

# BUDGET HOST JUNCTION CITY, KS

820 S Washington St | Junction City, KS

OFFERING MEMORANDUM



DO NOT CONTACT OR VISIT PROPERTY WITHOUT PERMISSION

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# Budget Host Junction City, KS

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01 Property Description

- Property Features
- Aerial Map
- Property Images

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## PROPERTY FEATURES

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TOTAL ROOMS	32
BUILDING SF	13,000
LAND SF	80,150
YEAR BUILT	1949
NUMBER OF STORIES	2

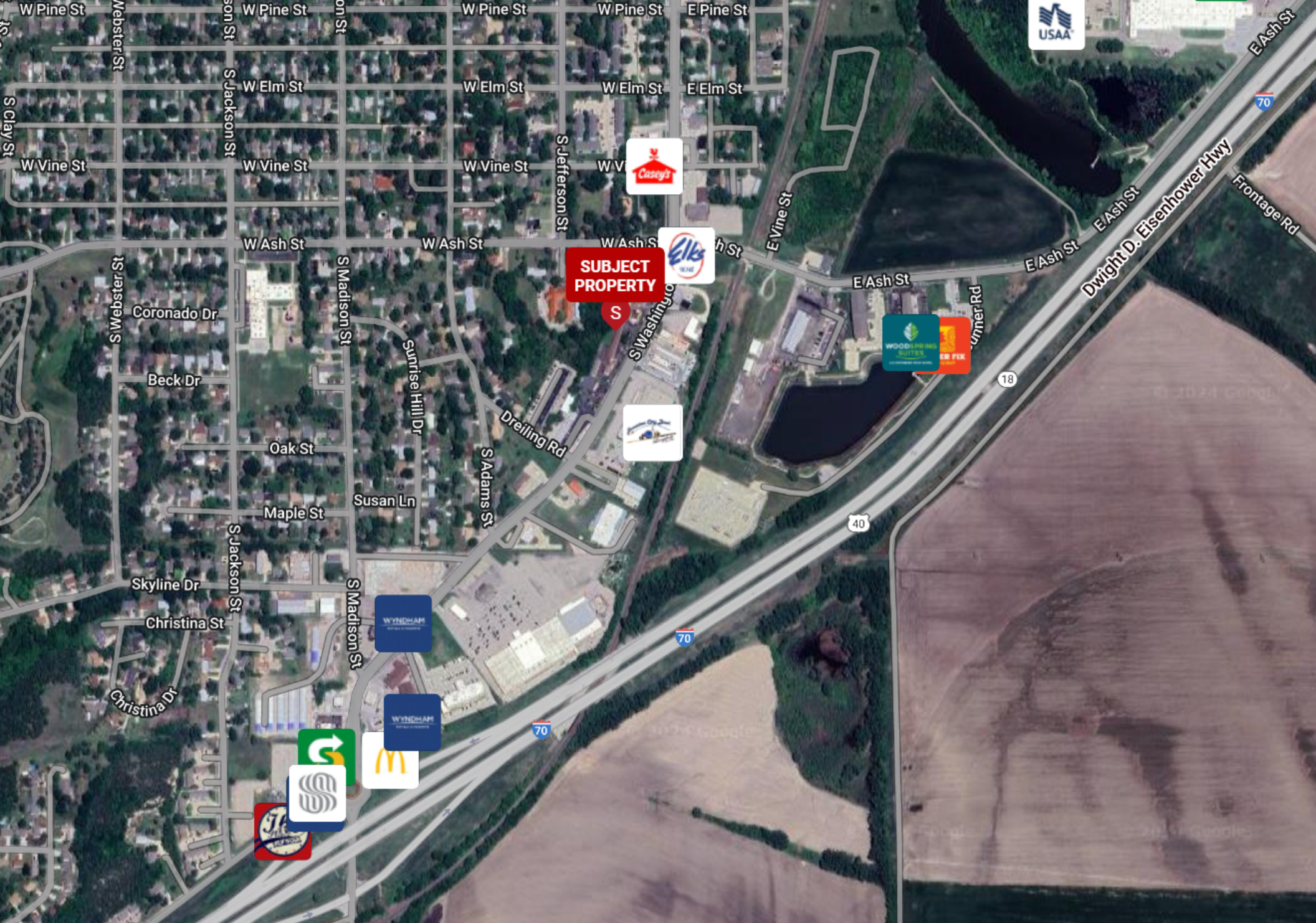
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## AMENITIES

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OWNER'S LIVING QUARTER	Yes
RV PARKING	Yes
WIFI	Yes
NEWLY INSTALLED KITCHENET	Yes

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**SUBJECT PROPERTY**





02

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,754	20,292	24,385
2010 Population	5,556	24,668	30,837
2023 Population	5,050	23,815	32,330
2028 Population	4,958	23,421	31,618
2023 African American	861	4,618	5,827
2023 American Indian	57	212	283
2023 Asian	187	918	1,175
2023 Hispanic	740	3,813	5,427
2023 Other Race	223	1,224	1,629
2023 White	2,999	13,115	18,353
2023 Multiracial	667	3,461	4,677
2023-2028: Population: Growth Rate	-1.85 %	-1.65 %	-2.20 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	91	832	1,221
\$15,000-\$24,999	203	967	1,085
\$25,000-\$34,999	339	1,059	1,336
\$35,000-\$49,999	312	1,332	1,861
\$50,000-\$74,999	470	2,147	2,602
\$75,000-\$99,999	424	1,378	1,689
\$100,000-\$149,999	306	1,251	1,553
\$150,000-\$199,999	59	535	649
\$200,000 or greater	12	127	177
Median HH Income	\$56,405	\$55,170	\$53,898
Average HH Income	\$66,478	\$68,447	\$67,604

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,744	9,284	10,677
2010 Total Households	2,304	9,613	11,479
2023 Total Households	2,217	9,628	12,173
2028 Total Households	2,208	9,624	12,109
2023 Average Household Size	2.26	2.45	2.60
2000 Owner Occupied Housing	1,319	4,252	4,519
2000 Renter Occupied Housing	1,069	3,751	4,794
2023 Owner Occupied Housing	1,182	4,753	5,069
2023 Renter Occupied Housing	1,035	4,875	7,104
2023 Vacant Housing	440	1,990	2,328
2023 Total Housing	2,657	11,618	14,501
2028 Owner Occupied Housing	1,216	4,924	5,243
2028 Renter Occupied Housing	992	4,701	6,866
2028 Vacant Housing	466	2,101	2,499
2028 Total Housing	2,674	11,725	14,608
2023-2028: Households: Growth Rate	-0.40 %	-0.05 %	-0.55 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	461	2,217	3,316
2023 Population Age 35-39	343	1,718	2,364
2023 Population Age 40-44	308	1,534	1,900
2023 Population Age 45-49	266	1,180	1,338
2023 Population Age 50-54	259	1,097	1,189
2023 Population Age 55-59	261	1,097	1,171
2023 Population Age 60-64	330	1,255	1,333
2023 Population Age 65-69	262	998	1,081
2023 Population Age 70-74	193	722	777
2023 Population Age 75-79	135	488	529
2023 Population Age 80-84	91	291	313
2023 Population Age 85+	99	308	324
2023 Population Age 18+	3,959	17,767	22,921
2023 Median Age	35	32	29

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,944	\$58,261	\$54,540
Average Household Income 25-34	\$72,000	\$70,924	\$67,790
Median Household Income 35-44	\$67,668	\$65,682	\$66,155
Average Household Income 35-44	\$75,389	\$80,083	\$80,320
Median Household Income 45-54	\$64,784	\$63,044	\$63,421
Average Household Income 45-54	\$72,908	\$77,063	\$77,754
Median Household Income 55-64	\$59,098	\$56,850	\$56,606
Average Household Income 55-64	\$69,061	\$70,147	\$70,093
Median Household Income 65-74	\$45,713	\$44,585	\$44,501
Average Household Income 65-74	\$56,839	\$59,026	\$59,042
Average Household Income 75+	\$43,996	\$45,700	\$45,483

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	431	2,118	3,156
2028 Population Age 35-39	409	1,918	2,601
2028 Population Age 40-44	322	1,561	1,912
2028 Population Age 45-49	287	1,348	1,515
2028 Population Age 50-54	257	1,054	1,146
2028 Population Age 55-59	239	988	1,053
2028 Population Age 60-64	244	1,087	1,154
2028 Population Age 65-69	306	1,058	1,135
2028 Population Age 70-74	215	825	889
2028 Population Age 75-79	164	590	637
2028 Population Age 80-84	122	393	422
2028 Population Age 85+	107	348	369
2028 Population Age 18+	3,927	17,726	22,764
2028 Median Age	37	34	30

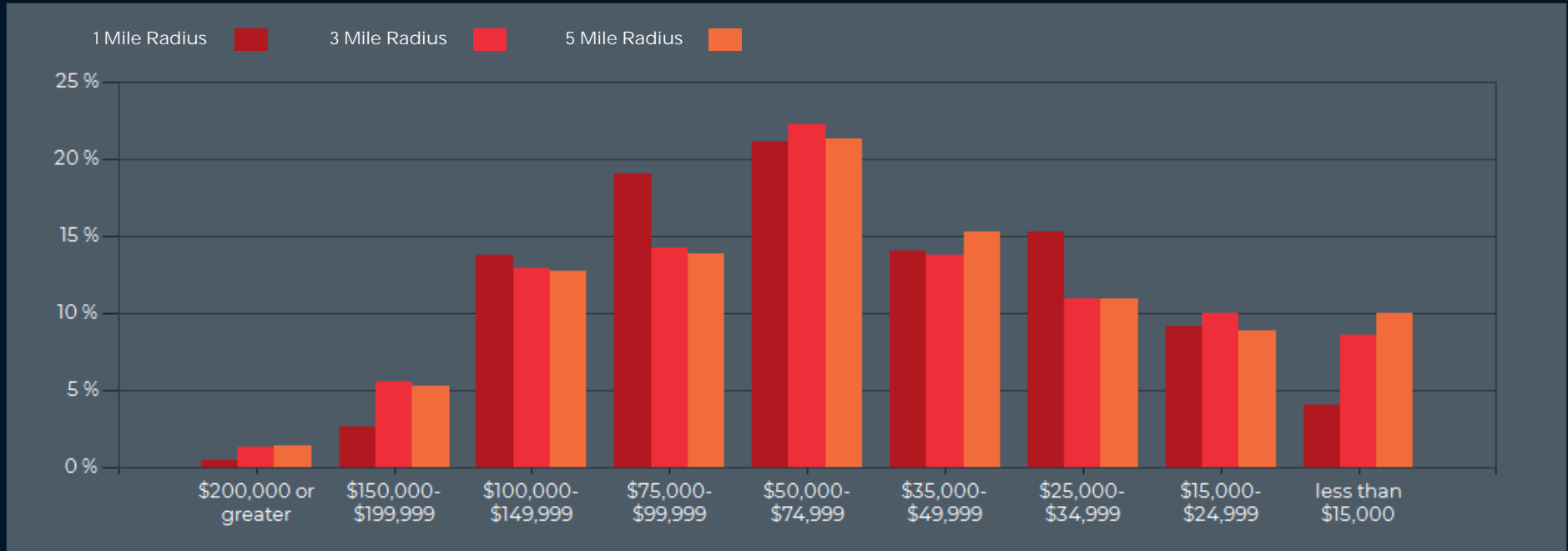
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,188	\$63,917	\$60,220
Average Household Income 25-34	\$80,961	\$79,646	\$76,878
Median Household Income 35-44	\$75,369	\$72,932	\$74,584
Average Household Income 35-44	\$84,132	\$89,251	\$90,302
Median Household Income 45-54	\$75,000	\$70,261	\$70,955
Average Household Income 45-54	\$82,608	\$87,063	\$88,124
Median Household Income 55-64	\$69,413	\$64,850	\$64,623
Average Household Income 55-64	\$80,162	\$82,204	\$82,184
Median Household Income 65-74	\$52,644	\$51,693	\$51,534
Average Household Income 65-74	\$64,612	\$68,097	\$68,049
Average Household Income 75+	\$49,245	\$53,227	\$53,197



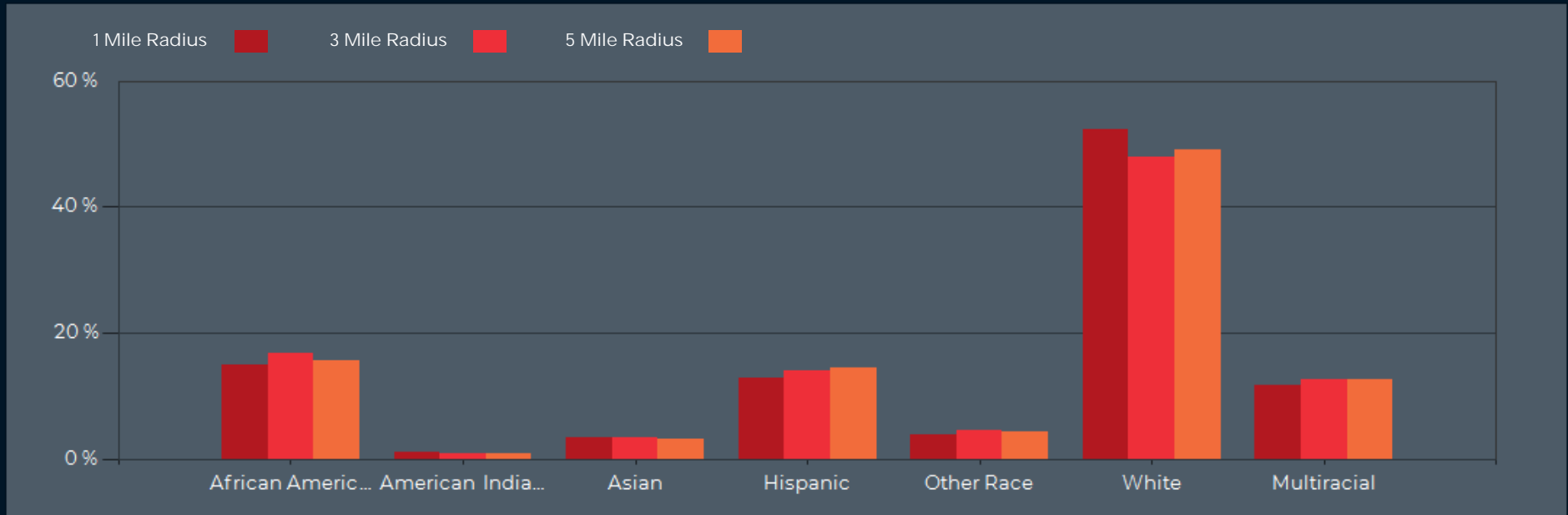
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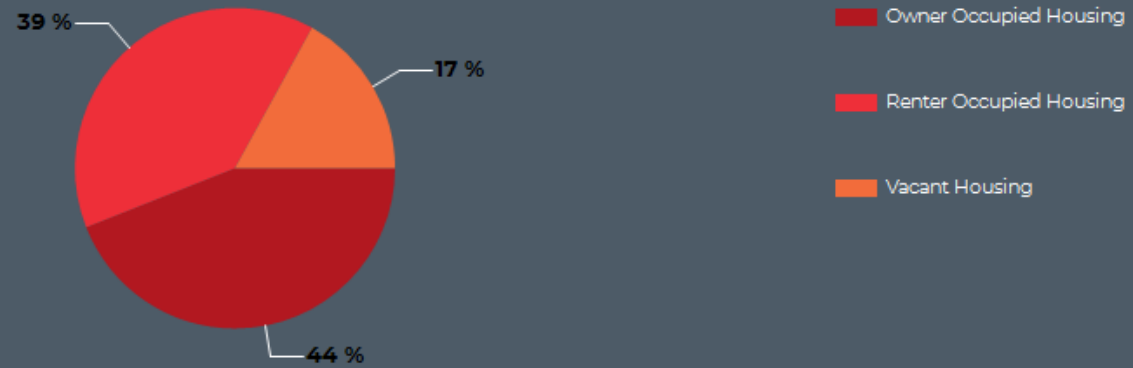
## 2023 Household Income



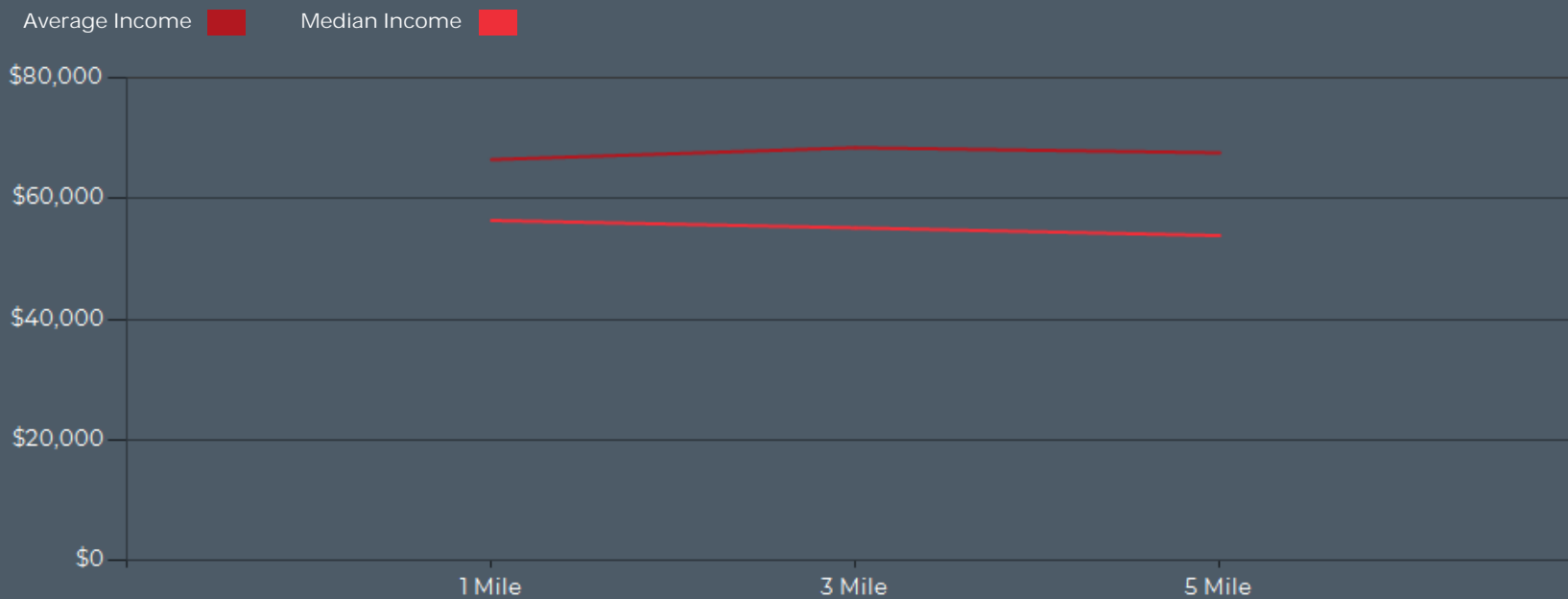
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



# RECO

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WHERE RESIDENTIAL MEETS COMMERCIAL

**KW PARTNERS**  
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03 Company Profile  
Company Bio


# Reco Real Estate Advisors





## Why Us

Our unique team structure enables us to provide exceptional, personalized service across all sectors, with dedicated teams for each real estate niche. This ensures that our clients receive unparalleled support and customized solutions tailored to their specific needs. Our accomplishments speak for themselves, as we have been **awarded #1 for most commercial volume closed in 2022** and currently hold the **#1 spot for February 2023**.

## Services

 **Commercial**  
Hospitality, Multifamily, Retail, Office, Industrial

 **Investments**  
Real estate development & Portfolio optimization

 **Residential**  
Single family homes, New Construction, Rental

## About Us

Reco Real Estate Advisors is a team of highly skilled professionals specializing in various real estate sectors, including hospitality, commercial, residential, and investment. With over 15 years of experience and a strong track record in the hospitality industry, we have collaborated with prestigious brands such as **Wyndham, Choice Hotels, Hyatt, and IHG hotels**. Our expertise in working with these renowned brands allows us to deliver valuable insights and exceptional services to



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