



FOR SALE

SLEEP INN CEDAR HILL

1439 North Highway 67, Cedar Hill, TX 75104

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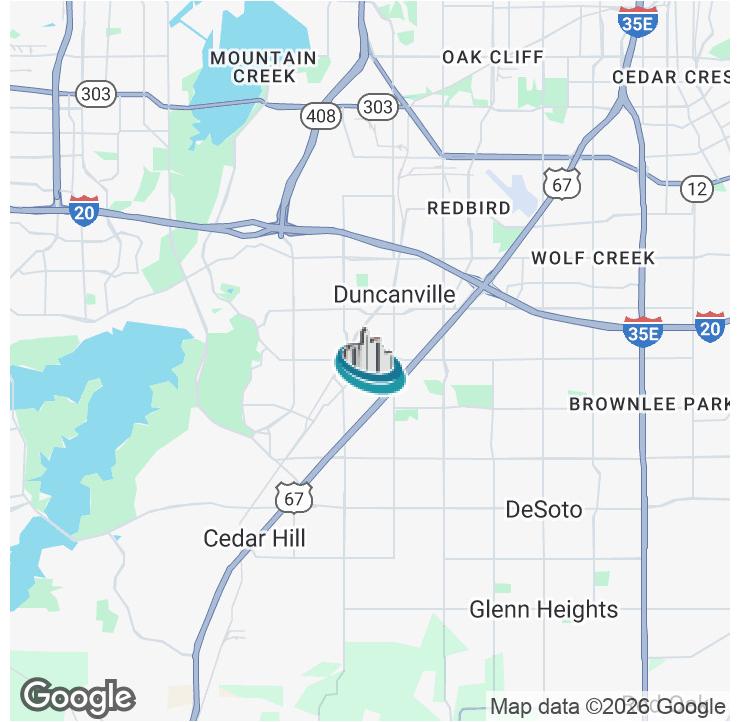
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,800,000
Building Size:	36,574 SF
Lot Size:	1.89 Acres
Number of Rooms:	68
Price / SF:	\$185.92
Year Built:	1999
Renovated:	2013

PROPERTY OVERVIEW

Discover a prime investment opportunity with the Sleep Inn in Cedar Hill, Texas. This strategically located hotel offers a proven business model in a growing market, featuring 68 well-appointed rooms designed to Dream® rooms known for comfort and guest satisfaction. The property benefits from high visibility along major highways and proximity to key attractions, including Joe Pool Lake, Cedar Hill State Park, and the Dallas Cowboys' AT&T Stadium.

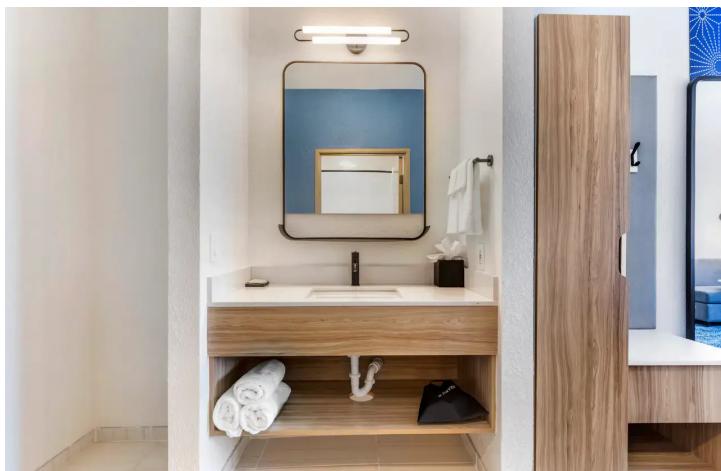
Cedar Hill's expanding residential communities and robust corporate presence drive strong occupancy rates and revenue potential. The Sleep Inn's amenities, including free breakfast, Wi-Fi, and modern interiors, cater to both leisure and business travelers, ensuring steady cash flow. With an attractive price point, low operating costs, and room for growth through targeted marketing and operational efficiencies, this property presents an exceptional opportunity for owner-operators or investors seeking reliable income and long-term appreciation in the Dallas-Fort Worth metroplex. Don't miss your chance to own a turnkey asset in a thriving market.



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Additional Photos





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Location Map

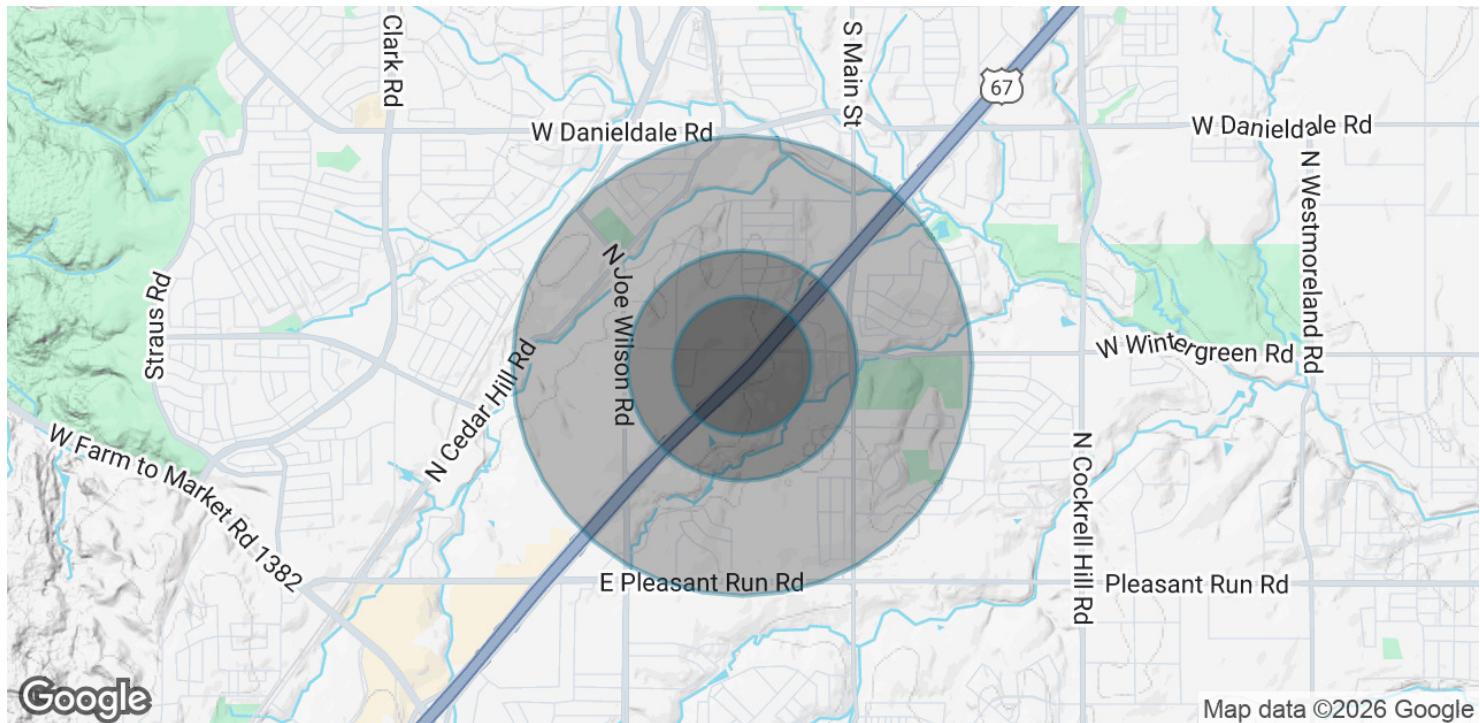




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	903	6,436
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	287	2,233
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$115,239	\$124,771	\$113,872
Average House Value	\$344,169	\$366,485	\$341,987

Demographics data derived from AlphaMap



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