

HOTEL FOR SALE

# AMERICAS BEST VALUE INN PHARR

1301 WEST EXPRESSWAY 83



## KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101  
San Antonio, TX 78249

**SINGH** COMMERCIAL  
GROUP



Each Office Independently Owned and Operated

## PRESENTED BY:

### RAV SINGH, CCIM

National Hospitality Group Division Leader

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C: (210) 849-2175

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# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY  
LOCATION & HIGHLIGHTS



# EXECUTIVE SUMMARY

1301 WEST EXPRESSWAY 83



## OFFERING SUMMARY

PRICE:	\$3,300,000
NUMBER OF ROOMS:	58
2024 REVENUE:	\$903,287
NOI WITH ADDBACKS:	\$397,615 (44% margin)
CAP RATE:	12%
PRICE / DOOR:	\$56,896/door
FLOORS:	2
LOT SIZE:	2.22 Acres
BUILDING SF:	30,224 SF
MARKET:	McAllen/Edinburg/Pharr
YEAR BUILT:	1996
ZONING:	F1

## PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer the opportunity to acquire Americas Best Value Inn Pharr, a 58-room, economy-class hotel located in the thriving McAllen submarket of South Texas. Situated directly along the high-traffic corridor of W Expressway 83, this franchise-flagged asset offers strong visibility and ease of access. Built in 1996 and operating under the Sonesta International Hotels brand, the property delivers steady cash flow with established brand recognition.

## PROPERTY HIGHLIGHTS

- Strong Location: Prime visibility along Expressway 83 with over 117,000 vehicles per day
- Flagged Asset: Operates under the Americas Best Value Inn brand (Sonesta International)
- 58 Rooms | 2 Stories: Well-maintained with interior corridors
- Features 28 King rooms and 31 Queen rooms for a comfortable and spacious stay.
- Amenity-Rich: Includes pool, business center, and fitness room
- Lot Size: 2.22 acres with 39,224 SF building footprint
- Suburban Advantage: Positioned in a growing McAllen-Pharr-Edinburg metro with rising population and household growth (over 6% projected through 2029)
- Proximity to Airport: Only 8 minutes to McAllen International Airport
- Investment Upside: Located within a designated Opportunity Zone
- Stable Operations: Currently open and income-generating
- The Rio Grande Valley (Rioplex), geographical privileged right in the border between Mexico and U.S.
- Located in a high-traffic area with excellent visibility
- This property offers premier access to one of the busiest U.S.-Mexico trade corridors

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## LOCATION & HIGHLIGHTS

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### LOCATION INFORMATION

<b>BUILDING NAME:</b>	Americas Best Value Inn Pharr
<b>STREET ADDRESS:</b>	1301 W Expressway 83
<b>CITY, STATE, ZIP:</b>	Pharr, Texas, 78577
<b>COUNTY:</b>	Hidalgo
<b>MARKET:</b>	McAllen/Edinburg/Pharr
<b>SUBMARKET:</b>	McAllen

### WHY INVEST IN PHARR?

- Top trade hub – Pharr handles \$46B+ in U.S.–Mexico trade annually
- Heavy truck traffic – 1.2M+ commercial trucks cross bridge yearly, driving hotel demand
- Booming economy – Metro GDP jumped from \$23B to \$30.2B (2019–2023), spurring business growth
- Fast population rise – Hidalgo County grew 53%, expanding workforce and local demand
- Growing tourism – McAllen airport served 1.2M passengers in 2024; hotel OCC hit 75%
- Infrastructure upgrades – Bridge expansion and highway projects improve access and attract more commerce
- Strong rental income – \$100M in tourism revenue shows solid hotel and short-term rental
- Rising property values – Median home prices rose ~10% last year, boosting equity growth
- Low cost of living – Nation's affordable metro means lower costs, higher hospitality margins
- Business-friendly climate – No state income taxes





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# ADDITIONAL PHOTOS

PROPERTY PHOTOS

# 2



## PROPERTY PHOTOS

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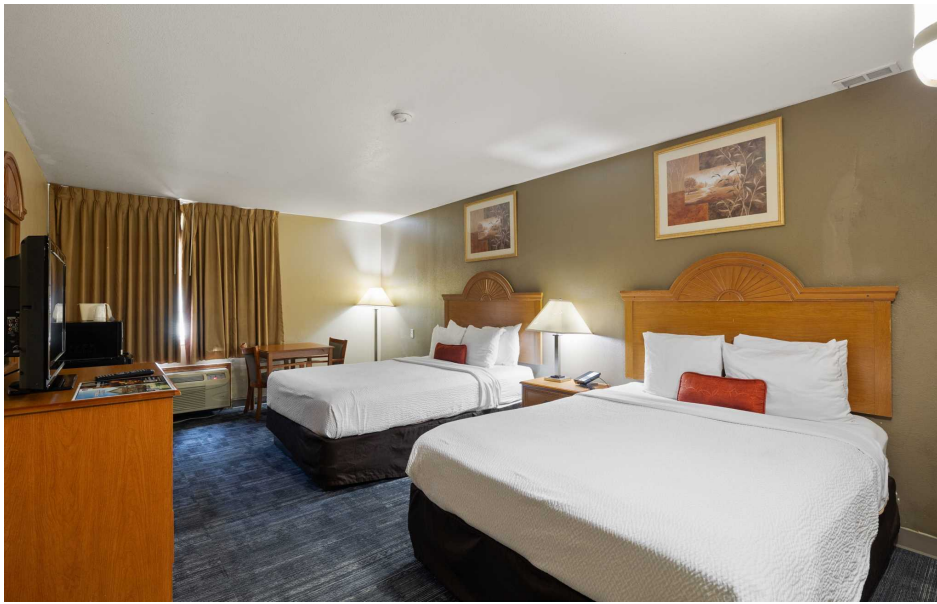
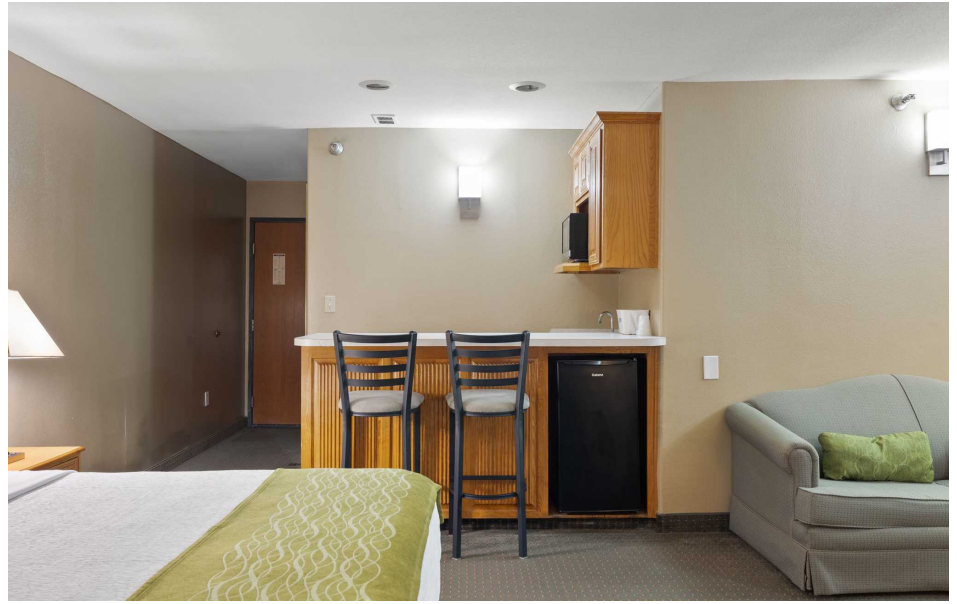
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# MAPS / DEMOGRAPHICS

# 3

LOCATION MAPS

BUSINESS MAP

OPPORTUNITY ZONE

DISTANCE FROM LA COPA INN

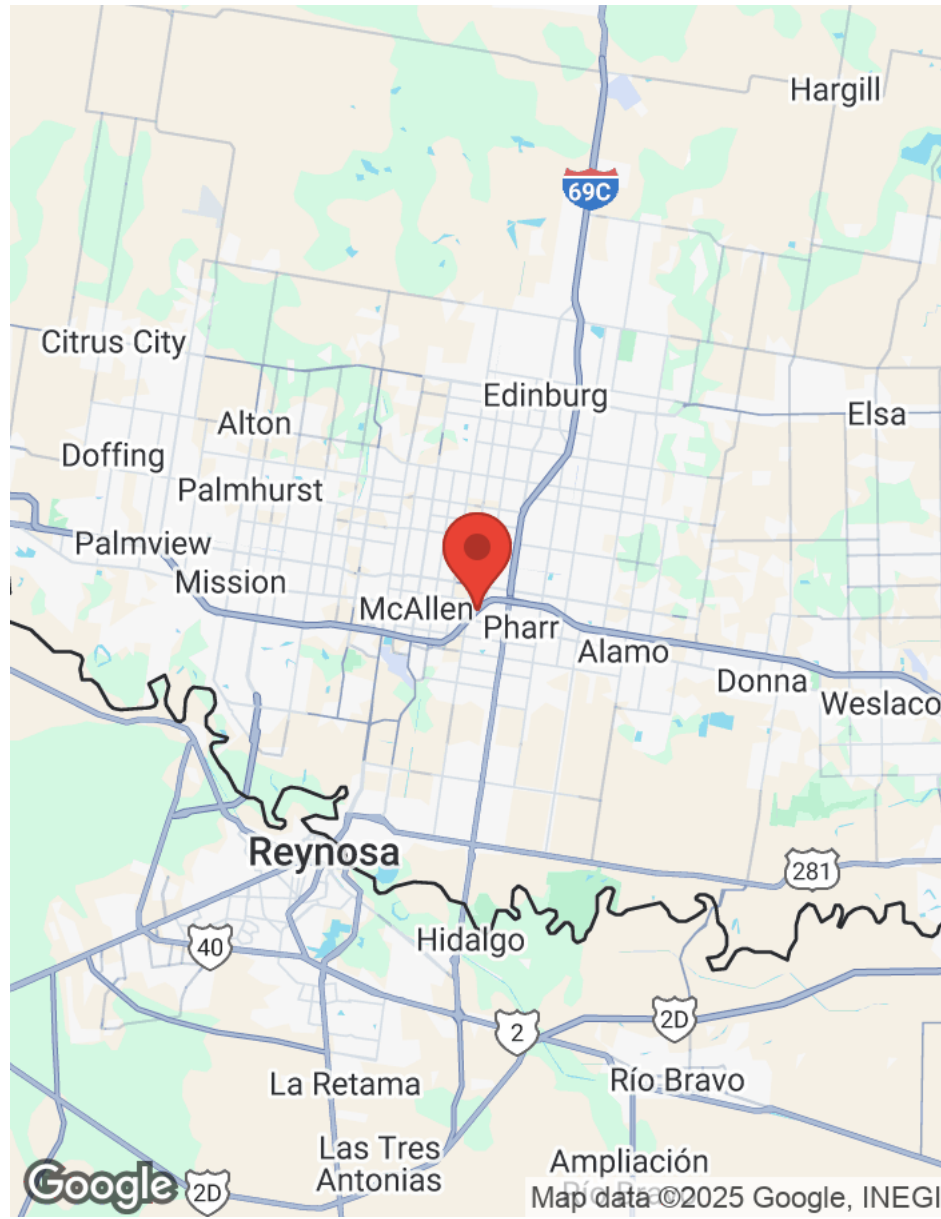
REGIONAL MAP

DEMOGRAPHICS



## LOCATION MAPS

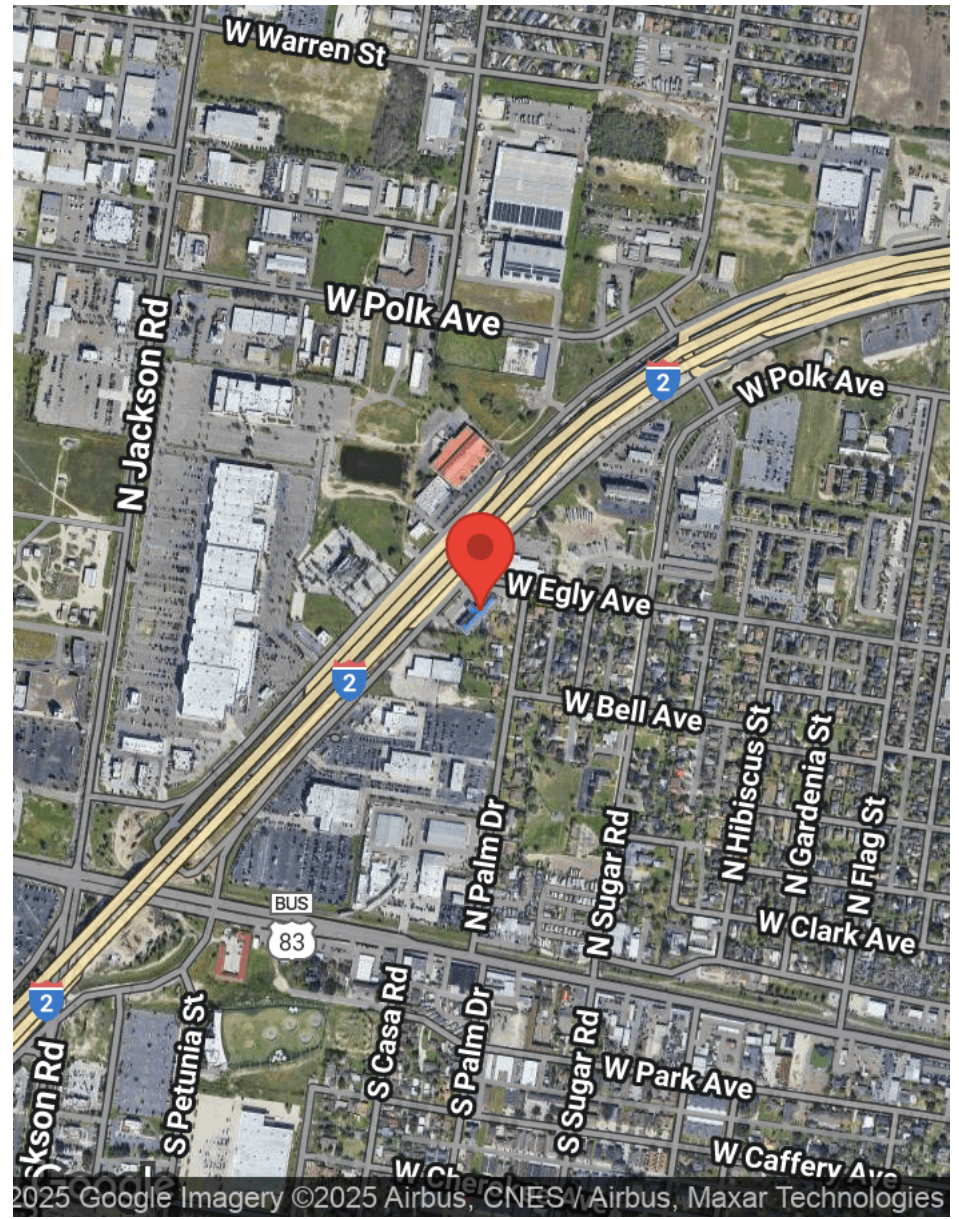
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# BUSINESS MAP

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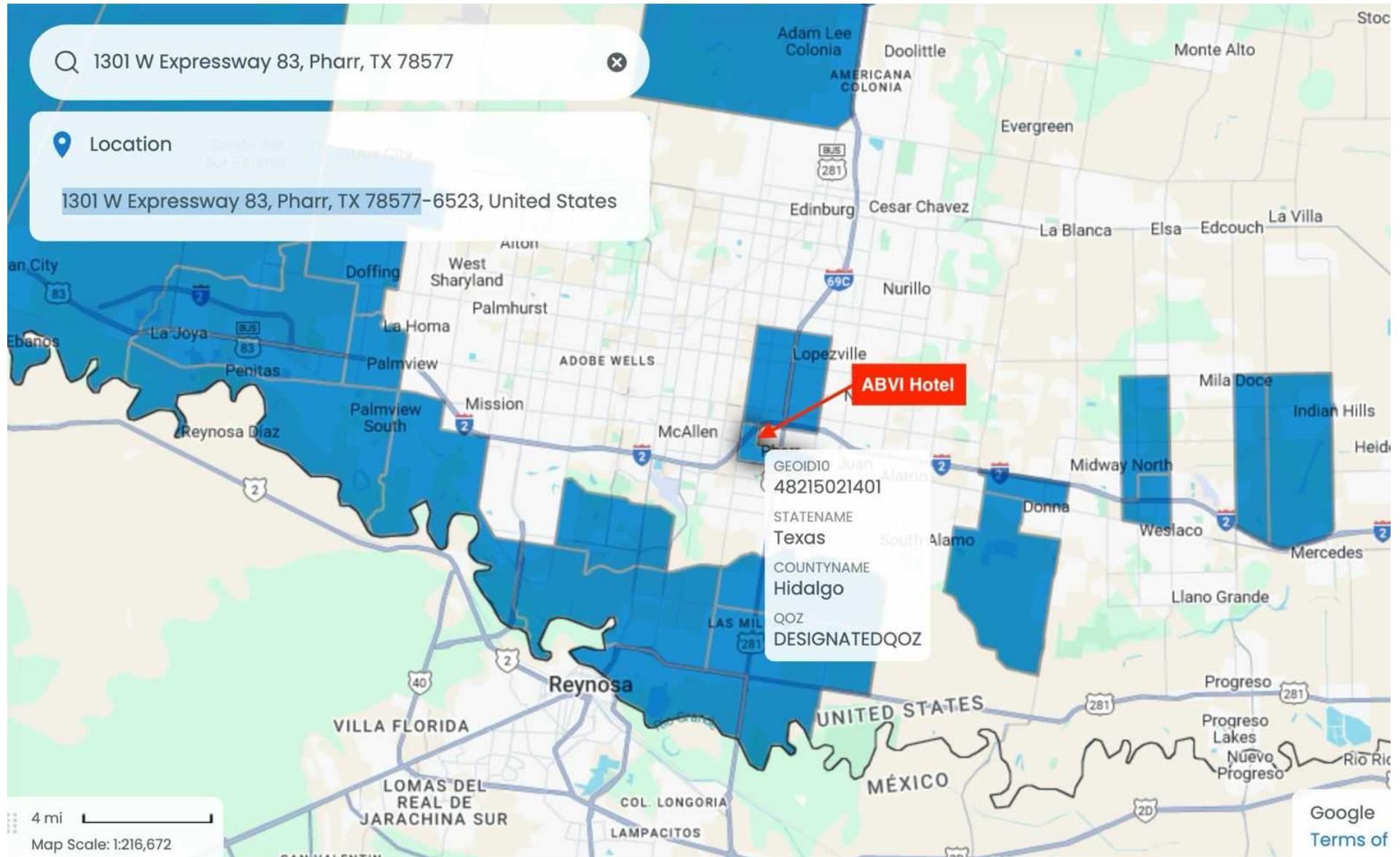
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## OPPORTUNITY ZONE

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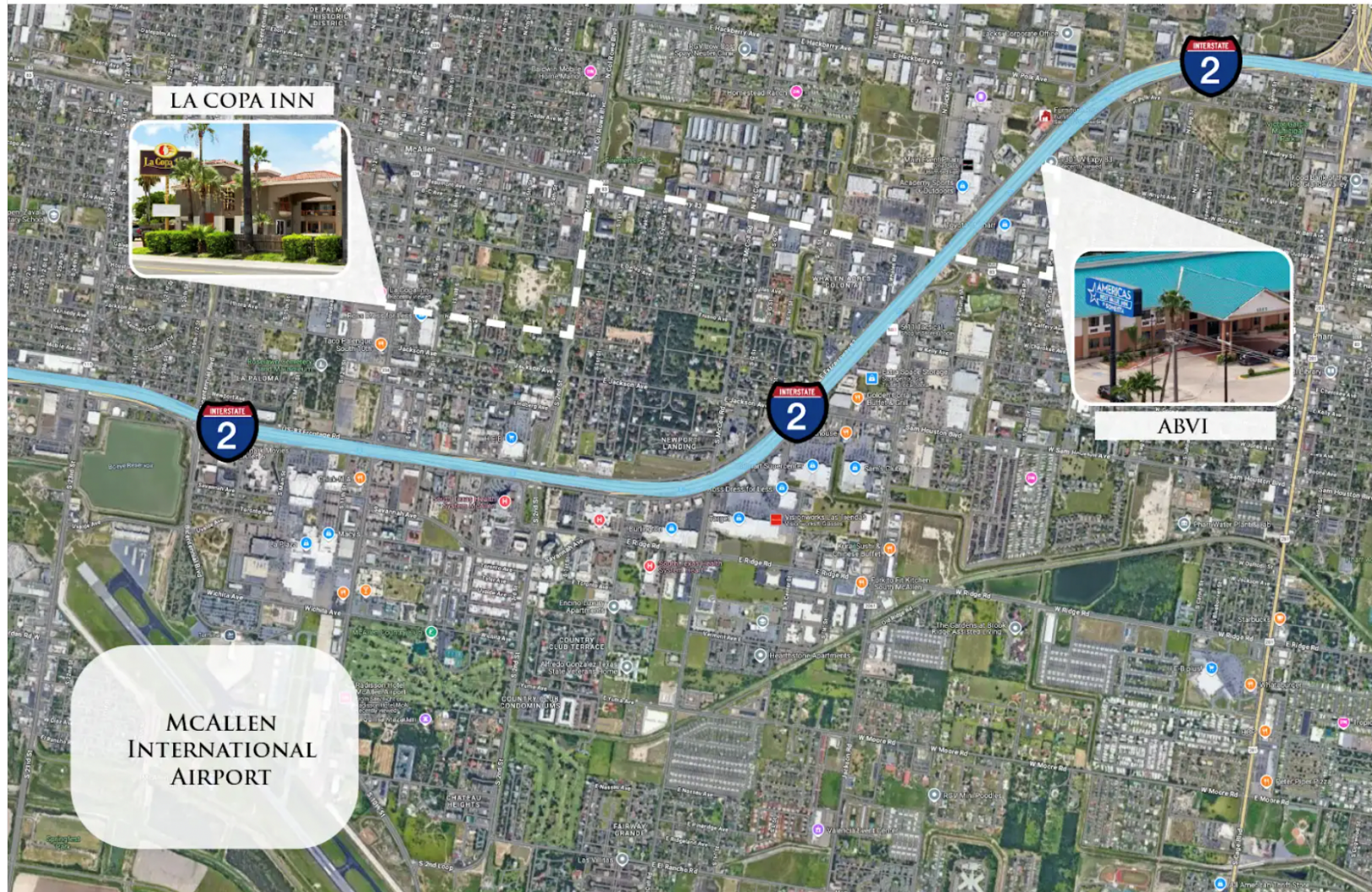


## DISTANCE FROM LA COPA INN

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### Distance between 2 hotels in 3 miles



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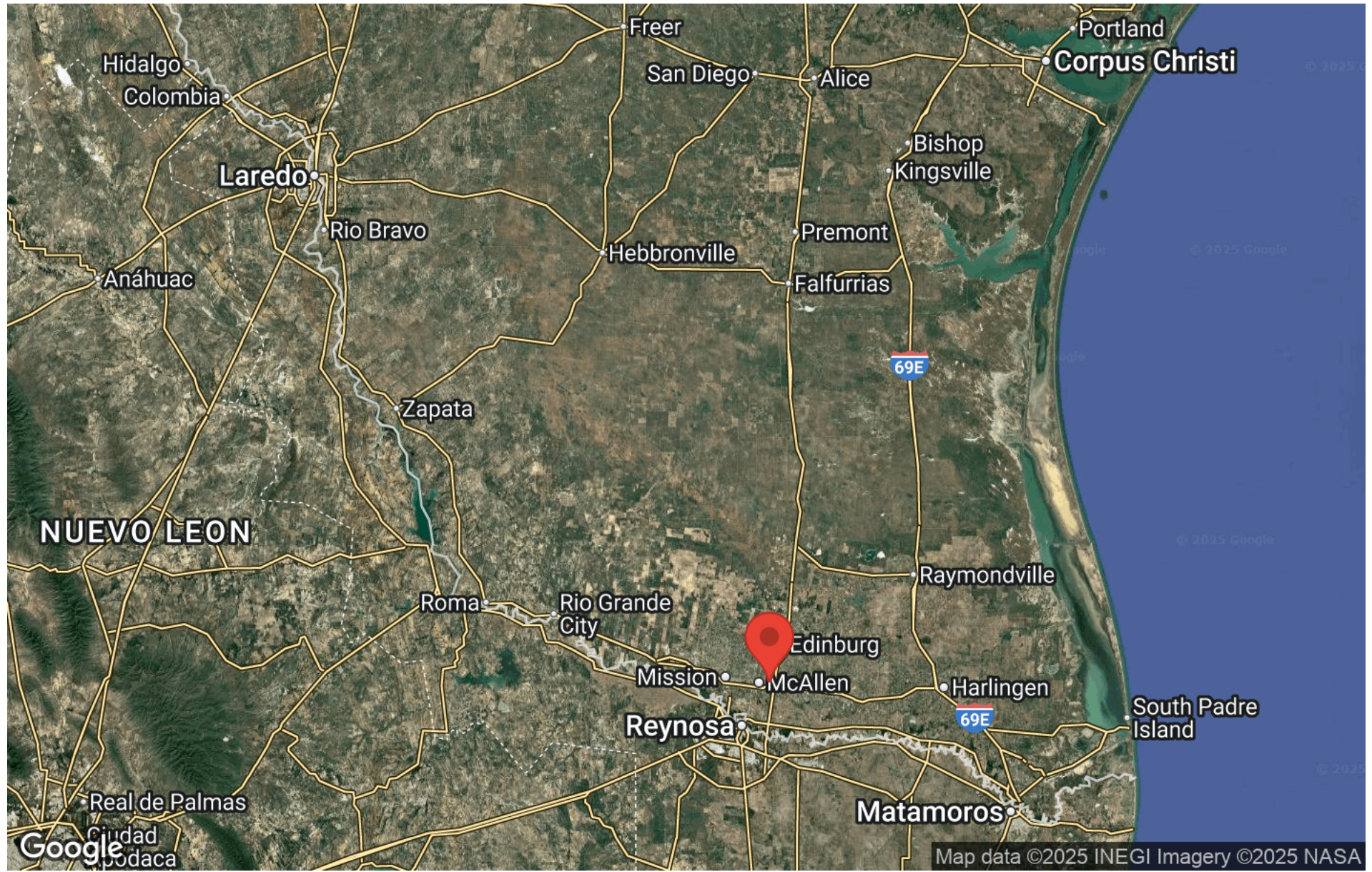
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## REGIONAL MAP

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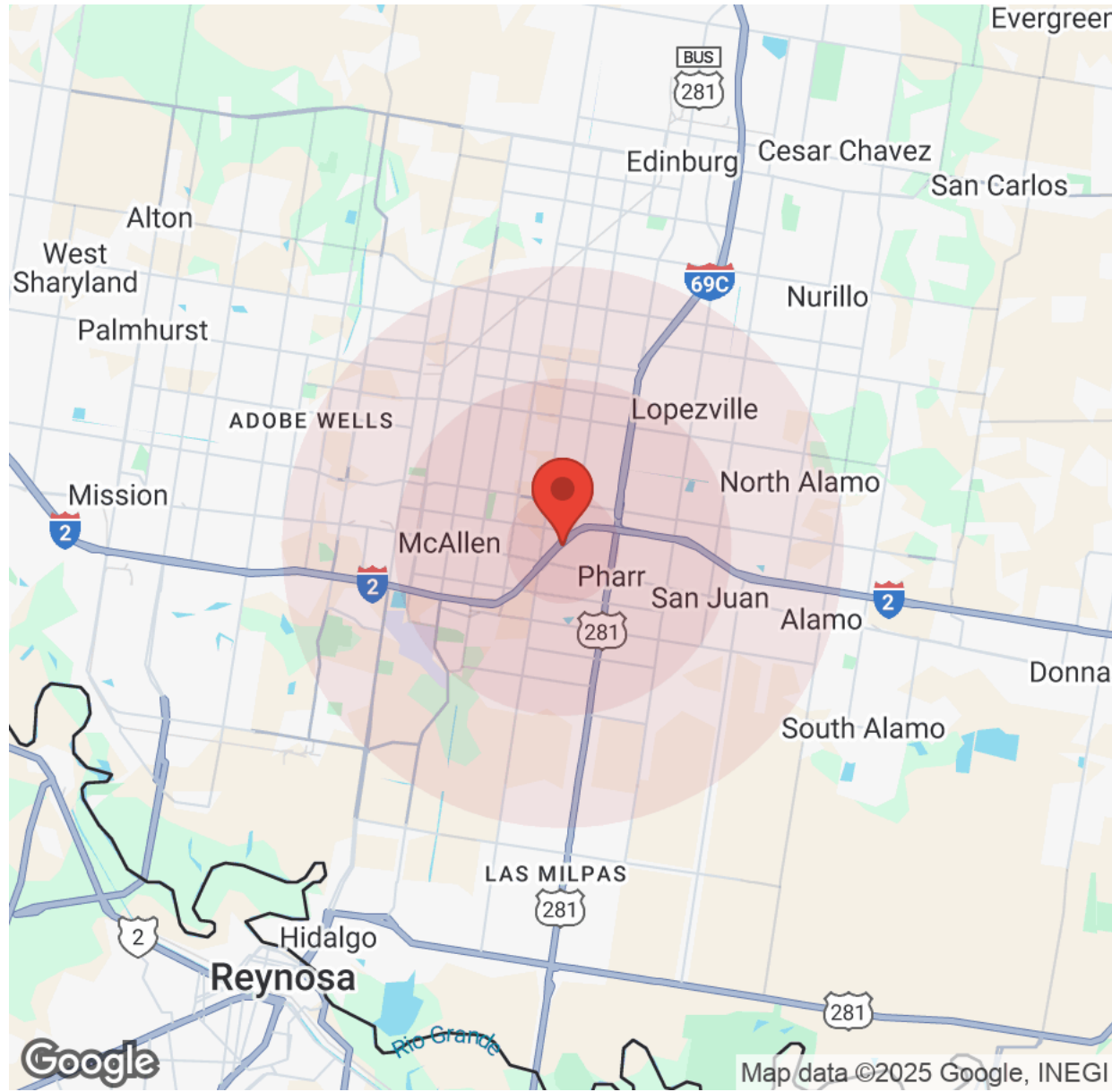
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,248	45,972	111,069
Female	4,688	49,600	117,166
Total Population	8,936	95,572	228,235

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,547	25,979	62,832
Ages 15-24	1,380	13,931	34,312
Ages 25-54	3,412	35,793	86,030
Ages 55-64	669	8,283	19,835
Ages 65+	928	11,586	25,226

Income	1 Mile	3 Miles	5 Miles
Median	\$22,155	\$31,958	\$33,285
< \$15,000	1,085	7,981	15,661
\$15,000-\$24,999	491	4,416	9,839
\$25,000-\$34,999	320	3,975	9,269
\$35,000-\$49,999	318	4,161	10,174
\$50,000-\$74,999	386	4,700	10,631
\$75,000-\$99,999	87	2,692	6,380
\$100,000-\$149,999	62	1,596	4,957
\$150,000-\$199,999	N/A	590	1,589
> \$200,000	15	478	1,548

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,054	33,515	75,628
Occupied	2,686	29,226	66,730
Owner Occupied	1,309	16,643	41,884
Renter Occupied	1,377	12,583	24,846
Vacant	368	4,289	8,898

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# AGENT BIO

PROFESSIONAL BIO

# 4



## PROFESSIONAL BIO

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## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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