

SALE

Super 8 Hotel

207 W GALLUP RD

Jefferson, IA 50129

PRESENTED BY:

COLE HORNBUCKLE

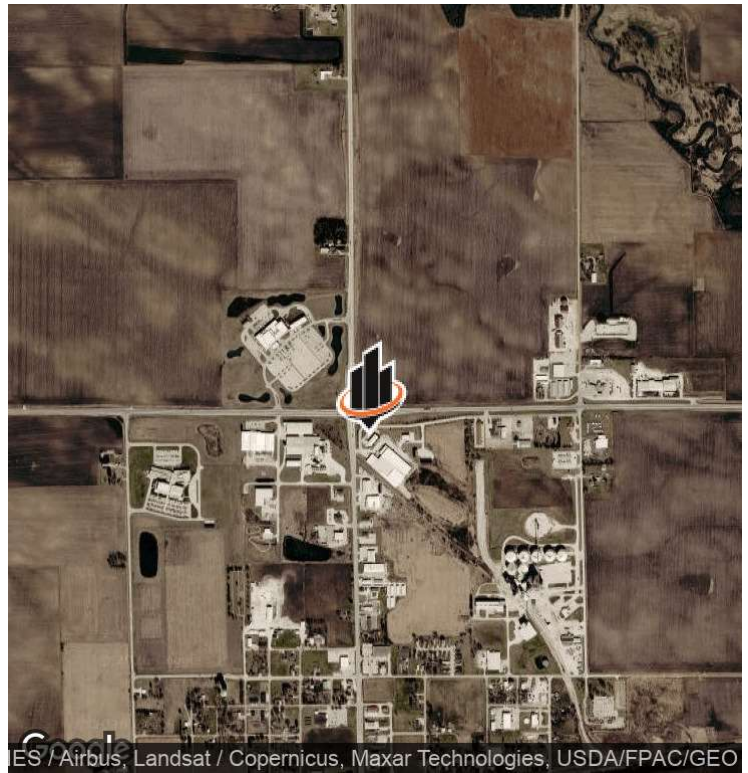
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IA #S71305000



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property presents a prime investment opportunity for an owner-operator or investor seeking an established Super 8 hotel in Jefferson, Iowa. The offering includes a 14,491 SF building with 34 guest units, originally constructed in 1997.

The property benefits from commercial zoning, allowing for continued hospitality use or potential redevelopment. It generates consistent income from traveling construction crews along Highway 30 and budget-conscious guests visiting the nearby Wild Rose Casino.

Located along Highway 30, the property offers strong visibility, easy access, and a solid position within the Jefferson market, providing both immediate cash flow and long-term upside.

PROPERTY HIGHLIGHTS

- Established and stable Cash Flow
- Strategic Location Along Highway 30 Corridor
- Proximity to Key Demand Drivers Including Wild Rose Cas
- Metal Roof & Minimal PIP

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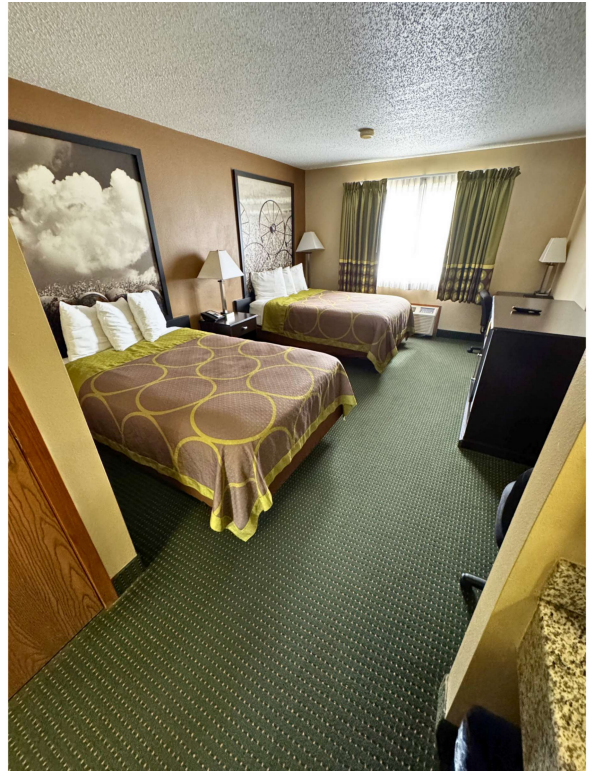
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OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	61,333 SF
BUILDING SIZE:	14,491 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	5	243
TOTAL POPULATION	1	12	481
AVERAGE HH INCOME		\$96,543	\$75,846

ADDITIONAL PHOTOS



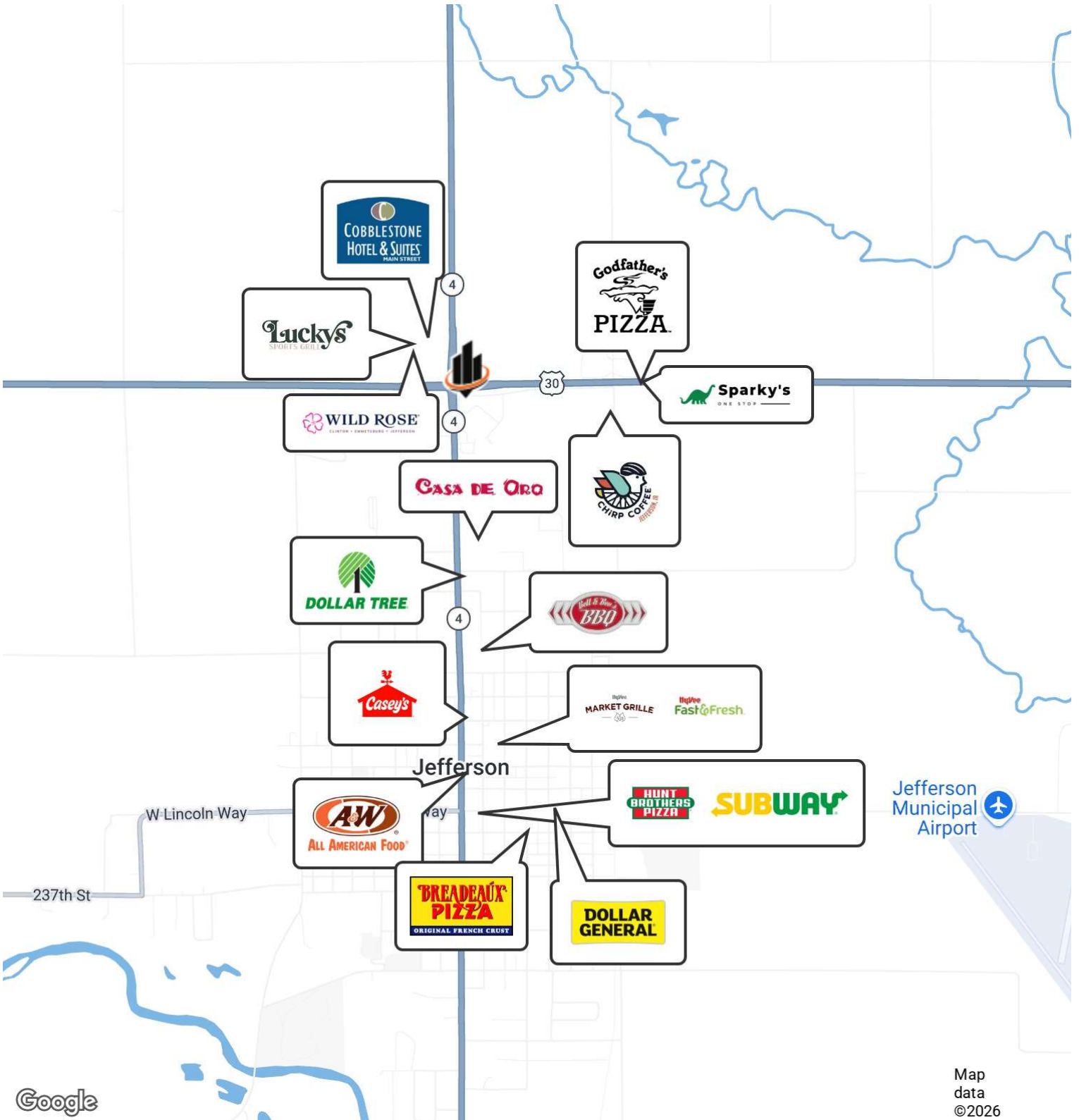
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RETAILER MAP



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WALKABILITY & LOCAL AMENITIES

One of the Super 8 Jefferson's most compelling guest-facing advantages is its immediate proximity to a diverse mix of dining, convenience, and retail options. Nearly every amenity a traveler needs is within a 1.5-mile radius — reducing the friction of an overnight stay and making this property a natural first choice for guests who want convenience without compromise.

BUSINESS	CATEGORY	EST. DISTANCE	WHY IT MATTERS FOR GUESTS
Lucky's Sports Grill	Bar & Grill	0.3 mi	The closest full-service dining option — a local sports bar ideal for business travelers unwinding after a long day on the road
Casa De Oro	Mexican Restaurant	0.4 mi	Popular local full-service Mexican restaurant — one of Jefferson's top dinner destinations, just minutes from the front door
CHiRP Coffee	Specialty Coffee	0.4 mi	Local coffee shop within a short walk — a guest favorite for a morning pick-up before hitting the road
Godfather's Pizza	Dine-In / Delivery	0.5 mi	Nationally recognized pizza brand offering dine-in and delivery — ideal for families and group travelers ordering in
Bett & Bev's BBQ	BBQ Restaurant	0.7 mi	Beloved local BBQ spot — a standout dining experience that gives guests a genuine taste of Iowa comfort food
Hy-Vee Market Grille	Full-Service Dining	1.0 mi	Sit-down restaurant inside Hy-Vee — an elevated option for business meal meetings or a relaxed dinner
A&W; Restaurant	Fast Food	1.1 mi	Drive-through fast food — a consistent and convenient option for guests with early departures or late arrivals
Breadeaux Pizza	Pizza / French Crust	1.3 mi	Regional fan favorite with a unique French crust — a dining option guests won't find at most other stops
Hunt Brothers Pizza	Quick-Serve Pizza	1.2 mi	Grab-and-go pizza inside a convenience store — perfect for quick meals during busy travel days
Subway	Fast Casual	1.2 mi	Familiar national brand offering a healthier fast-casual option — consistently popular with health-conscious travelers
Sparky's One Stop	Gas / Convenience	0.5 mi	The nearest fuel stop to the property — extremely convenient for guests filling up on check-out day
Casey's General Store	Gas / Convenience	0.9 mi	24-hour gas and convenience store — critical for early-morning travelers needing fuel, coffee, or a quick snack
Hy-Vee Fast & Fresh	Grocery / Pharmacy	1.1 mi	Full-service grocery store with pharmacy — guests can easily stock up on essentials, medications, or road-trip supplies

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Dollar Tree	Dollar Store / Retail	0.5 mi	Everyday essentials at unbeatable prices — a lifesaver for guests who forgot toiletries, snacks, or travel items
Dollar General	Discount Retail	1.2 mi	A second convenient retail option for household staples — adds depth to the walkable amenity cluster

■ Dining & Restaurants

■ Grocery, Gas & Convenience

■ Retail & Discount Stores

GUEST EXPERIENCE ADVANTAGE: Unlike many rural economy hotels that leave guests hunting for options, the Super 8 Jefferson is surrounded by 15 established businesses — all within 1.3 miles — spanning dining, fuel, grocery, coffee, and retail. From a 0.3-mile sports grill to a 0.4-mile coffee shop to 24-hour convenience stores, guests have everything they need without ever feeling stranded in a small town. This amenity density directly supports higher guest satisfaction scores, stronger online reviews, and repeat bookings that compound over time.

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Why This Asset Stands Out

ASKING PRICE

\$1,250,000

Well below replacement cost

BUILDING SIZE

14,491 SF

Efficient hospitality footprint

YEAR BUILT

1997

Established, income-producing asset

- **National Brand Recognition** — Super 8 by Wyndham is one of the most recognized economy hotel brands globally, providing built-in marketing reach and a loyal rewards program customer base (Wyndham Rewards).
- **Below Replacement Cost Pricing** — At \$1,250,000, the asking price represents significant value relative to new construction costs for a comparable-size hospitality asset in the region.
- **Strategic Highway Positioning** — Located directly off US-30 (Lincoln Highway) at the I-35 corridor, providing excellent visibility and accessibility for both regional and interstate travelers.
- **Stable Midwest Market** — Greene County's agricultural economy provides a steady base of commercial travelers, contractors, and government workers year-round.
- **Versatile Exit Strategy** — Suitable for continued hotel operation, brand conversion, or repositioning to extended-stay, workforce housing, or alternative commercial use.

INVESTMENT THESIS: This asset presents a rare chance to acquire a nationally branded, income-producing hotel in a supply-constrained rural Iowa market at a price point that offers compelling downside protection and meaningful value-add upside for the right operator.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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ADVISOR



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Advisor

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PROFESSIONAL BACKGROUND

As a dedicated Commercial Real Estate Advisor with SVN Create, based in West Des Moines, Iowa, I provide full-service commercial real estate solutions to clients across the United States. My expertise spans a broad range of services, including:

- Investment and return property analysis
- Lease and sublease negotiations
- Acquisitions, exchanges, and dispositions
- Comprehensive market research and property valuation opinions
- Development strategy consulting
- Commercial banking and financing solutions

What sets me apart is not just my commitment to excellence, but also the depth of my qualifications and experience:

- I'm a proud graduate of the University of Northern Iowa, where I earned a double major in Finance and Real Estate—a foundation that has been instrumental in shaping my approach to real estate advisory.
- With 15+ years of experience in both Commercial Real Estate and Lending, I bring a well-rounded and strategic perspective to every client engagement.
- Having lived in Central Iowa for more than 30 years, I offer deep local market knowledge and insights that others may overlook.

My professional approach is built on flexibility, responsiveness, and a client-first mindset. I take the time to understand each client's unique goals and deliver tailored solutions that consistently exceed expectations.

If you're looking for a trusted advisor with a strong track record and a deep commitment to your success, I welcome the opportunity to connect. Together, we can unlock the full potential of your commercial real estate investments.

EDUCATION

Bachelor's Degree in Finance & Real Estate, University of Northern Iowa

SVN | CREATE Commercial Real Estate Advisors

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