

Falcon Motel, 100 N Main Street, Stinnett, TX 79083

12-Room Vintage Travel Motel Investment Opportunity

Falcon Motel presents a rare opportunity to acquire a classic 1960 roadside travel motel with existing income, recent improvements, and onsite management housing. The property offers a straightforward operational model ideal for an owner-operator or hospitality investor seeking a manageable lodging asset with upside potential.

Property Overview

Property Type: Travel Motel

Year Built: 1960

Total Guest Rooms: 12

Manager Apartment: 3 Bedroom / 1 Bath

Roof: Replaced within the last 10 years

The Falcon Motel blends classic roadside charm with functional operational infrastructure. The property includes guest amenities and onsite management housing that support efficient day-to-day operations.

Room Mix & Current Rates

Room Type	Number of Rooms	Current Rate
Double Bed Rooms	5	\$65 / night
Single Bed Rooms	7	\$55 / night

Each guest room includes individual window A/C units, allowing efficient temperature control and simplified maintenance.

Market Positioning

The property has historically served short-term workers and transient travelers. A buyer may elect to continue this model or reposition for longer-term workforce housing, which is common in similar Panhandle markets.

Guest & Property Amenities

- Laundry room with 2 Speed Queen washer/dryer (recently replaced)
- Game room with pool table and chalk wall
- Guest Common Room with community freezer, kitchenette, guest washer and dryer, table and chairs.
- Outdoor grill area with two grills and covered tent space
- Designated office for reservations and administration
- Maintenance/Tool room for property upkeep
- Three hot water heaters (recently replaced)
- Illuminated roadside motel sign for nighttime visibility

Manager Apartment / Additional Revenue Opportunity

The property includes a recently renovated 3-bedroom apartment which can serve as onsite manager housing, an owner-operator residence, or an additional rental income opportunity.

- Full kitchen
- Dining area
- Full bathroom
- Spacious living layout
- Private fenced backyard

Recent Improvements (Nov 2025 – Jan 2026)

- Electrical panel replaced/updated
- Smoke and carbon monoxide detectors installed in all units and manager apartment
- Manager apartment renovations including new flooring, fresh paint (walls and ceilings), and updated lighting fixtures
- iPad with Square POS system for guest check-in/payment
- Office printer purchased
- Blink security camera system and doorbell installed
- Electrical improvements to motel sign allowing it to illuminate at night

Investment Highlights

- Income-producing 12-room motel
- Existing operational systems in place
- Recent upgrades and safety improvements
- Onsite manager apartment included
- Simple room layout with manageable operations
- Opportunity to increase revenue through operational optimization

Value-Add Potential

- Rate adjustments based on local market demand
- Online booking platform expansion
- Extended stay or workforce lodging opportunities
- Branding, modernization, or boutique repositioning

Buyer to verify all facts, figures, measurements, and financial information.