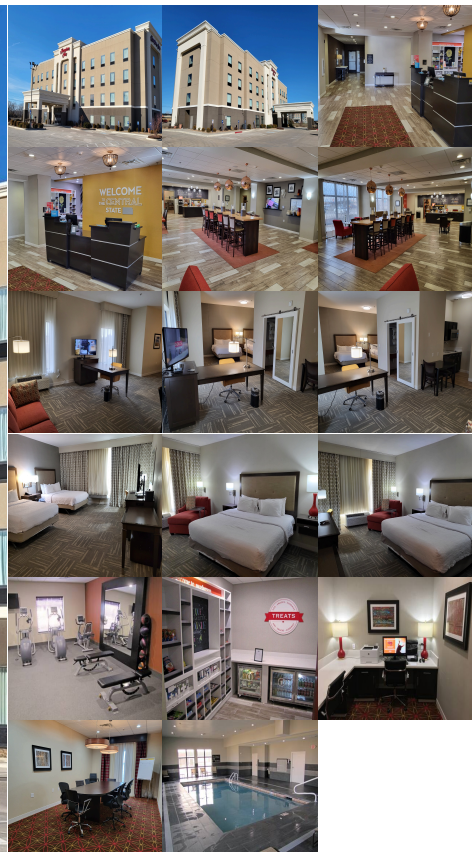




Hampton Inn McPherson KS



NEW DATA AVAILABLE. INCREASED REVENUE AND NICE CASH FLOW. NOW OFFERED AT \$91K PER KEY AND 3.5X REVENUE. YE 2025 Revenue Up nearly \$300K. Enjoy the name recognition you will get with this premium flag, while priced at 40% below today's new construction costs. Its interstate location is near the most recent retail development in McPherson, including a Super Walmart and many new retail businesses.



Executive Summary

MOTIVATED OWNERS

BUY A NEWER PREMIUM BRAND FOR 3.5X REVENUE. AT \$91K PER KEY, IT IS PRICED AT LESS THAN TWO THIRDS THE COST OF NEW.

YE 2025 revenue is up nearly \$300K and WITH OVER \$720K N IN CASH FLOW BEFORE DEBT

The market has stabilized from the new competition, a CWS that opened in 2023.

This newer Hampton Inn McPherson was opened in late 2016. It is located in the east side of McPherson near most of the new development in town, and within walking distance to many restaurants and newer retail outlets, including a Walmart Supercenter. McPherson College and McPherson Museum & Foundation are nearby. Interstate I-135, is a half mile away and is a heavily traveled central KS interstate, which connects I-70 at Salina to I-35 in Wichita. Love's has recently opened one of its larger travel plazas at the same I-135 interchange. The hotel has been and is a nice revenue producer.

McPherson is a thriving town of 14,000 is located about half-way between Salina and Wichita and has a draw area of nearly 500,000 within 60 miles. For its size, McPherson is one of the most diverse business towns in the country. Due to its central location in the country, McPherson has become a leader in pharmaceuticals, plastics, energy, and equipment manufacturing. McPherson County boasts several national & international companies, including the following:

- Pfizer (pharmaceuticals)
- Johns Manville (insulation)
- Certainteed (insulation/plastics)

- *Columbia (windows/doors)*
- *CHS (refinery)*
- *Williams Energy (supplier)*
- *Bradbury (manufacturing)*
- *Milacron (plastics)*
- *Viega (plumbing systems)*
- *Grasshopper (mowers)*

For additional information on the business community in McPherson and the local area, please use the following links:

<https://www.mcphersonindustry.com/> (<https://www.mcphersonindustry.com/>).

<http://gomcpherson.com/> (<http://gomcpherson.com/>)

In addition to the thriving business climate, McPherson also features two 4-year colleges, McPherson College, and Central Christian College. Hutchinson Junior College also has a satellite location in McPherson. Finally, McPherson has been recognized nationally for its livability and business climate. Here are a few examples:

- *“Best 50 Places to Live In America”USA Today*
- *“Where Small Town American Is Thriving”Forbes*
- *“Top 10 Affordable Small Towns Where You’d Actually Want to Live”.... Realtor.com*

Click on the “BUYER CA” tab BELOW to complete and submit the Confidentiality Agreement

BUYER CA



Property Details

Address	200 N. Centennial Dr., McPherson, KS 67460
Price	\$6,650,000
Rooms	73
Price Per Key	\$91,095
Property Type	Limited service - upper midscale
Revenue	Call or email for CA
Website	Hampton Inn McPherson KS (https://www.hilton.com/en/hotels/mprcfhx-hampton-mcpherson/)

Hotel Description

- *MOTIVATED OWNERS*
- *PRICED AT \$91K/KEY and 40% below today’s new construction costs, even after a “refresh” PIP is completed.*
- *YE 2025 revenue was up nearly \$300K and over \$720K in 2025 net operating income*
- *Now offered at 3.5X revenue.*
- *Opened late 2016*
- *73 keys, ideal for an investor who is new to the Hilton system*
- *The market has stabilized after the opening of new competition.*
- *4 stories*
- *Very popular kitchenette suites*
- *Smoke free*
- *Strong commercial location, near I-135*
- *Rated #1 of 8 hotels in the market on TripAdvisor, ahead of newer a Fairfield Inn & Suites and a BW Plus, and a Holiday Inn Express*
- *Fitness Center*
- *Meeting Room*

Scroll down and click on the “BUYER CA” tab to complete and submit the Confidentiality Agreement

Contact a Broker



Brent Jaynes (<https://www.leisurerealestate.com/broker/brent-a-jaynes/>)

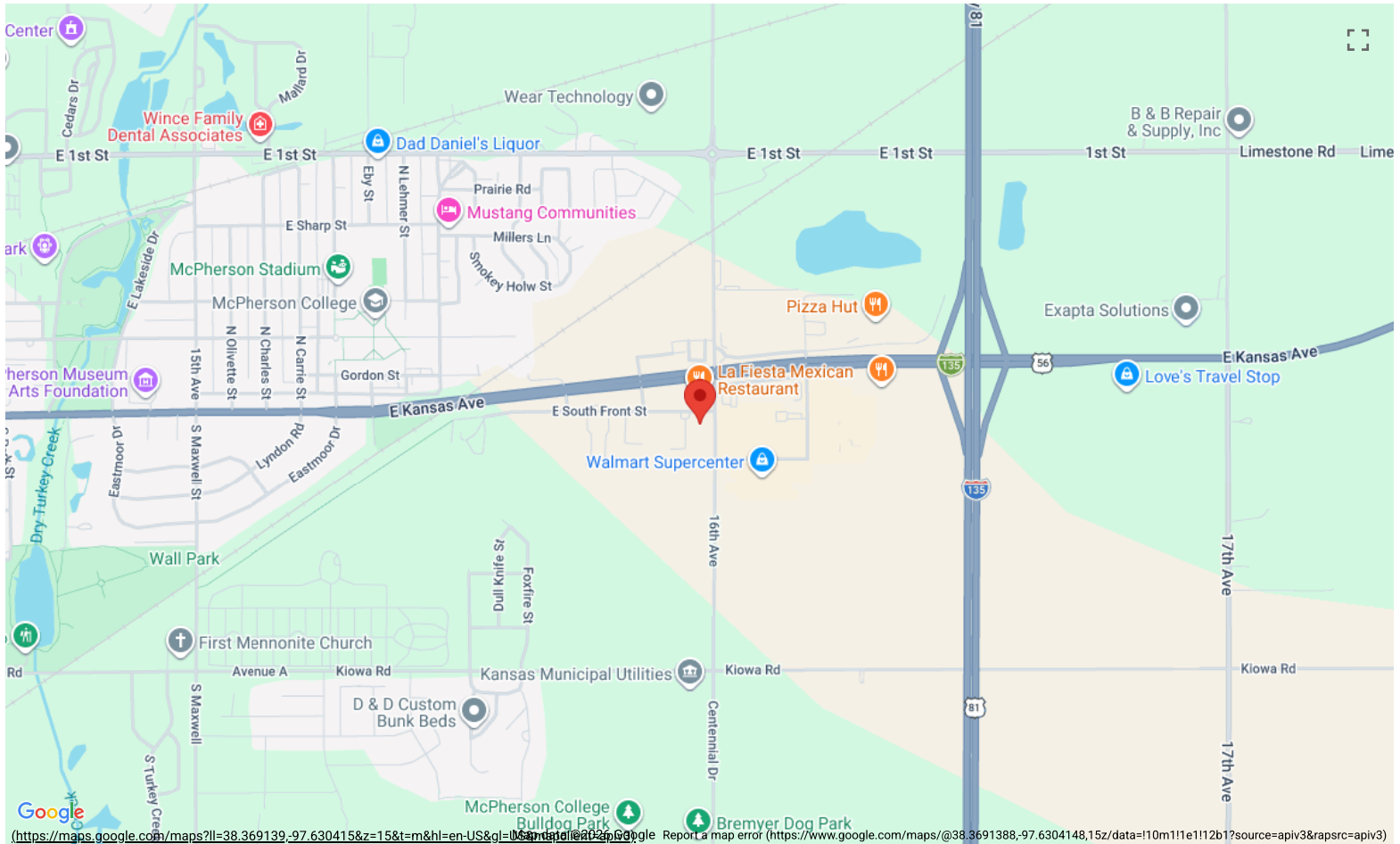
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Lenexa, KS 66215

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EMAIL THE BROKER



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