



EXCLUSIVE LISTING

The Super 8 & Economy Inn

1710 Harrison Dr.
Evanston, WY 82930

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INVESTMENT PROFILE

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The Super 8 and Economy Inn are well-positioned hospitality assets located in Evanston, WY. The Super 8 by Wyndham is a 40-room, two-story, exterior-corridor hotel built in 1980 and renovated in 2013. Situated on 0.53 acres with a gross building area of 14,600 square feet, the franchise-operated property benefits from Wyndham branding and offers essential amenities such as high-speed internet access and public Wi-Fi. Strategically positioned along Interstate 80, the Super 8 enjoys strong visibility and consistent demand from both regional and pass-through travelers.

The adjacent Economy Inn is a 42-room, two-story, exterior-corridor property originally built in 1977 and situated on 0.54 acres with a gross building area of 15,080 square feet. Currently operating with half of its rooms, the property presents an attractive repositioning or redevelopment opportunity due to its size, location, and designation within an Opportunity Zone. Each property features its own lobby and manager's quarters, allowing for dual branding or the flexibility to create two distinct hotel offerings. With direct interstate exposure, this asset provides significant potential for an investor seeking to rebrand, renovate, or repurpose a well-located property in the Evanston market.



PROPERTY HIGHLIGHTS

- Priced to Sell quickly at less than \$22k/Unit
- Absentee managed allowing for owner/operator to increase revenues and decrease costs. Property performing at 60% RevPAR index.
- Option to Dual Brand or convert the current operations into Two Hotels separately. Each property sits on it's own parcel and includes a lobby and manager's quarters in each.
- Financing available for qualified buyers (SBA7a, SBA 504, and Conventional).
- **Motivated Seller, Bring All Offers**

OFFERING SUMMARY



Sale Price:

\$1,800,000



Number of Rooms:

**Super 8: 40 units
Economy Inn: 42 units**



Price Per Key:

\$21,951



Building Size:

29,680 SF



Lot Size:

1.07 AC



Year Built:

**Super 8: 1980
Economy Inn: 1977**



Renovation Completed:

2013



Stories:

2



Zoning:

L01



Hotel Type:

Economy



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PROPERTY IMPRESSIONS

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ADDITIONAL PHOTOS

Super 8 & Economy Inn Evanston, WY



ADDITIONAL PHOTOS

Super 8 & Economy Inn Evanston, WY





LOCATION INFORMATION

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EVANSTON, WY

Evanston is a historic community in Uinta County, located in the far southwest corner of Wyoming along the I-80 transcontinental corridor. Just over an hour from Salt Lake City, the city serves as both a gateway into Wyoming and a convenient stopover for travelers heading east or west. With a population of approximately 12,000, Evanston benefits from steady interstate traffic, regional tourism, and a diverse economy supported by healthcare, education, energy, and government services.

The area is home to a variety of attractions that draw consistent visitation, including Bear River State Park, the Uinta County Museum, and Wyoming Downs Race Track. Evanston's location also positions it for growth, with projects like Black Mesa Advanced Fission's \$3 billion reactor manufacturing facility set to bring high-paying jobs and diversify the economy. Combined with its role as a regional hub for services, proximity to outdoor recreation in the Uinta Mountains and Flaming Gorge, and interest in adaptive reuse developments, Evanston offers a compelling mix of heritage, recreation, and economic momentum that continues to drive hospitality demand in southwest Wyoming.



BEAR RIVER STATE PARK

Bear River State Park is a 324-acre recreation area located just off I-80 and minutes from the subject property. The park features resident bison and elk herds, picnic shelters, and miles of walking and biking trails that connect to Evanston's Bear River Greenway. Serving as both a major stopping point for interstate travelers and a destination for families and outdoor enthusiasts from Utah and Wyoming, the park plays a vital role in the region's tourism appeal. Its function as a local gathering place and regional attraction makes it an important year-round driver of leisure visitation and overnight stays in Evanston.



PURPLE SAGE GOLF COURSE

Purple Sage Golf Course is an 18-hole municipal course located just minutes from the subject property. Known for its scenic setting, challenging design, and accessibility, the course is a popular destination for golfers across southwest Wyoming and northern Utah. It regularly hosts tournaments, charity events, and community gatherings that generate steady visitor traffic during the warmer months. By attracting both local players and regional visitors, Purple Sage strengthens Evanston's position as a recreational hub and contributes to ongoing demand for area lodging.



UINTA COUNTY MUSEUM

Wyoming Downs Race Track, located just north of Evanston, is the state's premier horse racing facility and a cornerstone of Wyoming's equine tourism industry. It offers live thoroughbred and quarter horse racing during the summer months, along with year-round simulcast wagering. Seasonal race meets draw thousands of spectators from Wyoming, Utah, Idaho, and Colorado, filling local hotels and restaurants. With its regional reach and status as the largest racing venue in the state, Wyoming Downs serves as a significant demand driver that directly impacts Evanston's hospitality market.





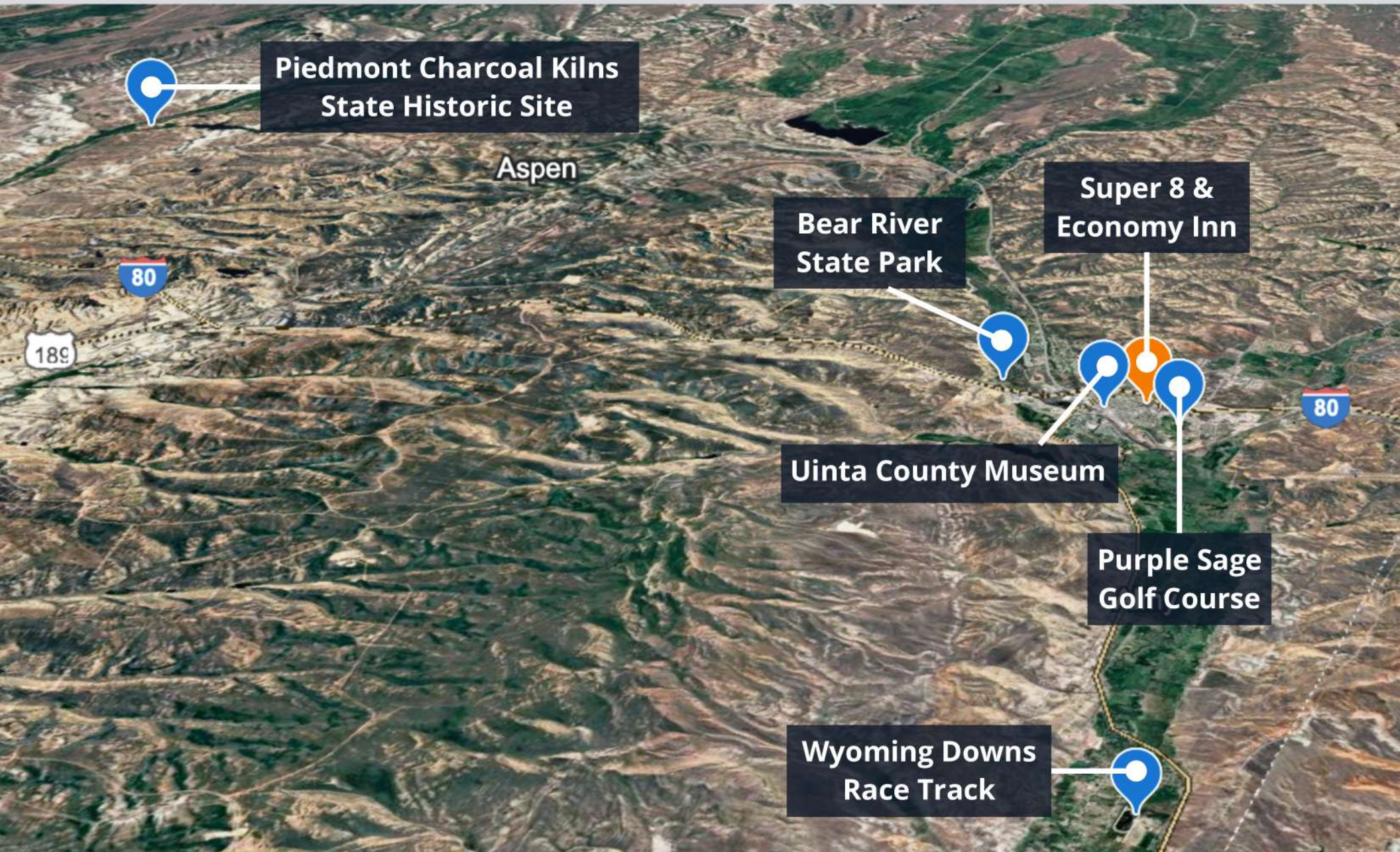
WYOMING DOWNS RACE TRACK

The Uinta County Museum, housed in Evanston's historic Carnegie Library downtown, showcases the pioneer, railroad, and Native American heritage of the region. Exhibits feature artifacts from the Union Pacific Railroad, local ranching families, and the town's early Chinese immigrant community. The museum also hosts rotating exhibits, community events, and educational programs that draw steady visitation from both locals and out-of-state travelers. By anchoring Evanston's cultural identity and supporting downtown foot traffic, the museum contributes to year-round tourism, which in turn benefits local hotels, dining, and retail businesses.

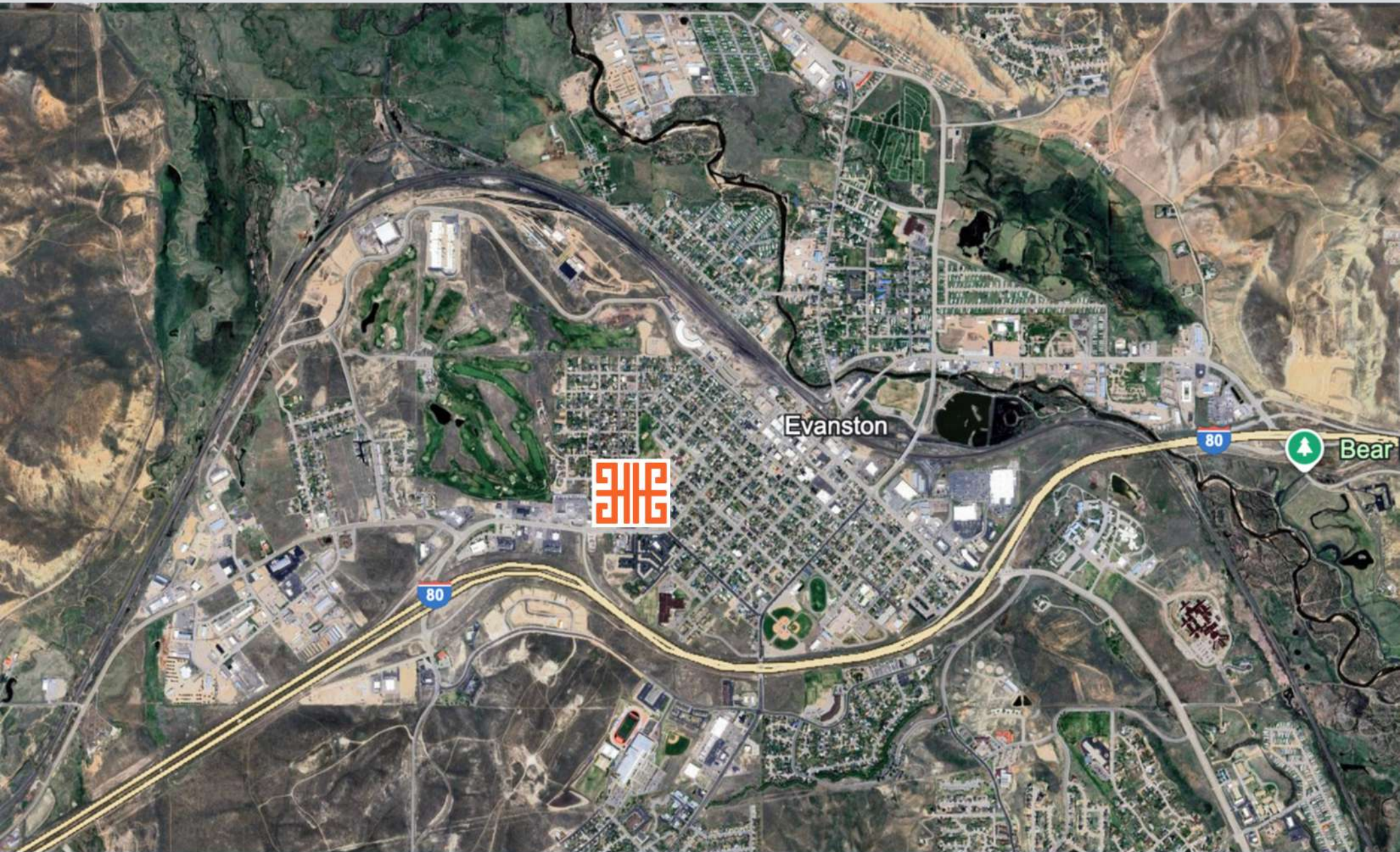
PIEDMONT CHARCOAL KILNS STATE HISTORIC SITE

The Piedmont Charcoal Kilns State Historic Site preserves three stone kilns built in the 1860s to produce charcoal for the Union Pacific Railroad. Located about 20 miles east of Evanston, the landmark offers visitors a glimpse into the region's railroad and industrial history while serving as a popular stop along historic byways. The site is especially appealing to heritage tourists, road-trippers, and photography enthusiasts. With its unique architecture, Old West history, and proximity to scenic routes, the site draws cultural tourism into the Evanston area and enhances the region's appeal for overnight visitors.











ADVISOR BIO

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PROFESSIONAL BACKGROUND

Brian is one of a handful of real estate brokers and auctioneers who is licensed in all 50 states and the District of Columbia. Brian has over 15 years in asset management experience and has sold properties for investors, developers, and many local, national, and international financial institutions. Over the last 10 years, Brian has grown his two-person real estate sales team in Cincinnati, OH into a nationally recognized commercial brokerage.

Brian is known for finding solutions and repositioning assets to maximize their value while mitigating risk for his clients. Brian has sold a former Fortune 100 corporate campus, hospital, golf course, car wash, churches, and abandoned apartment buildings that many other brokers refused or failed to market effectively. Brian also specializes in the analysis, acquisition, and sale of commercial real estate debt and single-family residential loan pools. Brian has a dual BSBA in Finance and Economics from Xavier University.

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