



STARHUB
REALTY

FOR SALE

SANDS MOTEL

1207 W MAIN ST
PORT LAVACA
TX 77979



Bob Jiang

Broker

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Contact & Disclaimer

Sands Motel



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TX #694417

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by StarHub Realty in compliance with all applicable fair housing and equal opportunity laws.



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Property Information

Bob Jiang

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Property Summary

Sands Motel



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PROPERTY DESCRIPTION

- ±12,398square feet, One story motel
- Port Lavaca isn't just a sleepy beach town; it's an industrial anchor. The proximity to major plants means there is a perennial need for workforce housing and short-term stays for contractors. Being on Main Street ensures you capture the "drive-by" traffic that more secluded Airbnbs miss.
- Sands Motel represents a classic "value-add" or steady-income play in a coastal sub-market that benefits from both industrial workforce housing and recreational tourism
- 'Seize a prime hospitality opportunity at 1207 W Main St, located in the heart of Port Lavaca. The Sands Motel offers an investor the perfect blend of consistent occupancy and untapped upside. Positioned on a high-visibility corridor, this property caters to the area's robust industrial workforce and the weekend travelers drawn to the Texas coast.
- Minutes away from the Port Lavaca bayfront, fishing piers, and major industrial hubs like Formosa Plastics
- Perfect for an owner-operator or a developer looking to modernize and rebrand for higher nightly rates

OFFERING SUMMARY

Sale Price:	\$ 1,200,000
Number of Units:	31
Building Size:	12,398SF
NOI:	\$81,306
Cap Rate:	6.78%

Additional Photos

Sands Motel



Additional Photos

Sands Motel





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Financial Analysis

Bob Jiang

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Financial Summary

Sands Motel



INVESTMENT OVERVIEW

Price	\$ 1,200,000
Price per SF	\$96.79
Price per Unit	\$38,710
CAP Rate	6.78%
Cash-on-Cash Return (yr 1)	TBD
Total Return (2024)	\$81,306
Debt Coverage Ratio	

OPERATING DATA

Total Scheduled Income	\$117,159
Gross Income	\$117,159
Operating Expenses	\$35,858
Net Operating Income	\$81,306
Pre-Tax Cash Flow	

FINANCING DATA

Down Payment	
Loan Amount	\$840,000
Debt Service	
Debt Service Monthly	
Principal Reduction (yr 1)	

Income & Expenses

Sands Motel



INCOME SUMMARY

2024 Gross Income	\$117,159
Expense	\$ 35,858
NET INCOME	\$ 81,306

EXPENSES SUMMARY

Calhoun County Property Tax 2024 (Est.)	\$11,043
Property Insurance 2024	\$892
CAM 2024	\$23,923
OPERATING EXPENSES	\$35,858
NET OPERATING INCOME	\$81,306



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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SUGAR SANDS

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