



840 US-20

**CHADRON, NE**

**SUPER 8 MOTEL BY WYNDHAM CHADRON**

**42 KEY HOTEL | 18,808 SF | AMAZING VALUE ADD OPPORTUNITY**



# THE OFFERING

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Jennifer Stein Real Estate, Inc. (listing broker) and Peak Collective Real Estate (co-operating broker) are pleased to present for sale the Super 8 by Wyndham Chadron at 840 US-20, Chadron, NE 69337.

Built in 1978, this property has been well-maintained and offers a range of amenities, including an inviting indoor pool.

Situated along a major thoroughfare, this hotel is a popular rest stop for travelers en route to Mount Rushmore. With a listing price of \$1,050,000, this is an exceptional investment opportunity in a prime location. Don't miss out on this chance to acquire a profitable commercial property with great potential.



# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	840 US-20 Chadron, NE 69337
Listing Price	\$1,050,000
Price Per SF	\$55.83
Price Per Key	\$25,000
Cap Rate	13.10%
Room Revenue Multiplier (2023)	3.13
Gross Revenue w/o Taxes (2023)	\$335,640.99
Total GLA (SF)	18,808
Acres	0.93
Total Rooms	42
Year Built	1978

## PROPERTY TAX INFORMATION

PROPERTY TAX ID: 230006185



# VALUATION METHOD

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We have assessed the Super 8 in Chadron, NE in numerous ways, including a current ownership assessment of the business, location, and potential which they have priced at \$1,050,000.

We have also taken into consideration the net operating income, the initial rate of return, and community growth potential.

With these factors, we have advised the ownership group on the purchase price of \$1,050,000.

Please feel free to request additional information and documents to further your own valuation. This Marketing Package contains financial documents for you to review further in the package.

Please take the time to do your own due diligence as we do not guarantee or warrant our own numbers. When doing add-backs to find the cap rate we added back the line items we were comfortable with, but we welcome you to review the add-backs to determine your own evaluation.



# 840 US-20

**CHADRON, NE**



# 840 US-20

CHADRON, NE

**SITE**



City of Chadron

**S. ROUTE 385 - 6,055 ADT**



**U.S. ROUTE 20 - 3,305 ADT**



# SUPER 8 GENERAL OVERVIEW

## High-Visibility In-Town Location

Located on the main commercial corridor in Chadron this property is highly visible for any travelers passing through the town. Nearby retail, restaurant, and Chadron State College locations make this a desired location.

## The Right Business for You

The Super 8 in Chadron, NE would make for a great owner/user or investment property. We forecast that due to the name recognition of the Super 8 by Wyndham, the advantageous location of the property, and the past financial performance that this property will succeed with either type of ownership. This evaluation comes with no warranties or guarantees.

# MARKET CONDITIONS

## Occupancy

Nebraska Area	52.0%	↓	-5.1%
Nebraska USA	53.0%	↓	-5.0%

## ADR

Nebraska Area	\$99.38	↑	4.4%
Nebraska USA	\$103.74	↑	3.5%

## RevPAR

Nebraska Area	\$51.64	↓	-0.9%
Nebraska USA	\$55.01	↓	-1.6%

# PROPERTY FEATURES

Total Rooms	42
Building SF	18,808 SF
Land SF	40,511 SF
Land AC	0.93 AC
Year Built	1978
Number of Parcels	1
Topography	Flat
Number of Stories	2
Number of Buildings	1
Parking Spaces	43





## PROPERTY AMENITIES

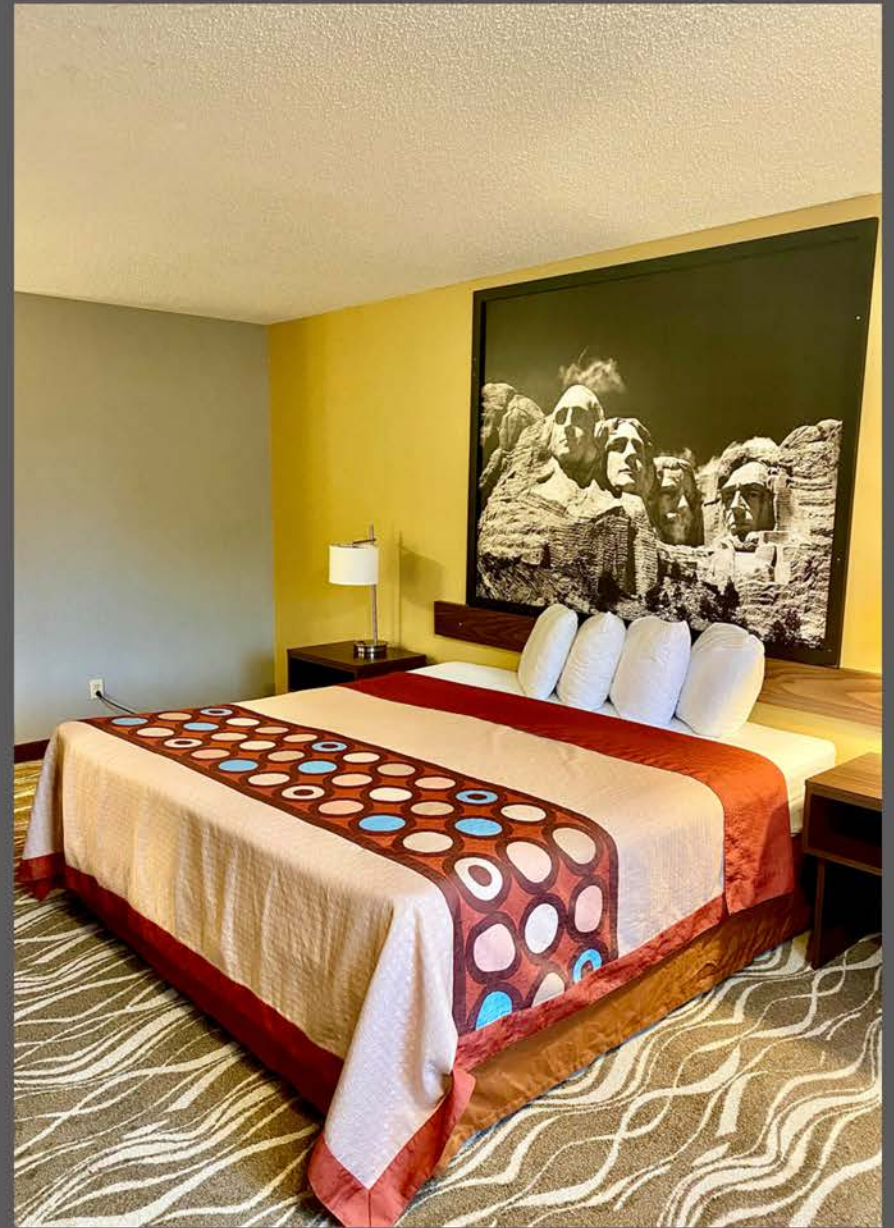
- CABLE
- AIR CONDITIONING
- ICE/VENDING
- BUSINESS CENTER
- HIGH-SPEED INTERNET
- INTERIOR CORRIDOR
- LAUNDROMAT
- POOL
- CONTINENTAL BREAKFAST AREA

## ROOM MATRIX

- 2 QUEEN BEDS - 34
- 1 QUEEN BED - 2
- 1 KING BED - 3
- 1 KING BED HANDICAP - 2
- 1 KING BED SUITE - 1

## NEIGHBORING PROPERTIES

- Holiday Inn Express & Suites
- Travelodge by Wyndham
- Best Western West Hills Inn
- Motel Grand





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





# CHADRON, NEBRASKA

Residents of Chadron, Nebraska are in the shadows of the Nebraska National Forest, which is less than 30 minutes away. Almost 5,600 residents live in Chadron, Nebraska, but in North-Western Nebraska it is one of the larger hubs in a relatively low populated section of the state. Chadron is best known for Chadron State College, which is a four-year college in the South-East corner of town.

The median household income in Chadron, NE is \$47,288. In 2019, the place with the highest Median Household Income in Chadron, NE was Census Tract 9507 with a value of \$48,972. The income inequality in Nebraska (measured using the Gini index) is 0.444, which is lower than than the national average. The economy of Chadron, NE employs 3.08k people.

Nebraska ranks well across business costs compared to regional competitor states. Nebraska is ranked among the best states for the cost of doing business. The state's economy is also a strength as it ranks as the 7th best in the nation.



# WHY NEBRASKA?

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**#6**

Most Friendly State Business

CNBC.com

**#7**

Strongest Economy

CNBC.com

**#6**

Best Overall State

USNews.com

**#8**

Employment Ranking

USNews.com



# **MOUNT RUSHMORE NATIONAL MEMORIAL**

The Super 8 Chadron is approximately an hour and 45-minute drive from Mount Rushmore. Mount Rushmore attracts over 2 million tourists every year. Chadron, Nebraska is on one of the main routes travelers from Nebraska, Colorado, Kansas, and many southern states take to get to Mount Rushmore.





## **CHADRON MUNICIPAL AIRPORT**

The Chadron Municipal Airport (CDR) is located 4.4 miles west of Super 8 Chadron on Highway 20. The airport is owned and operated by the City of Chadron with FBO services provided by J & J Aero Services. Commercial flights are provided by Southern Airways Express. Chadron Municipal Airport has frequent flights to and from Denver International Airport, which can service travel around the world.

## **DENVER INTERNATIONAL AIRPORT**

For larger commercial airlines the closest major and international airport is the Denver International Airport. The Denver International Airport is 292 miles from Chadron, Nebraska which is approximately a 4 hour and 32-minute drive.

Opened in 1995, Denver International Airport currently has non-stop service to 215 destinations amongst 23 different airlines throughout North America, Latin America, Europe, and Asia. The airport is a hub for both United Airlines and Frontier Airlines and a base for Southwest Airlines. With over 35,000 employees, the airport is the largest employer in Colorado. The airport is located on the western edge of the Great Plains and within sight of the Front Range of the Rocky Mountains. The airport is 25 miles driving distance from Downtown Denver.

# DEMOGRAPHICS

## POPULATION

### 2010 Population

1 Mile Radius: 4,190  
5 Mile Radius: 6,489  
10 Mile Radius: 7,019

### 2021 Population

1 Mile Radius: 3,858  
5 Mile Radius: 5,967  
10 Mile Radius: 6,474

### 2026 Population

1 Mile Radius: 3,780  
5 Mile Radius: 5,844  
10 Mile Radius: 6,346

### Annual Growth 2010-2021

1 Mile Radius: -0.7%  
5 Mile Radius: -0.7%  
10 Mile Radius: -0.7%

### Annual Growth 2021-2026

1 Mile Radius: -0.4%  
5 Mile Radius: -0.4%  
10 Mile Radius: -0.4%

## HOUSEHOLDS & MEDIAN INCOME

### 2010 Households

1 Mile Radius: 1,819  
5 Mile Radius: 2,543  
10 Mile Radius: 2,736

### 2021 Households

1 Mile Radius: 1,699  
5 Mile Radius: 2,356  
10 Mile Radius: 2,541

### 2026 Households

1 Mile Radius: 1,664  
5 Mile Radius: 2,303  
10 Mile Radius: 2,484

### Annual Growth 2010-2021

1 Mile Radius: -0.1%  
5 Mile Radius: 0%  
10 Mile Radius: 0%

### Annual Growth 2021-2026

1 Mile Radius: -0.4%  
5 Mile Radius: -0.5%  
10 Mile Radius: -0.4%

### Owner Occupied

1 Mile Radius: 824  
5 Mile Radius: 1,221  
10 Mile Radius: 1,361

### Renter Occupied

1 Mile Radius: 839  
5 Mile Radius: 1,082  
10 Mile Radius: 1,123





# DEMOGRAPHICS

## HOUSEHOLDS & MEDIAN INCOME

### Household Income - 1 Mile

<\$25,000: 318  
\$25,000-\$50,000: 414  
\$50,000-\$75,000: 443  
\$75,000-\$100,000: 333  
\$100,000-\$125,000: 76  
\$125,000-\$150,000: 65  
\$150,000-\$200,000: 28  
\$200,000+: 22

### Household Income - 5 Mile

<\$25,000: 516  
\$25,000-\$50,000: 513  
\$50,000-\$75,000: 601  
\$75,000-\$100,000: 419  
\$100,000-\$125,000: 103  
\$125,000-\$150,000: 111  
\$150,000-\$200,000: 40  
\$200,000+: 52

### Household Income - 10 Mile

<\$25,000: 544  
\$25,000-\$50,000: 559  
\$50,000-\$75,000: 641  
\$75,000-\$100,000: 443  
\$100,000-\$125,000: 121  
\$125,000-\$150,000: 129  
\$150,000-\$200,000: 46  
\$200,000+: 58

### Avg Household Income

1 Mile Radius: \$62,008  
5 Mile Radius: \$63,580  
10 Mile Radius: \$64,512

### Median Household Income

1 Mile Radius: \$56,831  
5 Mile Radius: \$57,139  
10 Mile Radius: \$57,578

# CONFIDENTIALITY & DISCLOSURE

Jennifer Stein Real Estate, Inc. and out of state co-operating broker Peak Collective Real Estate has been retained on an exclusive basis to market the property described as 840 US-20, Chadron, NE 69337. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

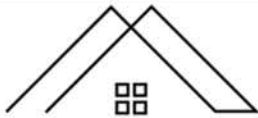
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Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



# Jennifer Stein

Listing Broker



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