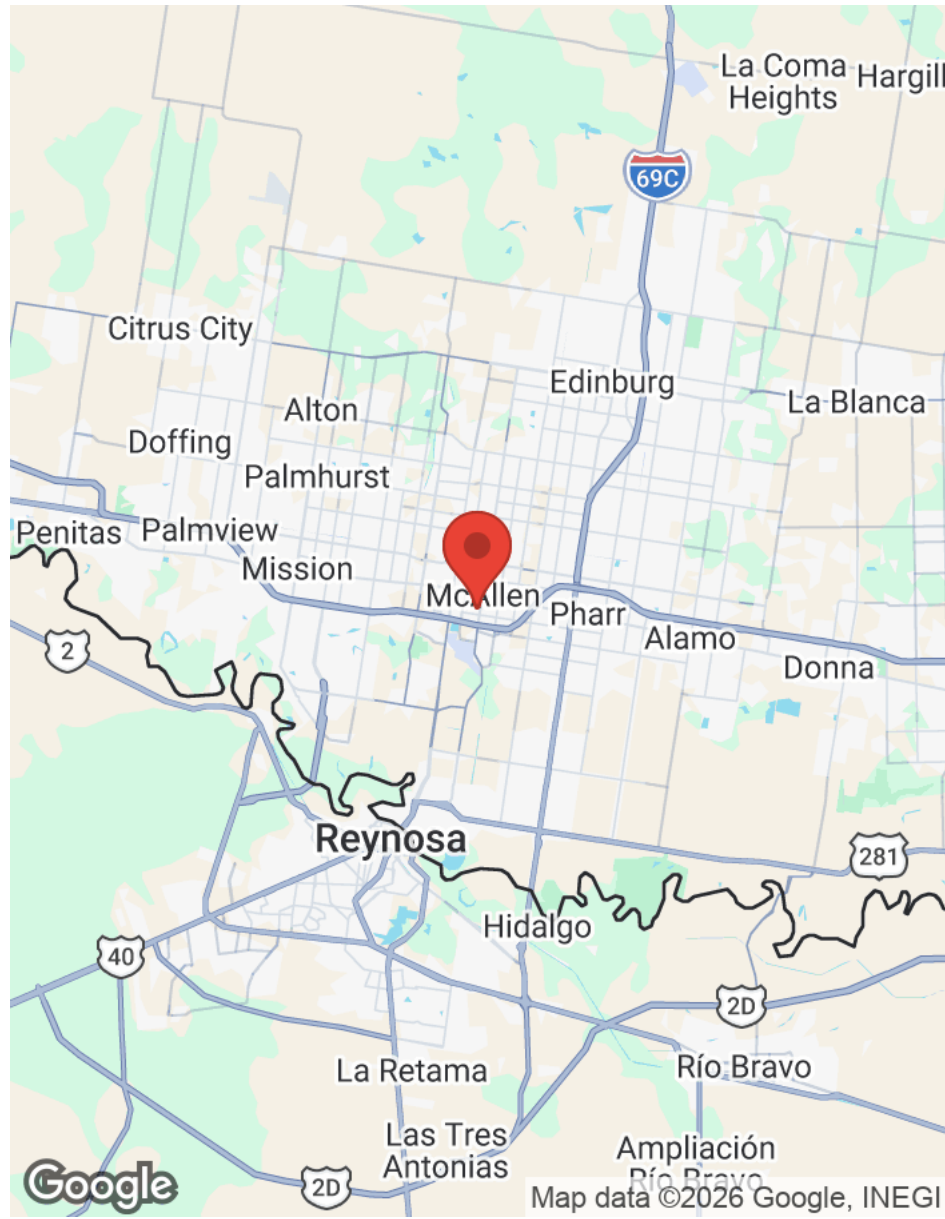
DISTANCE FROM ABVI

REGIONAL MAP

DEMOGRAPHICS

LOCATION MAPS

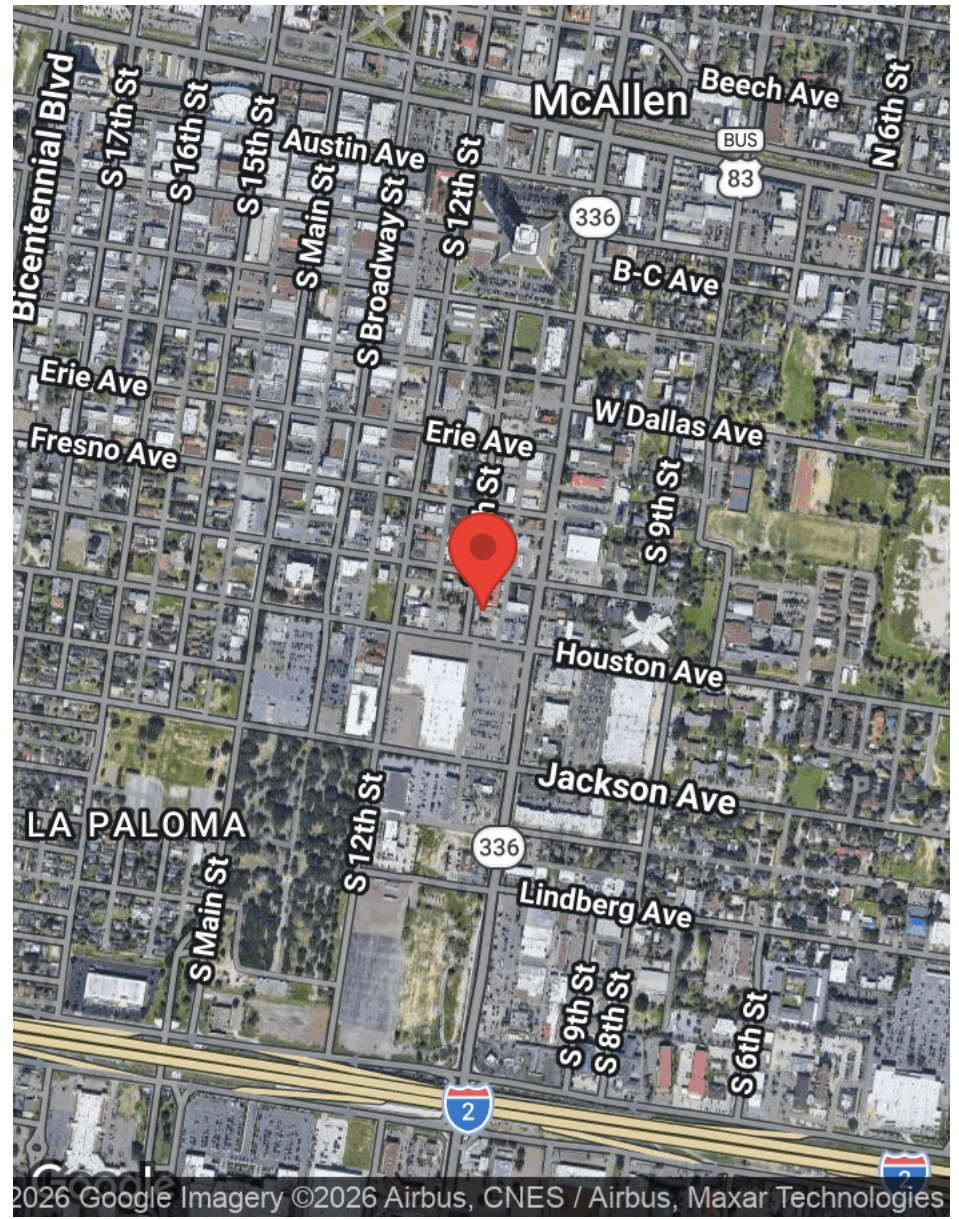
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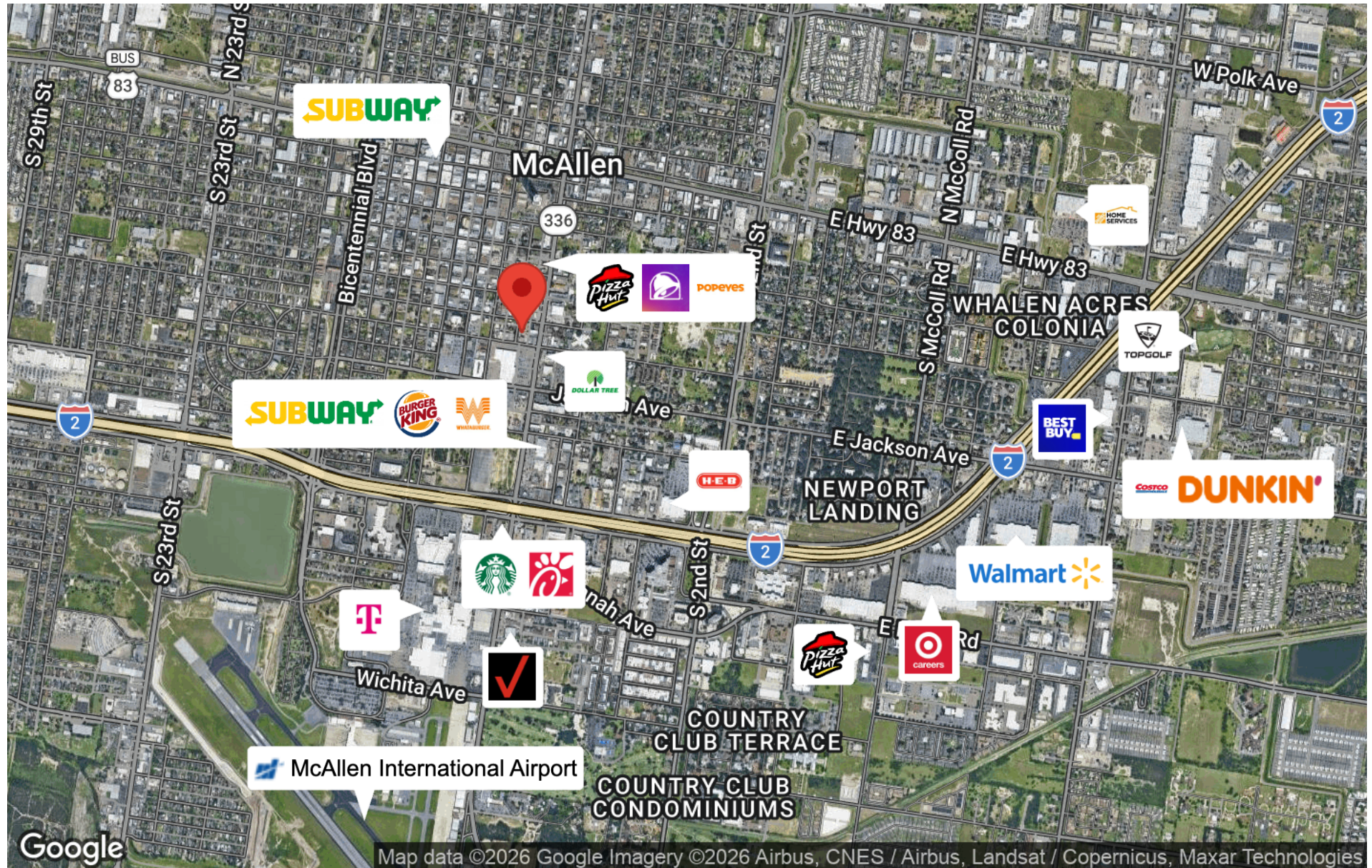
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BUSINESS MAP

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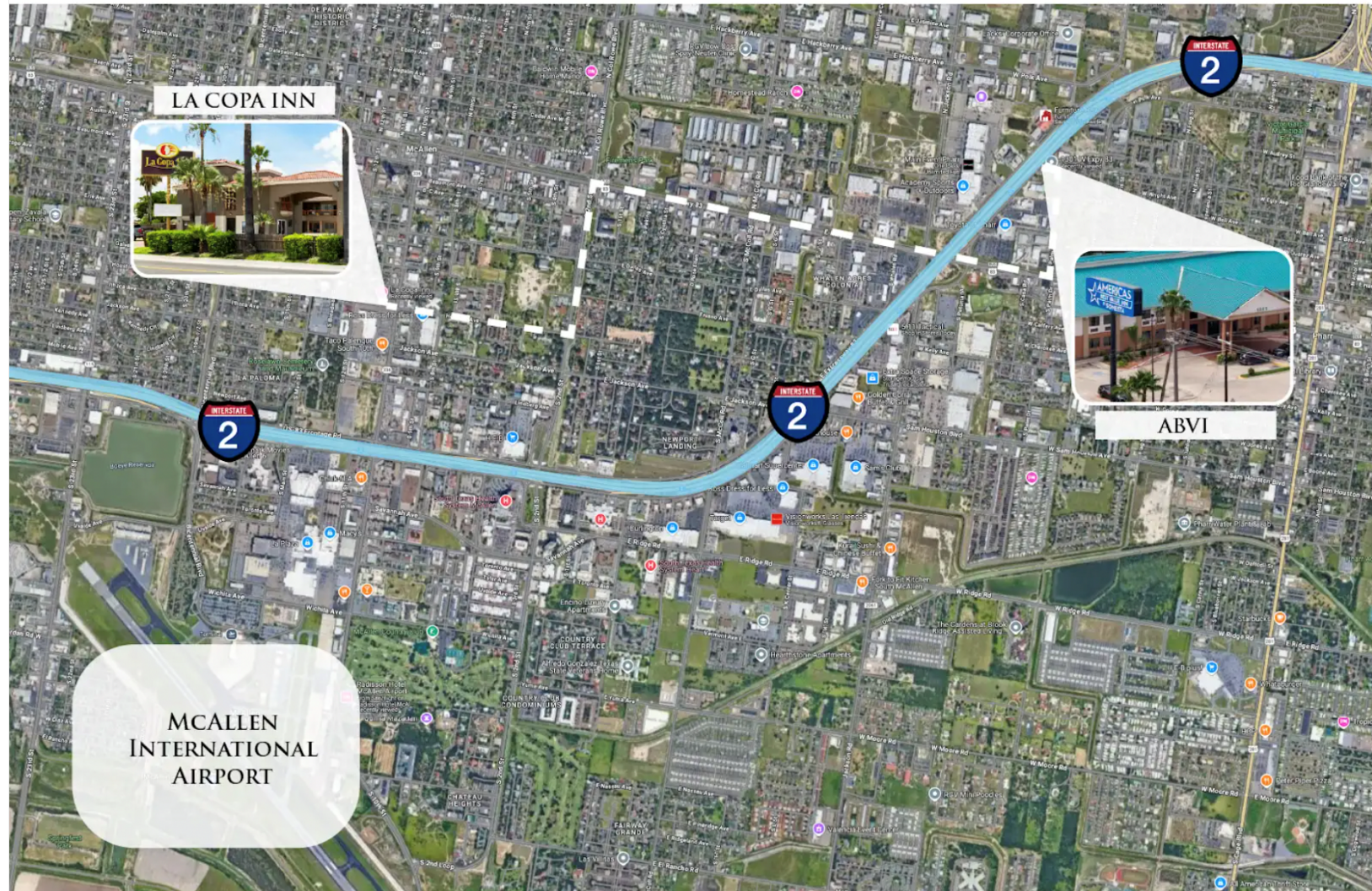
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DISTANCE FROM ABVI

1010 WEST HOUSTON AVENUE



Distance between 2 hotels in 3 miles



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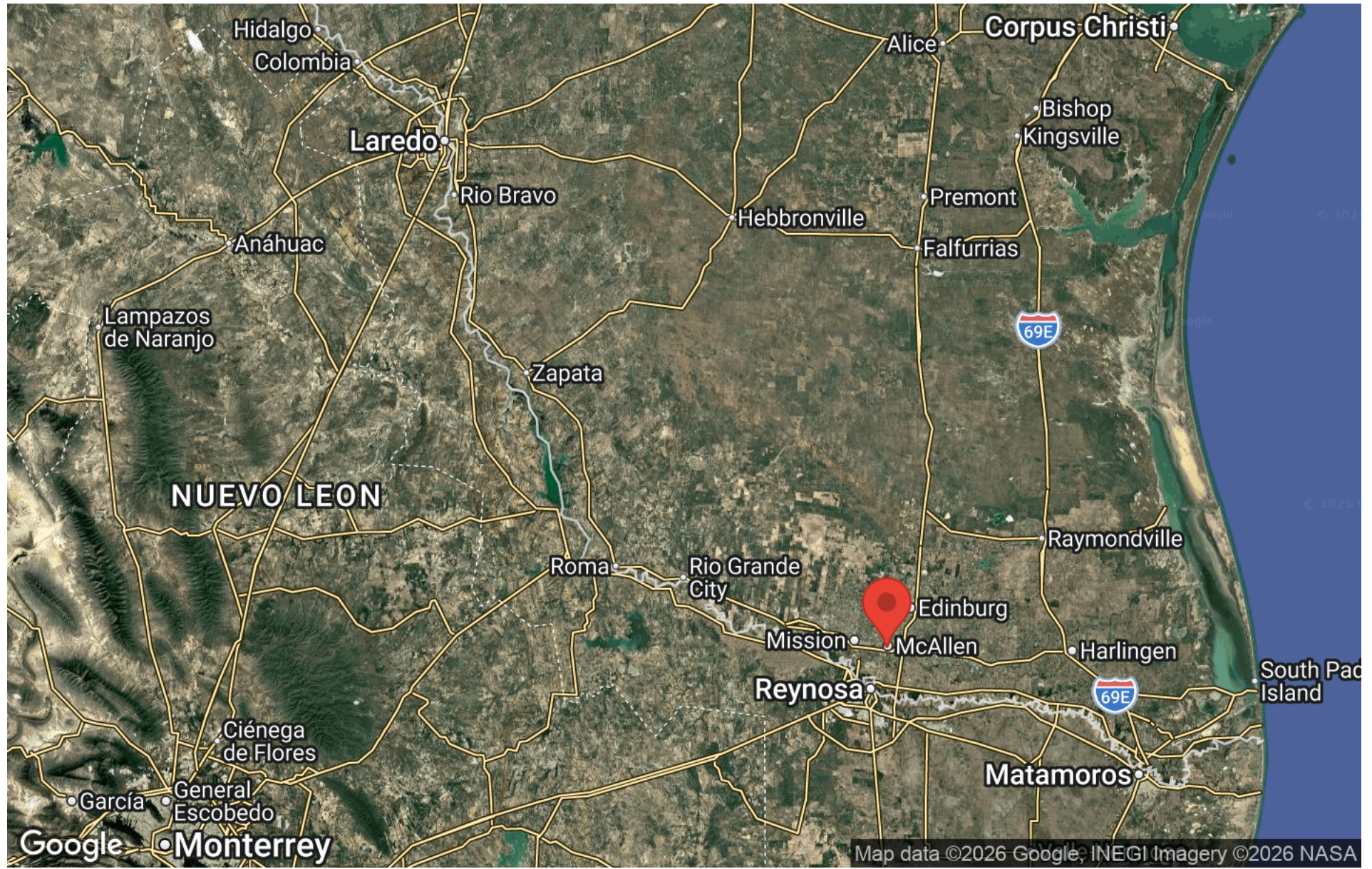
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REGIONAL MAP

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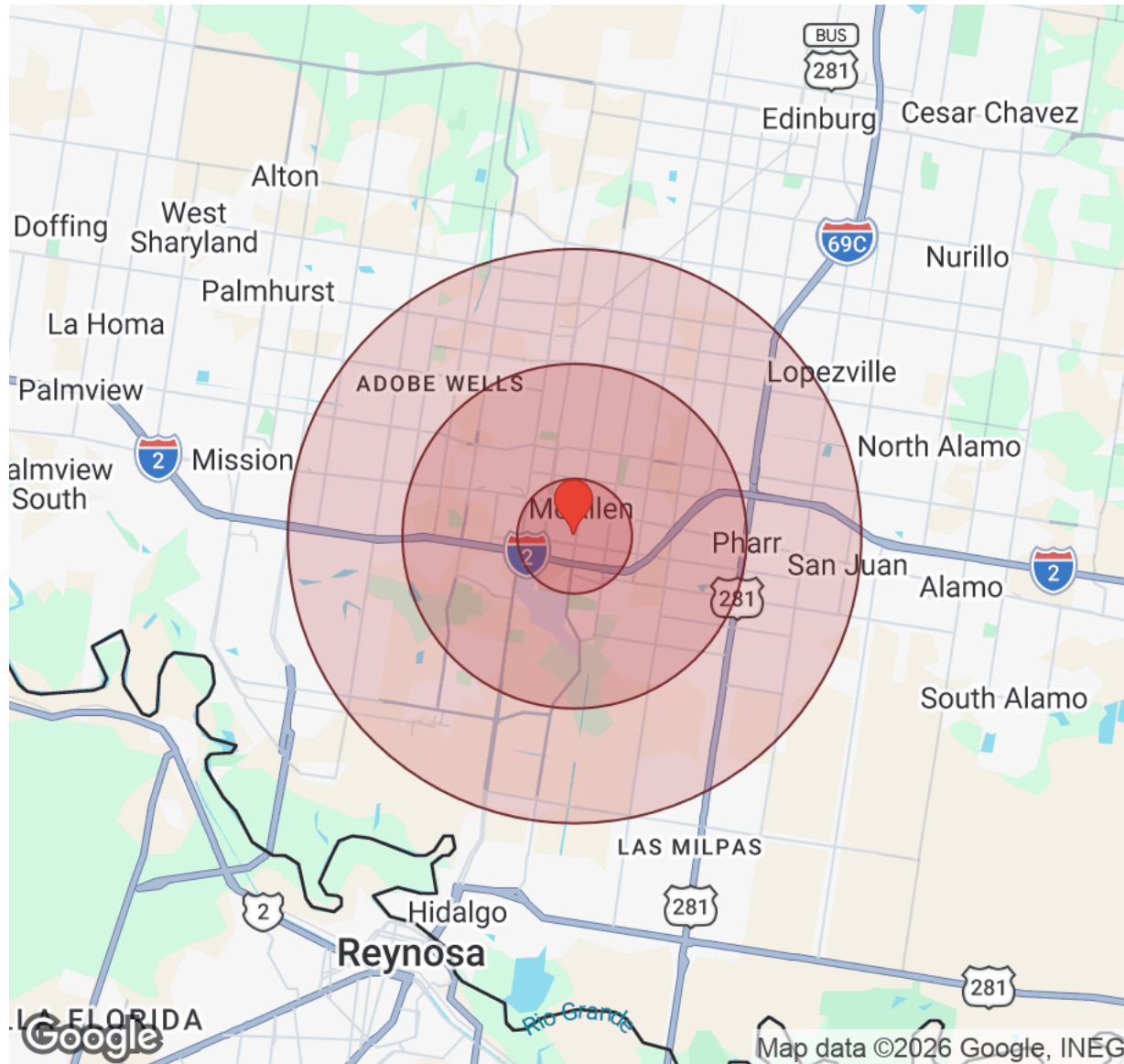
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DEMOGRAPHICS

1010 WEST HOUSTON AVENUE



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,177	44,534	112,658
Female	5,135	46,673	118,514
Total Population	10,312	91,207	231,172

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,825	38,317	92,935
Occupied	3,924	32,024	77,625
Owner Occupied	1,653	15,541	44,983
Renter Occupied	2,271	16,483	32,642
Vacant	901	6,293	15,310

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,372	22,105	56,131
Ages 15 - 24	1,405	13,473	35,136
Ages 25 - 54	3,456	32,755	84,864
Ages 55 - 64	1,075	8,611	21,645
Ages 65+	2,005	14,262	33,394

Income	1 Mile	3 Miles	5 Miles
Median	\$41,396	\$50,368	\$59,713
Under \$15k	694	4,879	8,719
\$15k - \$25k	562	3,923	7,604
\$25k - \$35k	372	3,006	7,294
\$35k - \$50k	587	4,111	9,076
\$50k - \$75k	749	5,255	13,383
\$75k - \$100k	321	3,749	9,297
\$100k - \$150k	280	4,086	11,531
\$150k - \$200k	157	1,573	4,976
Over \$200k	201	1,442	5,745

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1010 WEST HOUSTON AVENUE

AGENT BIO

PROFESSIONAL BIO

4

PROFESSIONAL BIO

1010 WEST HOUSTON AVENUE



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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

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