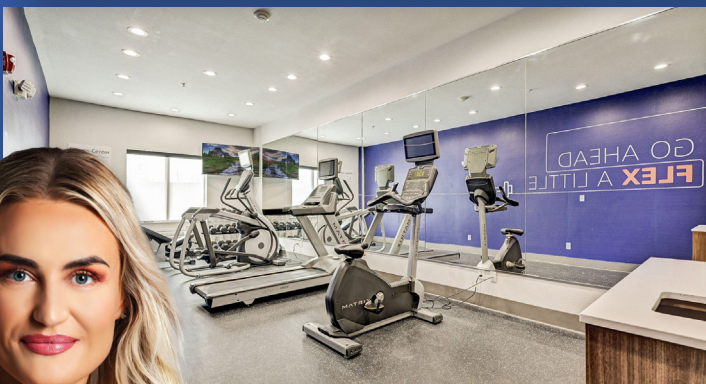


HOLIDAY INN EXPRESS

46300 Interstate 10 Freeway, Winnie, Texas 77665



Strategically located off Interstate 10, this hotel benefits from high visibility and steady traffic flow, making it a compelling investment opportunity. With robust revenue streams and potential for further growth, this property offers buyers a small flagship asset in the hospitality sector.

Year Built: 2010
Year Remodeled: 2024
Building Size: 40,171 Sq. Ft.
Lot Size: 104,675 Sq. Ft.
Property Highlights:

- Guest Accommodations:
 - 66 guest rooms, including a manager's apartment for on-site convenience.
- Amenities:
 - Fully equipped gym.
 - Meeting room for business and events.
 - Swimming pool for guest satisfaction and relaxation.
- Modern Design Standards:
 - Features Formula Blue 2.0, the latest IHG design standards for a streamlined, contemporary guest experience.
- Long-Term Agreement:
 - Franchise agreement with IHG secured for the next 15 years, with no Property Improvement Plan (PIP) required.
- Recent Renovations:
 - Over \$2.2 million in renovations completed in 2024, ensuring the property is up-to-date and in excellent condition.
- Strong Financial Performance:
 - Achieved \$1.6 million in gross revenue in 2024.

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