



# FOR SALE

## HAMPTON INN LUBBOCK - CONVERTING TO SPARK BY HILTON

4003 S Loop 289, Lubbock, TX 79423

**Salman (Sam) Tabani**

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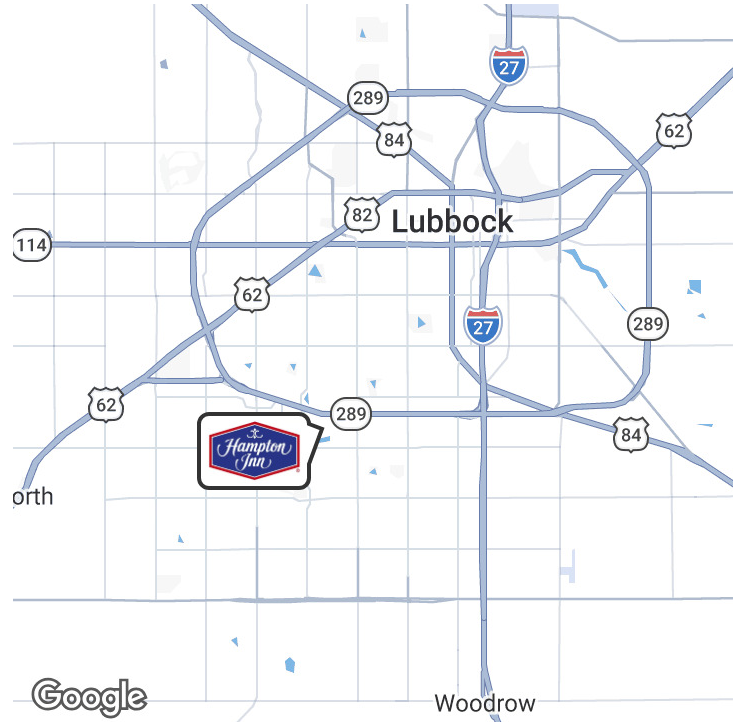
Tabani Realty  
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### Executive Summary



### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$6,400,000 |
| Building Size:   | 37,368 SF   |
| Lot Size:        | 62,432 SF   |
| Number of Rooms: | 80          |
| Year Built:      | 1996        |
| Renovated:       | 2016        |
| Zoning:          | HDR         |

### PROPERTY OVERVIEW

This exceptional hotel property is proud to be part of the esteemed Hilton Hotel family, offering the added advantage of Hilton Brand support. It has recently been approved by Hilton for conversion to Spark by Hilton and has already completed a \$200K Tech package upgrade. Remaining PIP is estimated to be ~\$1mm. The hotel can operate as a Hampton until the conversion is complete. The new owner will be responsible for the conversion to the Spark flag. With a 37,368 SF building featuring 80 well-appointed units, the property represents an enticing prospect for Limited Service investors. Contact Broker for details on timing and other conversion information.

Positioned with HDR zoning in the desirable Lubbock area, this investment presents promising returns and strategic growth opportunities. Seize the opportunity to leverage the property's established presence and impressive capacity to cater to the needs of the thriving hospitality market, backed by the renowned Hilton brand.

### PROPERTY HIGHLIGHTS

- 80 Rooms over 3 floors
- Spark Hotel conversion already in process
- \$200K Tech package upgrade complete

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Additional Photos





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Location Map

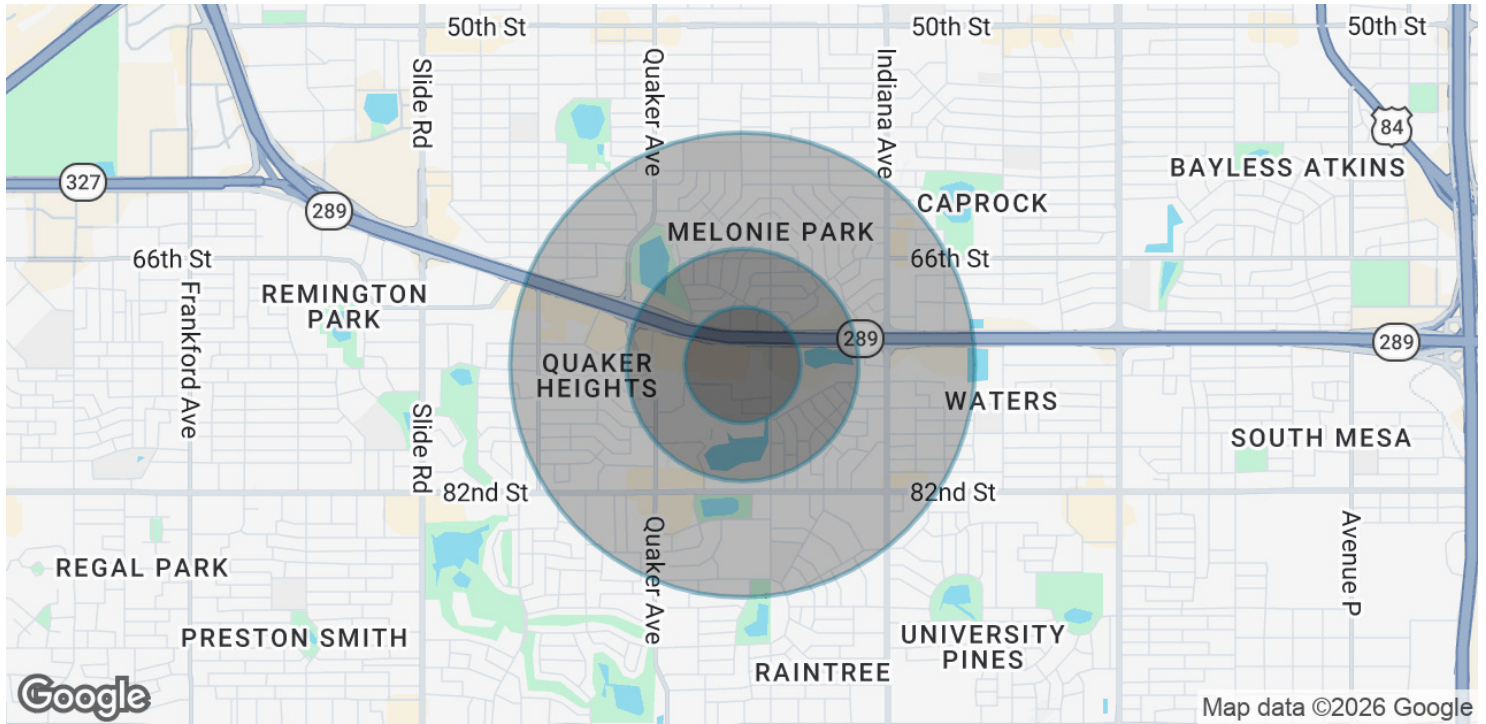




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Demographics Map & Report



#### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 504        | 2,321     | 13,569 |
| Average Age          | 46.4       | 44.0      | 37.7   |
| Average Age (Male)   | 46.0       | 44.0      | 37.8   |
| Average Age (Female) | 50.3       | 47.0      | 38.2   |

#### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 203        | 916       | 5,541     |
| # of Persons per HH | 2.5        | 2.5       | 2.4       |
| Average HH Income   | \$117,010  | \$116,660 | \$111,147 |
| Average House Value | \$288,946  | \$286,966 | \$266,858 |

2023 American Community Survey (ACS)

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