

HOTEL FOR SALE

LA QUINTA INN & SUITES BY WYNDHAM

110 BMT DRIVE, JOURDANTON, TX 78026



KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249

SINGH COMMERCIAL
GROUP
In association with KW Commercial

Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

National Hospitality Product Leader

O: (210) 696-9996

C: (210) 849-2175

rav@singhcommercialgroup.com

0560351, Texas

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TABLE OF CONTENTS

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Disclaimer	3
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1 - PROPERTY INFORMATION

EXECUTIVE Summary	5
-------------------	---

2 - ADDITIONAL PHOTOS

Property Photos	7
-----------------	---

3 - MAPS / DEMOGRAPHICS

Location Maps	13
Business Map	14
Regional Map	15
Demographics	16

4 - AGENT BIO

Professional Bio	18
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DISCLAIMER

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110 BMT DRIVE

PROPERTY INFORMATION

EXECUTIVE SUMMARY

1

EXECUTIVE SUMMARY

110 BMT DRIVE



OFFERING SUMMARY

PRICE:	\$5,700,000
NUMBER OF ROOMS:	63
ROOM REV MULTIPLIER	3.4X
2024 REVENUE:	\$1,669,935
2024 NOI:	\$673,042
CAP RATE:	11.8%
LOT SIZE:	1.59 Acres
BUILDING SF:	34,545
MARKET:	Jourdan/Pleasanton
YEAR BUILT:	2013
RENOVATED:	2023

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to offer the opportunity to acquire La Quinta Inn & Suites situated in Jourdan TX, right off State Highway 97 and just 40 miles to San Antonio.

Constructed in 2013, the hotel encompasses 63 rooms with guest amenities, including an outdoor pool along with a variety of amenities for guest convenience. The hotel sits on 1.59 acres and has ample parking for guests, visitors, and staff. 100% of the LQUP exterior is complete. This is the #1 La Quinta in this region!

DISTANCE TO JOURDANTON, TX
San Antonio - 45 mns
Houston - 3 hrs
Austin - 2.5 hrs

PROPERTY HIGHLIGHTS

- Perfect for Owner-Operator or First-Time Buyers: Ideal for hands-on management to capitalize on revenue growth.
- Value-Add Opportunity: The hotel is poised to increase revenue with improved RevPAR (Revenue Per Available Room) penetration and better revenue management practices.
- PIP Renovations: Extensive upgrades in 2023 include exterior, new vanities, mirrors, lighting, and 50" smart TVs in all rooms, among other improvements.
- Strategic Location: Located near the Eagle Ford Shale formation, with anticipated growth in the local workforce and population over the next five years.
- Franchise Support: Supported by Wyndham's franchise contacts, providing strong brand recognition and operational guidance.

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ADDITIONAL PHOTOS

2

PROPERTY PHOTOS

PROPERTY PHOTOS

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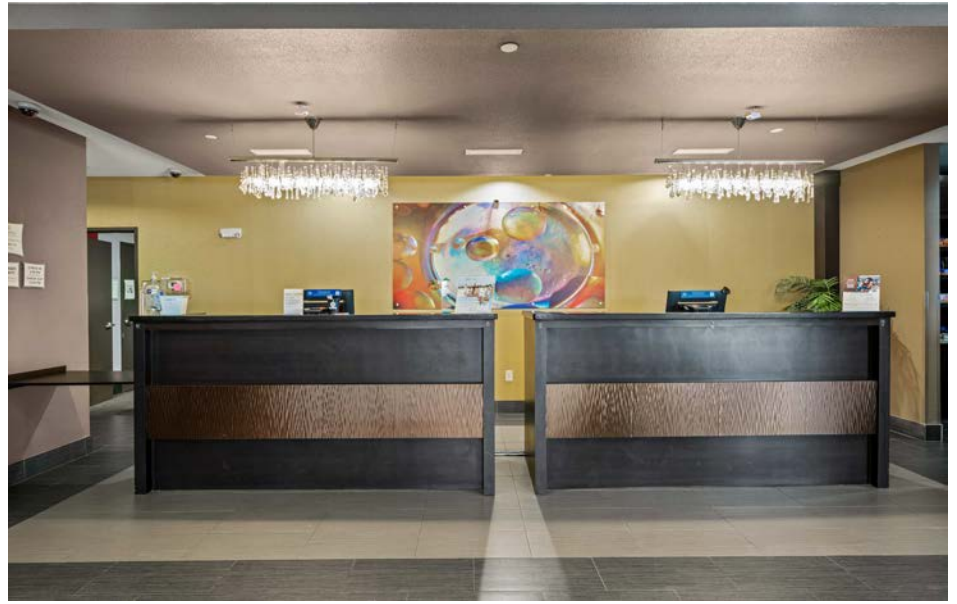
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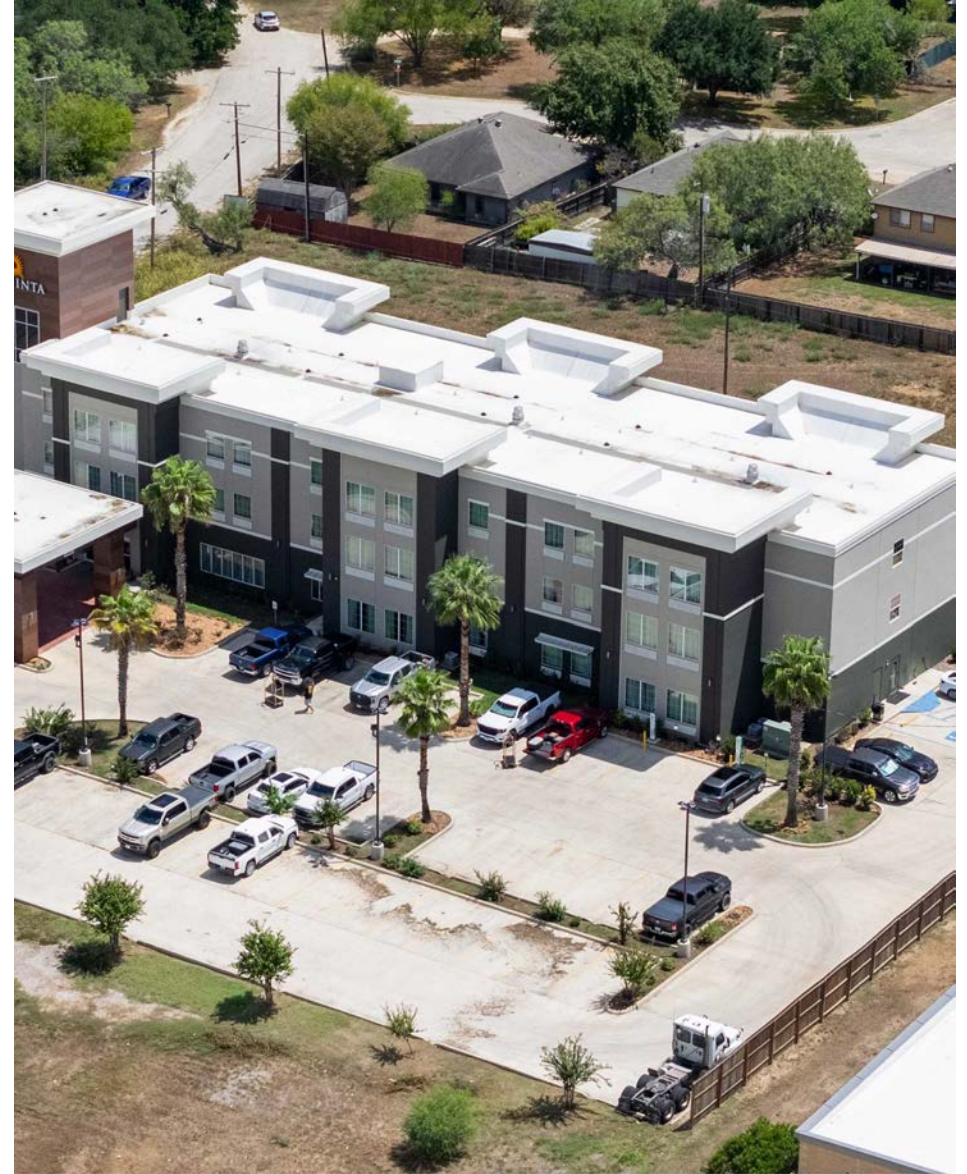
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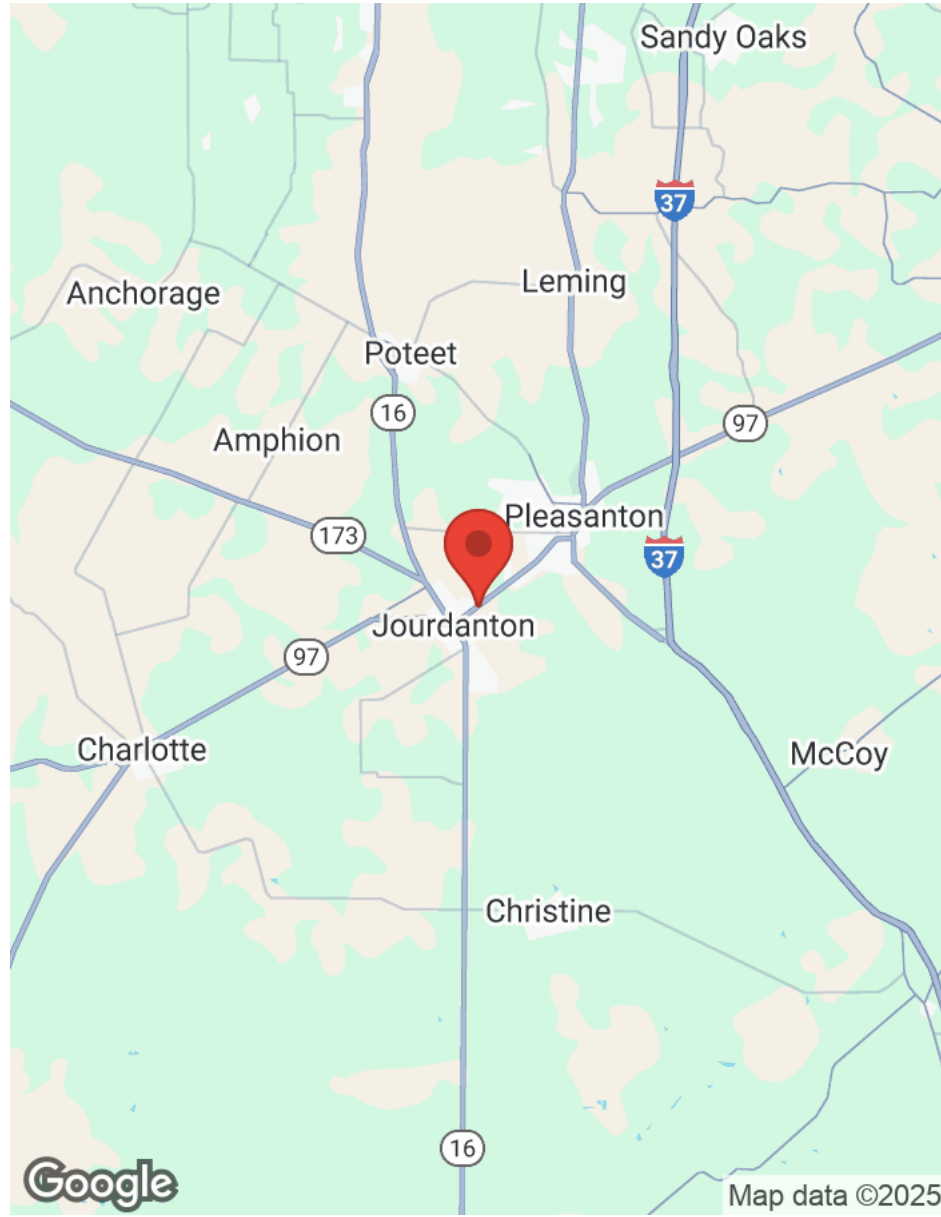
MAPS / DEMOGRAPHICS

3

LOCATION MAPS
BUSINESS MAP
REGIONAL MAP
DEMOGRAPHICS

LOCATION MAPS

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BUSINESS MAP

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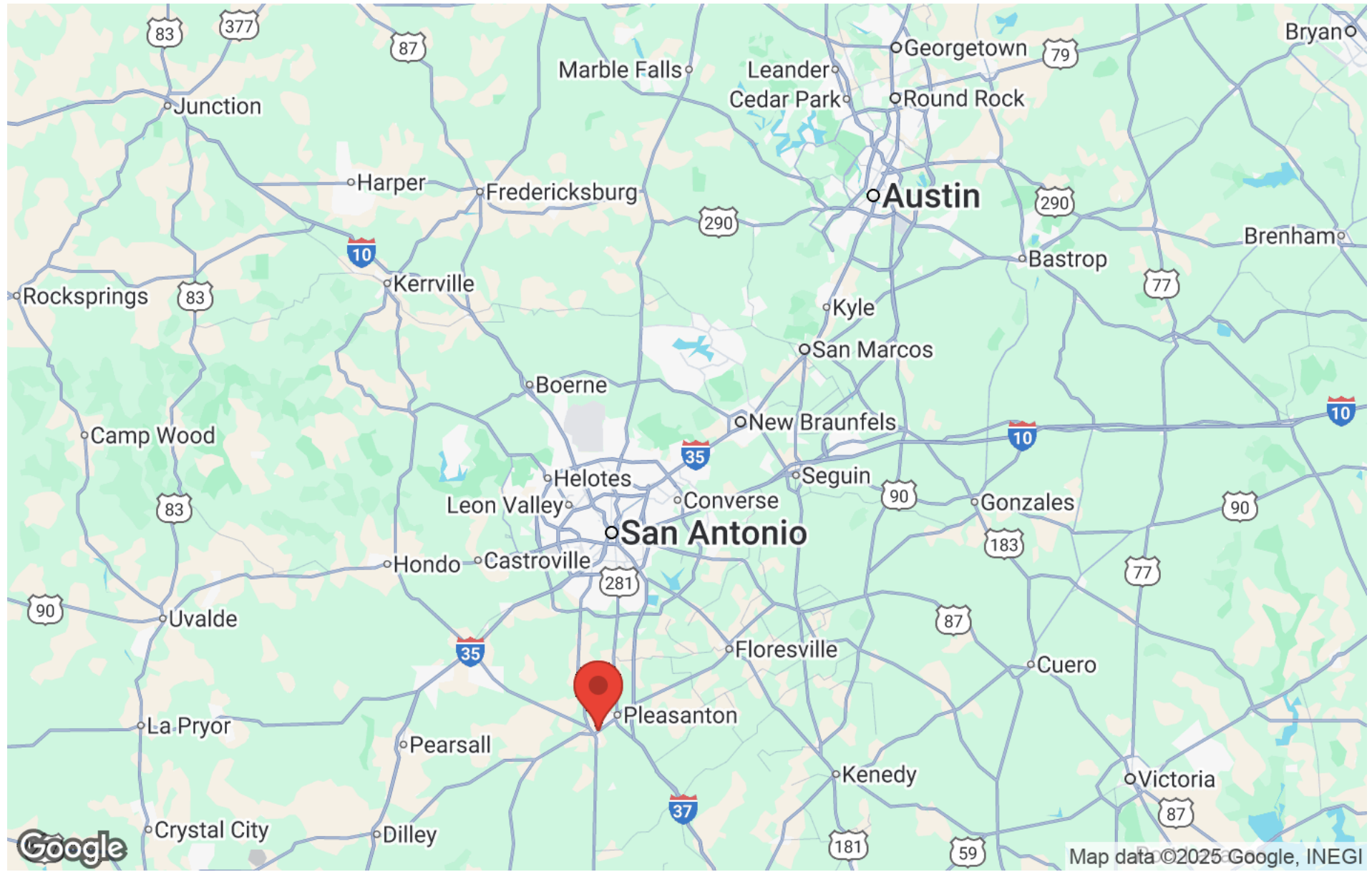
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REGIONAL MAP

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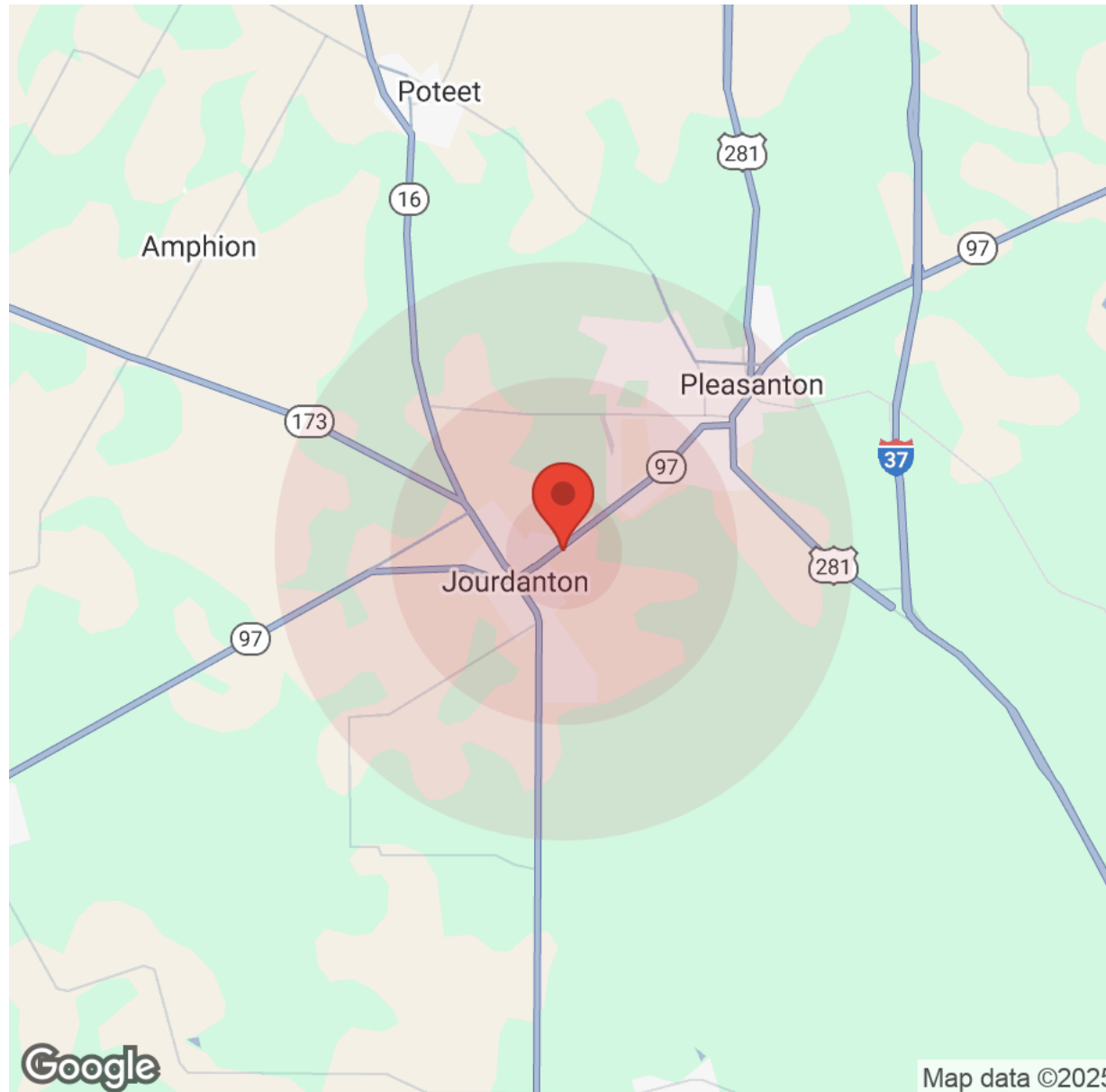
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	972	3,484	7,901
Female	997	3,530	7,832
Total Population	1,969	7,014	15,733

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	435	1,521	3,528
Ages 15-24	240	899	2,043
Ages 25-54	739	2,636	5,927
Ages 55-64	222	765	1,659
Ages 65+	333	1,193	2,577

Income	1 Mile	3 Miles	5 Miles
Median	\$79,724	\$78,644	\$72,595
< \$15,000	47	224	641
\$15,000-\$24,999	21	97	300
\$25,000-\$34,999	56	180	361
\$35,000-\$49,999	102	405	772
\$50,000-\$74,999	107	299	810
\$75,000-\$99,999	99	335	652
\$100,000-\$149,999	86	486	1,352
\$150,000-\$199,999	62	214	351
> \$200,000	125	268	364

Housing	1 Mile	3 Miles	5 Miles
Total Units	772	2,759	6,182
Occupied	706	2,509	5,603
Owner Occupied	460	1,643	3,637
Renter Occupied	246	866	1,966
Vacant	66	250	578

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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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