



FOR SALE

HAMPTON INN & SUITES FORT WORTH-WEST/I-30

2700 Green Oaks Road, Fort Worth, TX 76116

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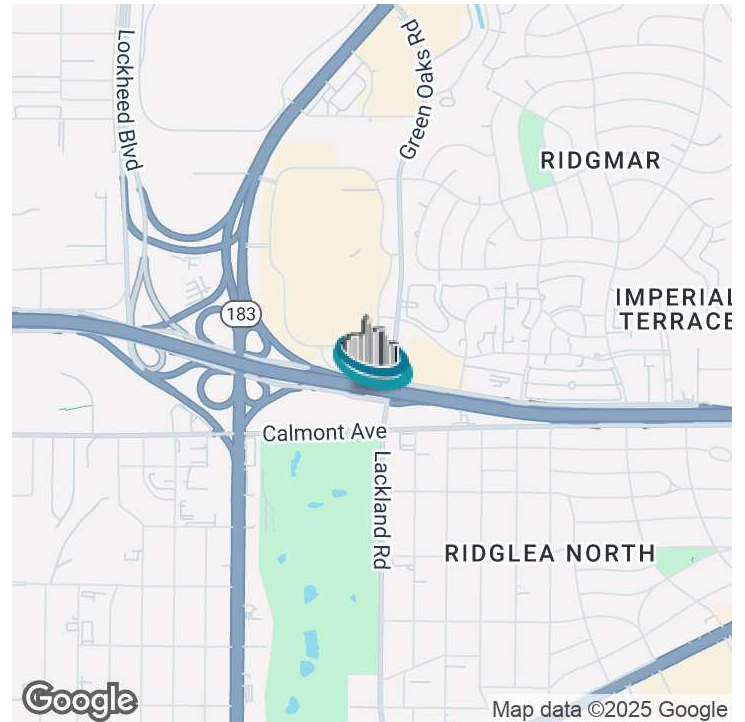
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Executive Summary



OFFERING SUMMARY

Sale Price:	Call Broker For Pricing
Building Size:	69,756 SF
Lot Size:	2.084 Acres
Number of Rooms:	105
Cap Rate:	3.84%
NOI:	\$537,261
Year Built:	2007
Renovated:	2024
Zoning:	F1 Commercial
Market:	Fort Worth
Submarket:	DFW

PROPERTY OVERVIEW

The Hampton Inn & Suites in Fort Worth is exclusively listed with Tabani Realty. The property has 105 guestrooms varying in standard guestrooms and suites. There is an overall living space of 69,756 SF across 4 floors with interior corridors. The hotel opened its doors in 2007. Overall, the hotel has excellent guest reviews across all booking platforms and recently received the Travelers' Choice Award from TripAdvisor in 2021.

Hampton Inn and Suites offers many amenities for guests to enjoy. There is an indoor pool, a fitness center, and a business center. There are also 2 meeting rooms available with 1,749 SF of space available. Additional complimentary amenities include a free breakfast, coffee and tea in the lobby, free WIFI, and free parking. For dining, there are 24 restaurants within under a mile of the hotel. Each guestroom has a microwave, mini refrigerator, coffee maker, and flat screen TV with premium cable channels included.

The location of the hotel is ideal because of being located off a major interstate and near so many attractions and notable locations. Most notably, the Hampton Inn is located about 9 minutes away from the Naval Air Station Joint Reserve Base Fort Worth (NAS JRB) that has more than 10,000 active duty military. Also nearby is the large corporation of Lockheed Martin. Texas Christian University, TCU, is also a quick 10 minute drive away. For attractions, the hotel is close to the Fort Worth Museum of Science and Industry, the Zoo, the Will Rogers Coliseum, the art museum, the botanical garden, and shopping destinations.



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Additional Photos

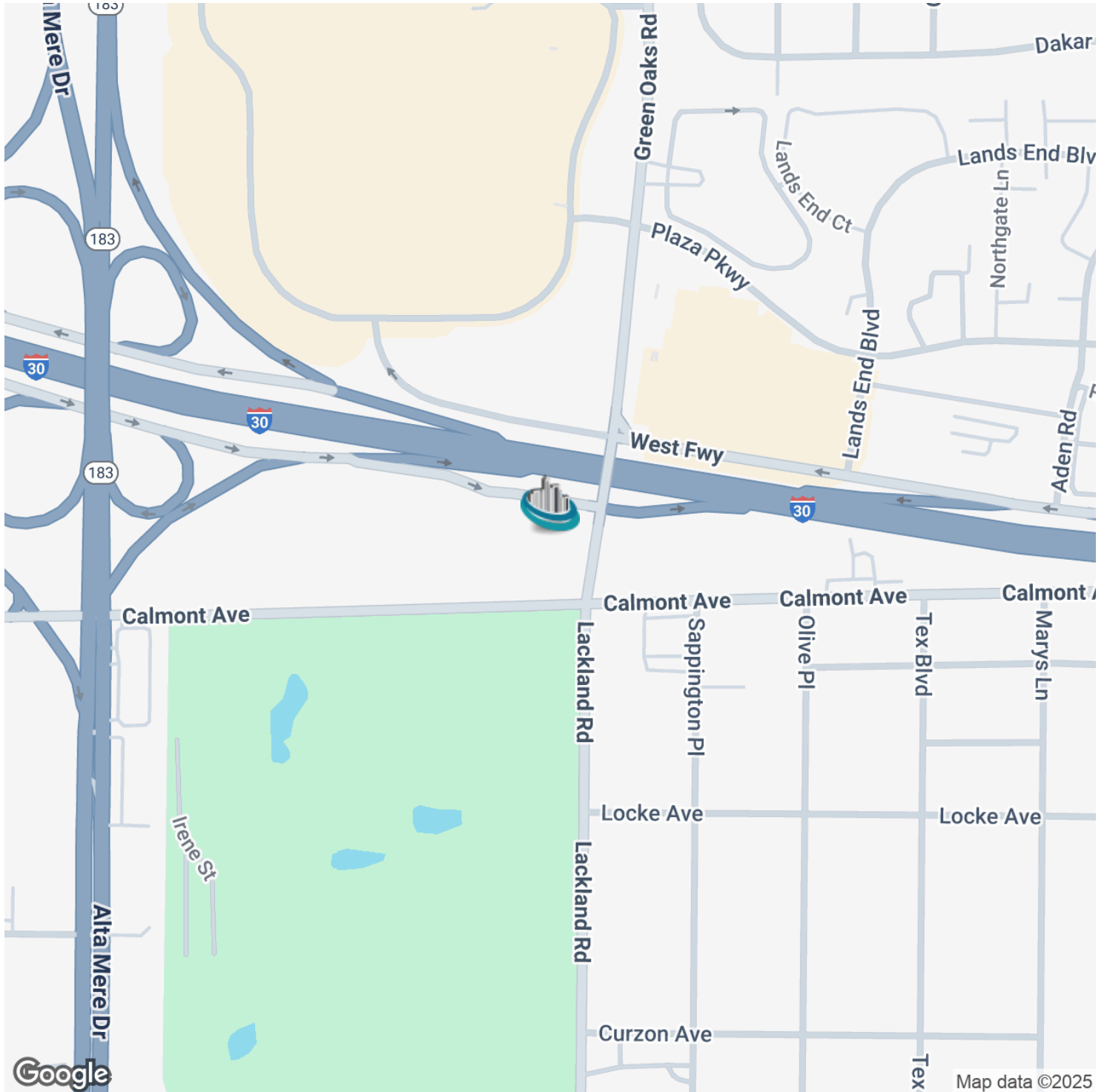




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Location Map

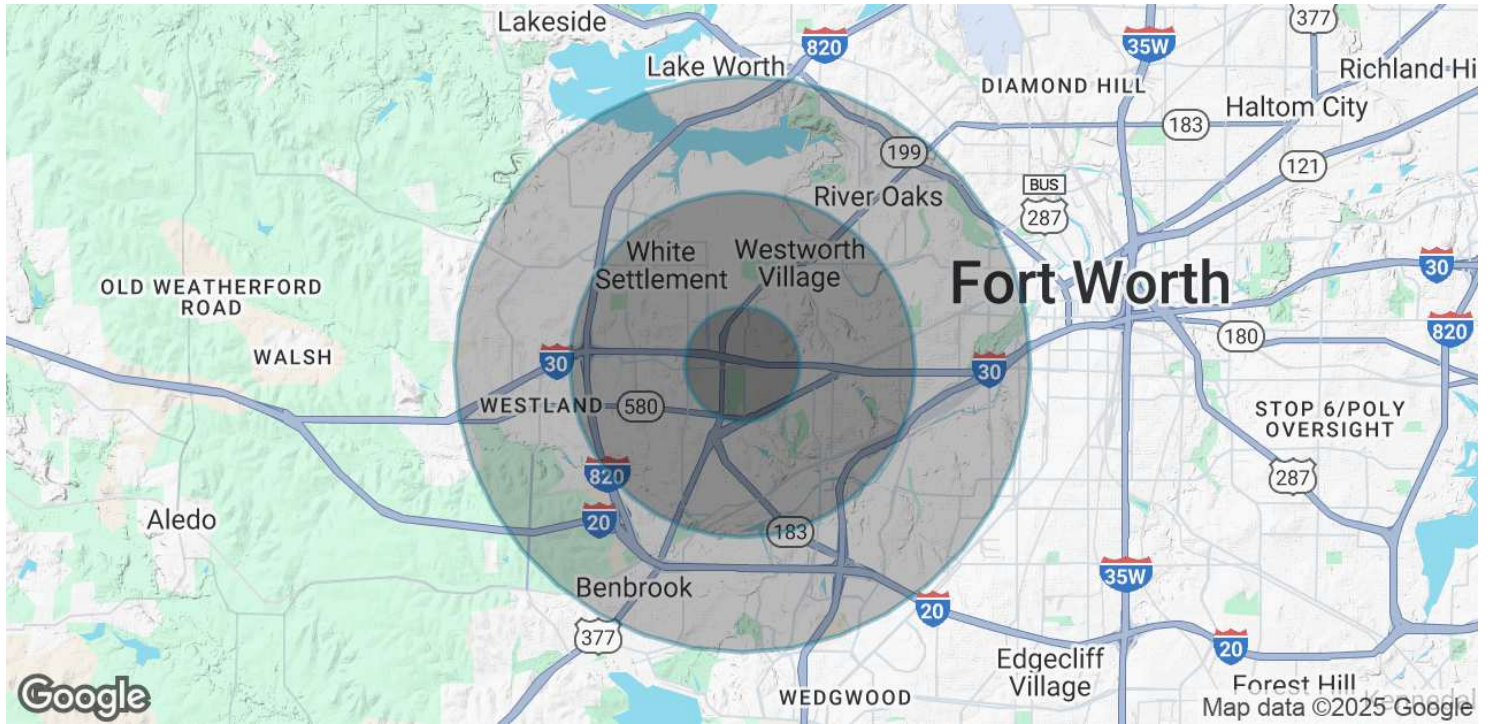




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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,487	80,461	176,610
Average Age	35.3	36.0	35.9
Average Age (Male)	33.2	33.7	34.1
Average Age (Female)	36.8	37.8	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,287	34,511	74,806
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,178	\$63,018	\$69,798
Average House Value	\$363,281	\$208,638	\$210,169

2020 American Community Survey (ACS)



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