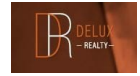


The Lodge at Kenedy

301 W State Highway 72, Kenedy, TX 78119



Presented By:
Delux Realty LLC



The Lodge at Kenedy

301 W State Highway 72, Kenedy, TX 78119

Property Details

Hotel for Sale – Kenedy, TX | 48 Rooms | Built in 2011

Positioned in the heart of South Texas oil country, this 48-room hotel in Kenedy, Texas offers a strong investment opportunity in the thriving Eagle Ford Shale region. Built in 2011 and well-maintained, the property caters perfectly to extended-stay oilfield workers, business travelers, and regional visitors.

This two-story hotel features a full range of guest and operational amenities, along with excellent access to local infrastructure and oil & gas activity. With stable demand in the area, this is an ideal acquisition for investors seeking strong cash flow and regional growth potential.

Property Highlights:

48 guest rooms

Built in 2011

Located in Kenedy, TX – Eagle Ford Shale region

Ample free self-parking

High-speed WiFi and wired internet access

Amenities:

Business center & computer station

Meeting room available

Fireplace in lobby

Barbecue grills & picnic area

Billiards/pool table

Guest laundry facilities

Television in common areas

Outdoor terrace

Wheelchair accessible parking & registration desk

Check-in: 3:00 PM – 8:00 PM | Check-out: 11:00 AM

Additional Info:

Front desk with limited hours

No elevators

No cribs or rollaway beds

Pets not allowed

Professionally managed property

No COVID-19 testing or documentation required at check-in

This property is well-positioned for ongoing use or brand conversion. Contact us for financials, occupancy data, and to schedule a private tour.

Price:	\$2,500,000
Property Type:	Hospitality
Property Subtype:	Hotel
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.75%
Lot Size:	2.85 AC
Gross Building Area:	33,472 SF
Sale Conditions:	Business Value Included
Average Published Rate	66.5
:	
No. Rooms:	48
No. Stories:	1
Year Built:	2011
Parking Ratio:	2.81/1,000 SF
Corridor:	Exterior

Let me know if you'd like to add revenue details, pricing, or photos to accompany a listing flyer or online ad.

You said:

Lodge at Kenedy in Kenedy, you'll be within a 5-minute drive of St. Matthews Church and Kenedy Ball Park. This motel is 6.3 mi (10.2 km) from San Antonio River and 5.9 mi (9.5 km) from Karnes City Square. Make yourself at home in one of the 48 air-conditioned rooms featuring kitchens with full-sized refrigerators/freezers and stovetops. Complimentary wired and wireless internet access keeps you connected, and flat-screen televisions are provided for your entertainment. Conveniences include separate sitting areas and microwaves, and housekeeping is provided daily

ChatGPT said:

Thanks! Here's a complete, professionally written property listing description combining your amenities, location, and room features into a polished format ideal for marketing or investment brochures:

Lodge at Kenedy – Hotel for Sale | 48 Rooms | Built in 2011 | Kenedy, TX

Discover a turnkey hospitality investment in the heart of the Eagle Ford Shale region. The Lodge at Kenedy, built in 2011, features 48 spacious guest rooms and is ideally positioned to serve both oilfield workforce housing and traditional travelers. Located just minutes from St. Matthews Church, Kenedy Ball Park, and within a short drive to Karnes City Square and the San Antonio River, this property offers consistent demand and long-term upside.

Property Highlights:

48 fully furnished guest rooms

Built in 2011

Situated on a prime site within a 5-minute drive to local attractions

Well-suited for extended-stay guests

Ample free self-parking

Free wired and wireless internet access

Guest Room Features:

Air-conditioned rooms with separate sitting areas

Full kitchens with stovetops, microwaves, and full-sized refrigerators/freezers

Flat-screen TVs

Daily housekeeping

On-Site Amenities:

Business center & computer station

Meeting room

Fireplace in the lobby

Billiards/pool table

Barbecue grills & picnic area

Laundry facilities

Outdoor terrace

Common area with TV

Wheelchair-accessible registration and parking

Guest Services & Policies:

Check-in: 3:00 PM – 8:00 PM | Check-out: 11:00 AM

Front desk (limited hours)

No elevators

No pets allowed

No cribs or rollaway beds available

Professionally managed property

No COVID-19 testing or health documentation required at check-in

This is an excellent opportunity to own a well-maintained property in a high-demand region with stable occupancy driven by energy sector activity. Ideal for investors, independent hoteliers, or operators seeking a presence in South Texas.

Contact us today for pricing, financials, and to schedule a private showing.

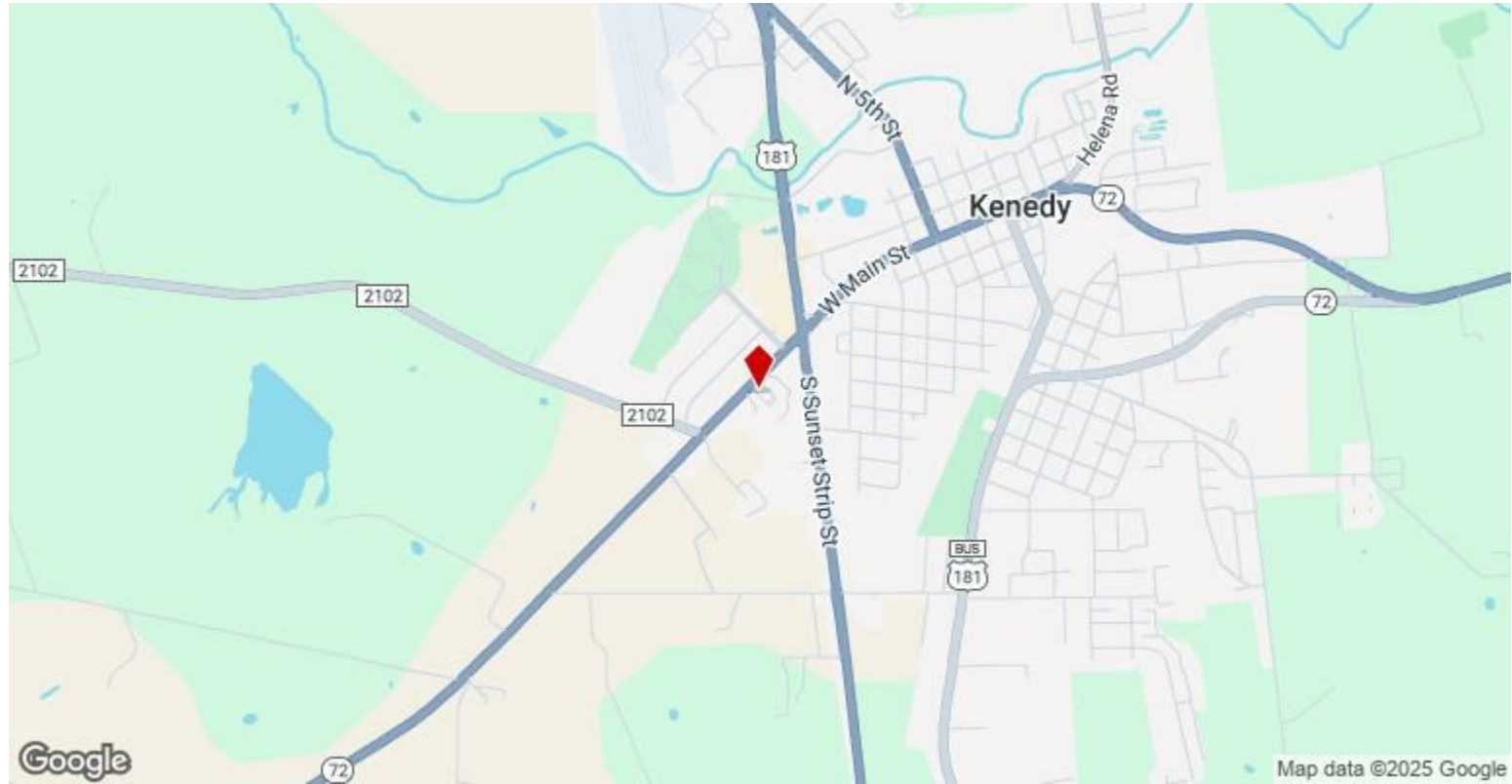
Price: \$2,500,000

View the full listing here: <https://www.loopnet.com/Listing/301-W-State-Highway-72-Kenedy-TX/36111197/>

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Location



The Lodge at Kenedy

301 W State Highway 72, Kenedy, TX 78119

Property Photos



Primary Photo



Building Photo

The Lodge at Kenedy

301 W State Highway 72, Kenedy, TX 78119

Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



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Property Photos



Interior Photo



Building Photo

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Building Photo



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Aerial

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