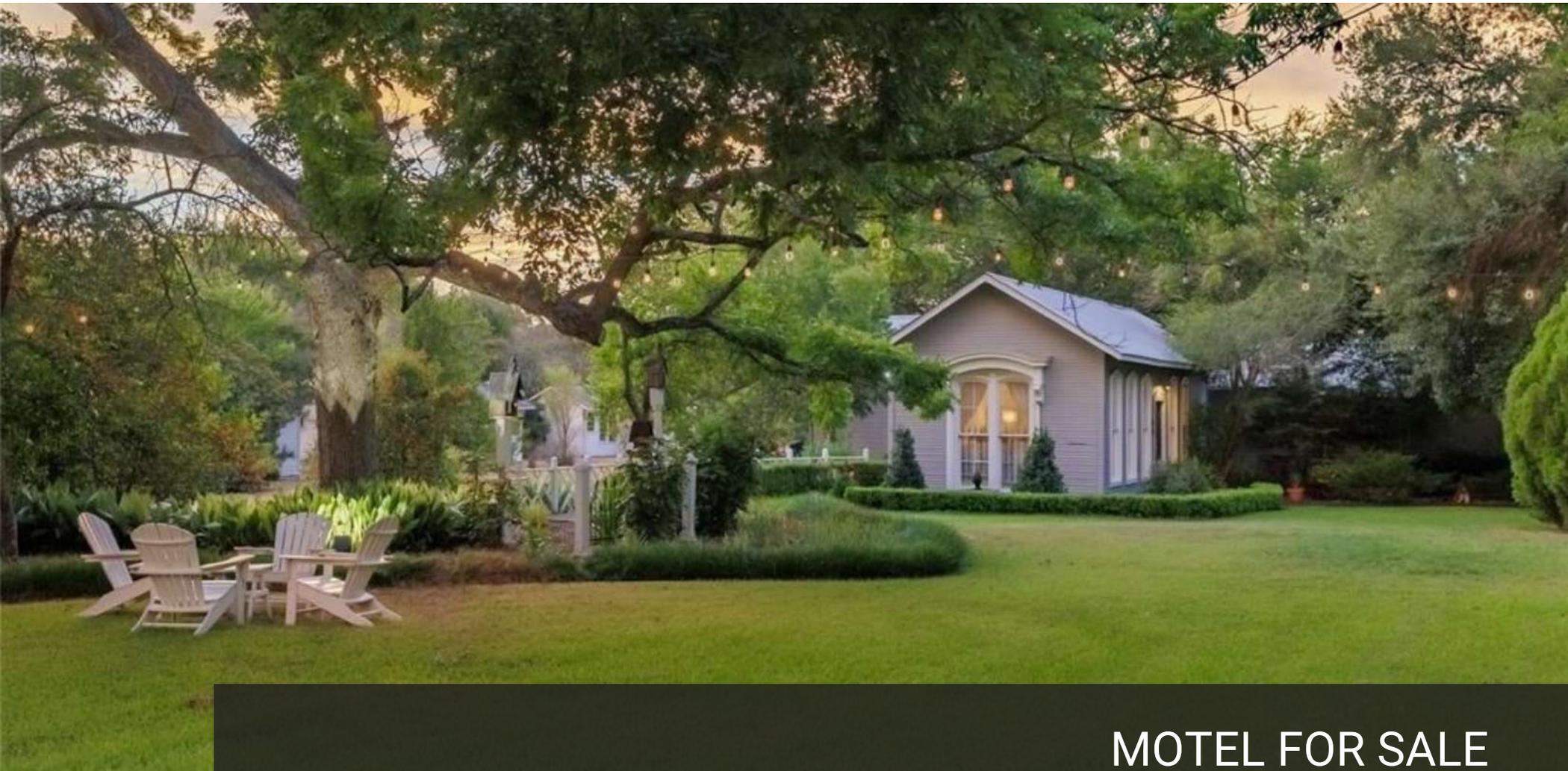


MOTEL FOR SALE

## RAINBOW COURTS MOTEL

915 EAST CAMERON AVENUE, ROCKDALE, TX 76567



# MOTEL FOR SALE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

**JEFFREY SLANKER**  
**512-800-4886**  
**jslanker@kw.com**

**KATHRYNE RODDAM**  
**979-324-6891**  
**kroddam@kw.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# TABLE OF CONTENTS

915 EAST CAMERON AVENUE



## JEFFREY SLANKER

C: (512) 963-3926

jslanker@kw.com

617990, Texas

Property Summary	3
Historical Landmark	4
Front Office	5
Lounge/Common Space for Guest	6
Garden Room	7
Garden Room's Kitchen & Bathroom	8
Outdoor Patio	9
Kitchen with Top of the line Appliances	10
Carriage House	11
Corporate Apartment	12
Tennessee Williams Cottage Exterior	13
Signature Single Queen	14
Executive Suite	15
2 Bedroom Executive Suite	16
Exterior	17
Rooms 1-10	19
Rooms	20
Location Maps	23
Points of Interest & Drive Times	24
Demographics	25
Disclaimer	26

## KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

## PROPERTY SUMMARY

915 EAST CAMERON AVENUE



### Property Summary

Building 1:	1,947 SF
Building 2:	475 SF
Building 3:	912 SF
Building 4:	864 SF
Lot Size:	4.23 AC
Rental Rooms:	38
Buildings:	25

### Property Overview

This historic motel features 37 uniquely themed rooms, suites, and apartments nestled across 4 beautiful acres, with every room furnished in a tasteful and elegant manner that creates a memorable guest experience and continues the long standing 5 star tradition of Rainbow Courts. The property also features a beautiful, expansive garden that serves as an ideal setting for weddings, reunions, and other special events, offering a unique amenity that can attract guests and create additional revenue opportunities. The motel is a turnkey operation ready for a new owner to step in and continue its legacy. The current owners live on property in an adorable 2BR/2BA home that adjoins the front office area, featuring hardwood floors, top of the line appliances, a family room, a glassed rear entryway, and an inviting, comfortable atmosphere. This residential area could continue to serve as an owner's residence, be converted into additional lodging for guests, or be transformed into an on site restaurant or community gathering space. Don't miss this once in a lifetime opportunity to own a truly special hospitality property.

### Location Overview

BOUTIQUE & CHIC HISTORIC MOTEL! What an opportunity in the growing city of Rockdale, Texas! Rainbow Courts Historic & Oldest motel in Texas is a Boutique Motel that has been owned by the same family since 1918! The property offers an exceptional use of over 19,000 square feet of accommodations & an environment creating the most comfortable experience year-round. Awarded numerous accolades year after year by Trip Advisor for the top 1% in the United States and top 10 % in the world! Centrally located 1 hour from Austin, TX, Waco, TX, Temple, TX, and Bryan/College Station TX This location is known as "The Golden Triangle" due to its convenient proximity to many other cities. Beautifully manicured grounds and gardens, multiple porches and sitting areas, and an immaculate outdoor area covered in lush green grass and shaded by 100 plus year old Oak Trees.

# HISTORICAL LANDMARK

915 EAST CAMERON AVENUE



Historical Landmark which has the highest historic recognition awarded by the State of Texas

# FRONT OFFICE

915 EAST CAMERON AVENUE



# LOUNGE/COMMON SPACE FOR GUEST

915 EAST CAMERON AVENUE



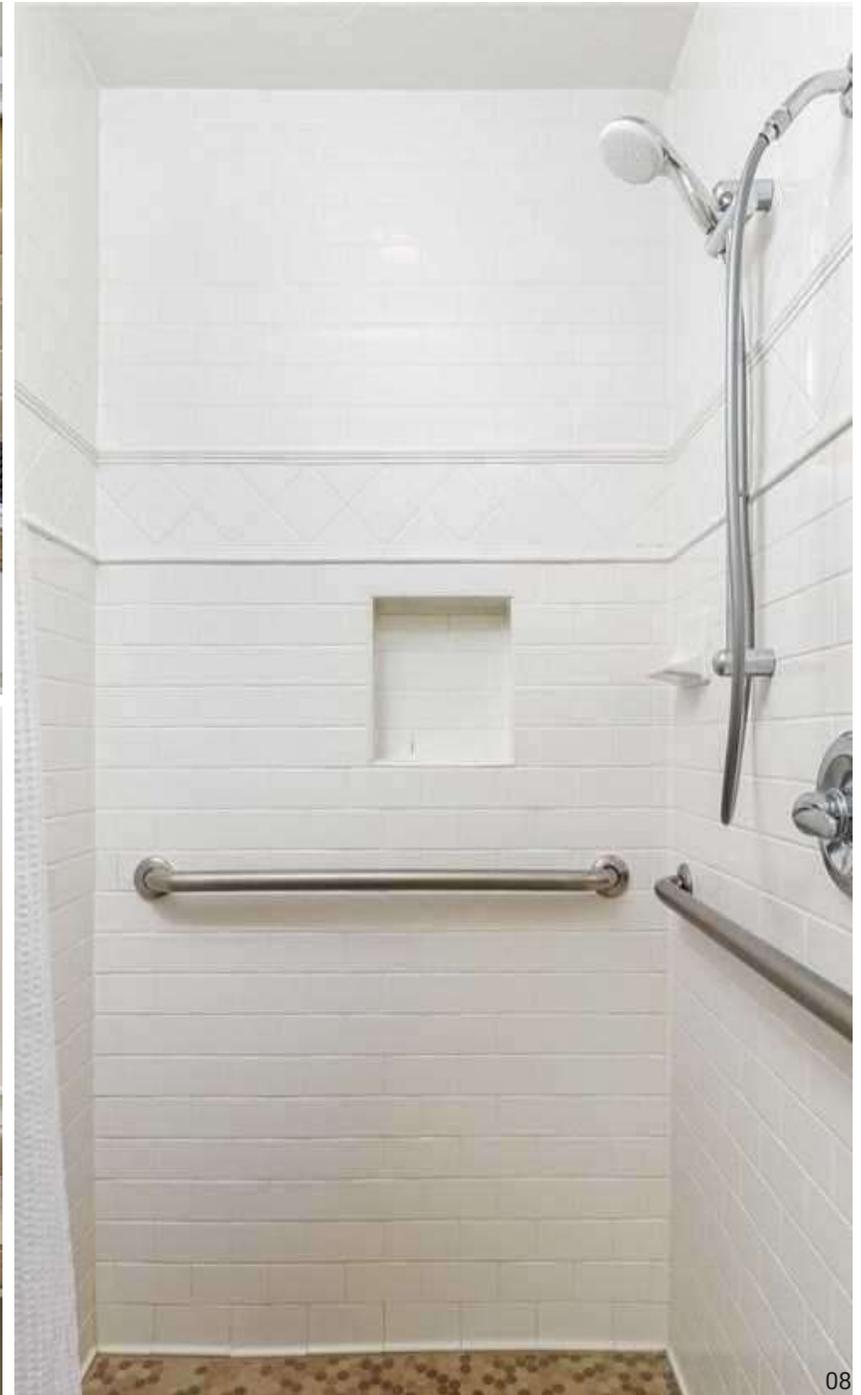
# GARDEN ROOM

915 EAST CAMERON AVENUE



# GARDEN ROOM'S KITCHEN & BATHROOM

915 EAST CAMERON AVENUE



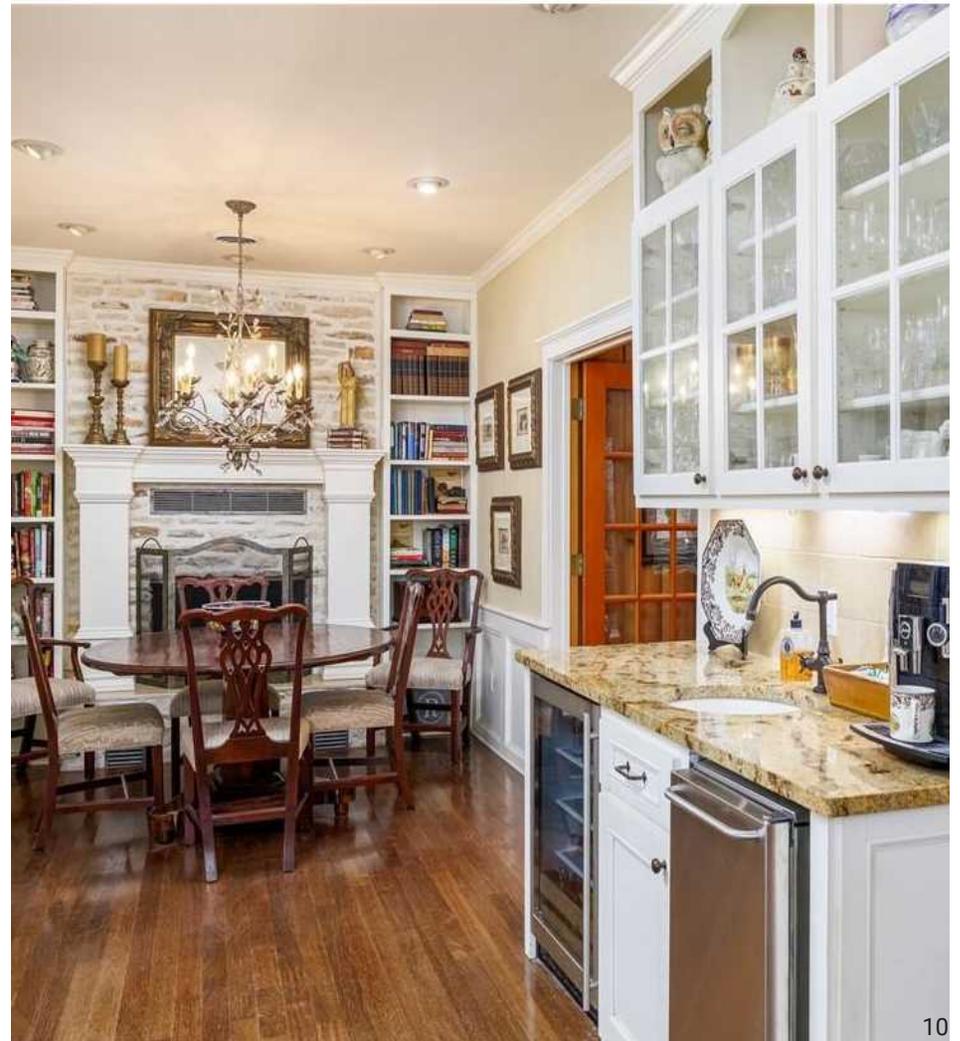
# OUTDOOR PATIO

915 EAST CAMERON AVENUE



# KITCHEN WITH TOP OF THE LINE APPLIANCES

915 EAST CAMERON AVENUE



# CARRIAGE HOUSE

915 EAST CAMERON AVENUE



# CORPORATE APARTMENT

915 EAST CAMERON AVENUE



**Features Single Bedroom Corp. Apt., 1 Double Exec. King, 1 Queen Bedroom with hardwood floors, carpet and tile. Full kitchen with Washer/Dryer & 2 TON HVAC. Premium furnishings and linens in all rooms.**

# TENNESSEE WILLIAMS COTTAGE EXTERIOR

915 EAST CAMERON AVENUE



# SIGNATURE SINGLE QUEEN

915 EAST CAMERON AVENUE



**EXECUTIVE SUITE**  
915 EAST CAMERON AVENUE



## 2 BEDROOM EXECUTIVE SUITE

915 EAST CAMERON AVENUE



# EXTERIOR

915 EAST CAMERON AVENUE



# EXTERIOR

915 EAST CAMERON AVENUE



## ROOMS 1-10

915 EAST CAMERON AVENUE



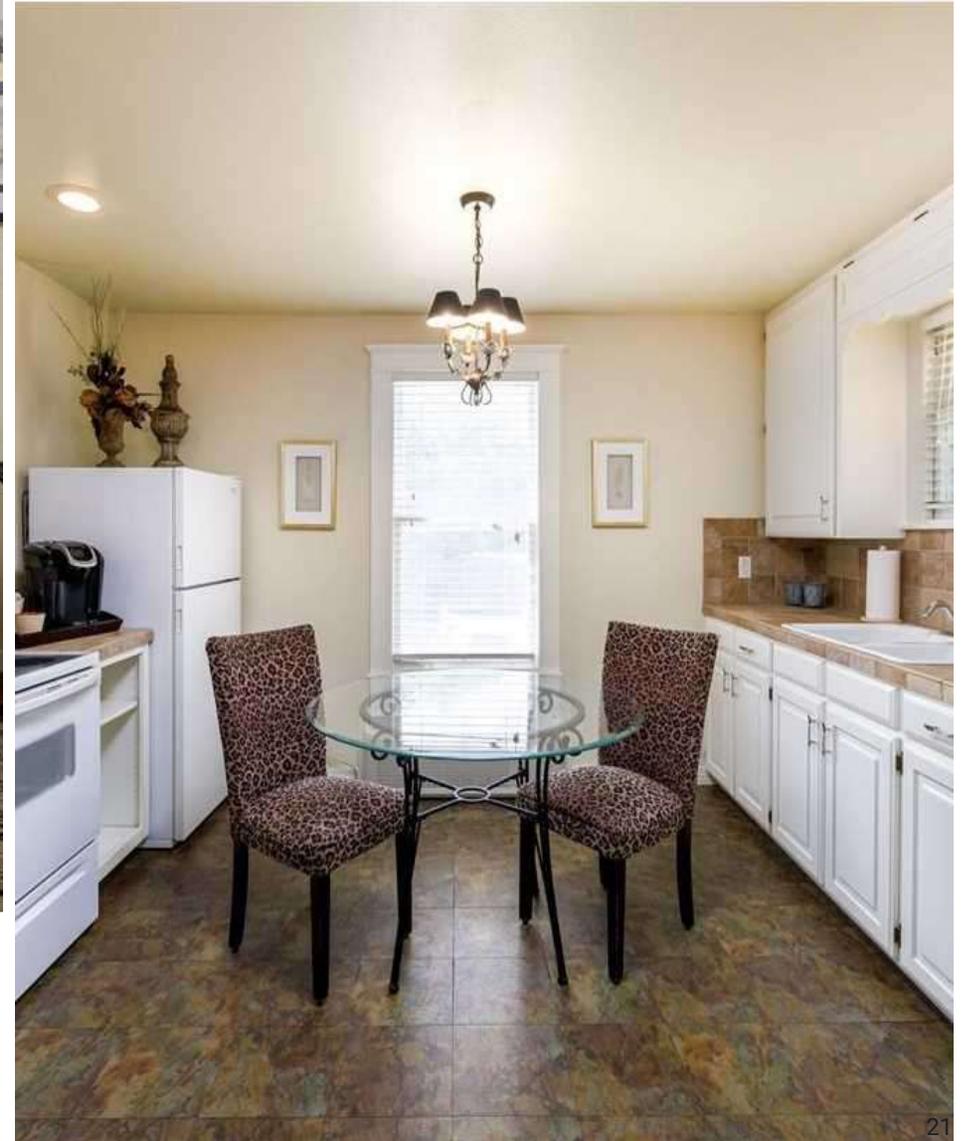
# ROOMS

915 EAST CAMERON AVENUE



# ROOMS

915 EAST CAMERON AVENUE



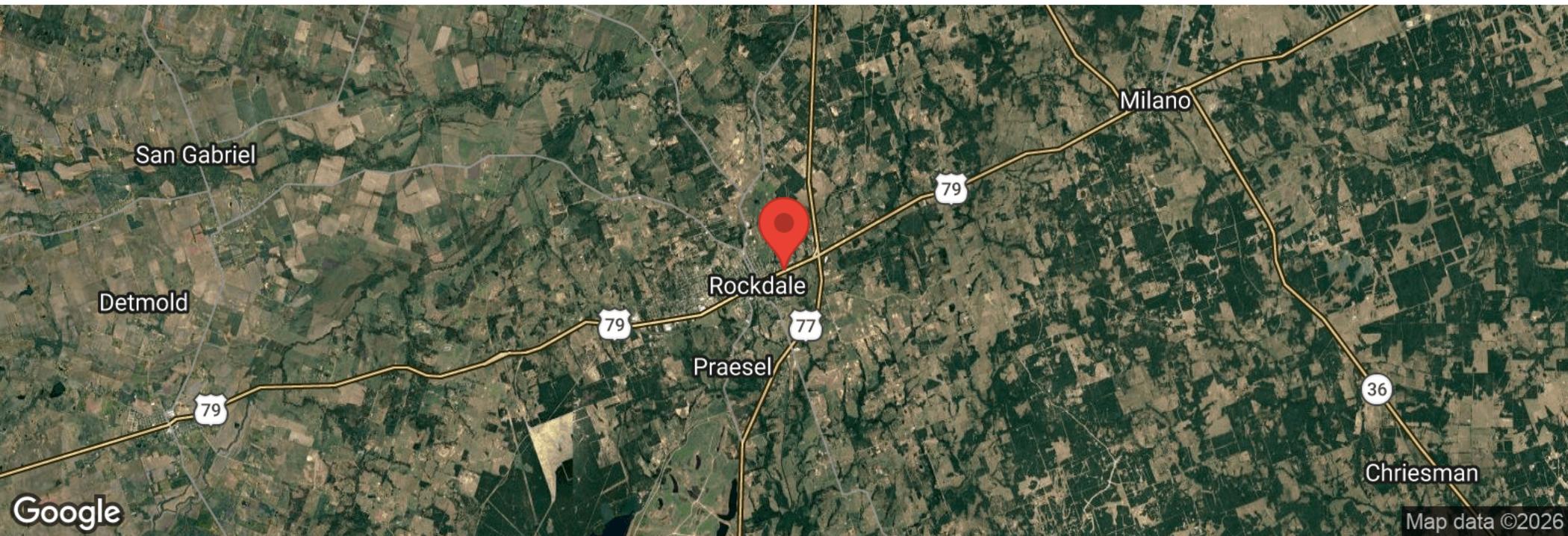
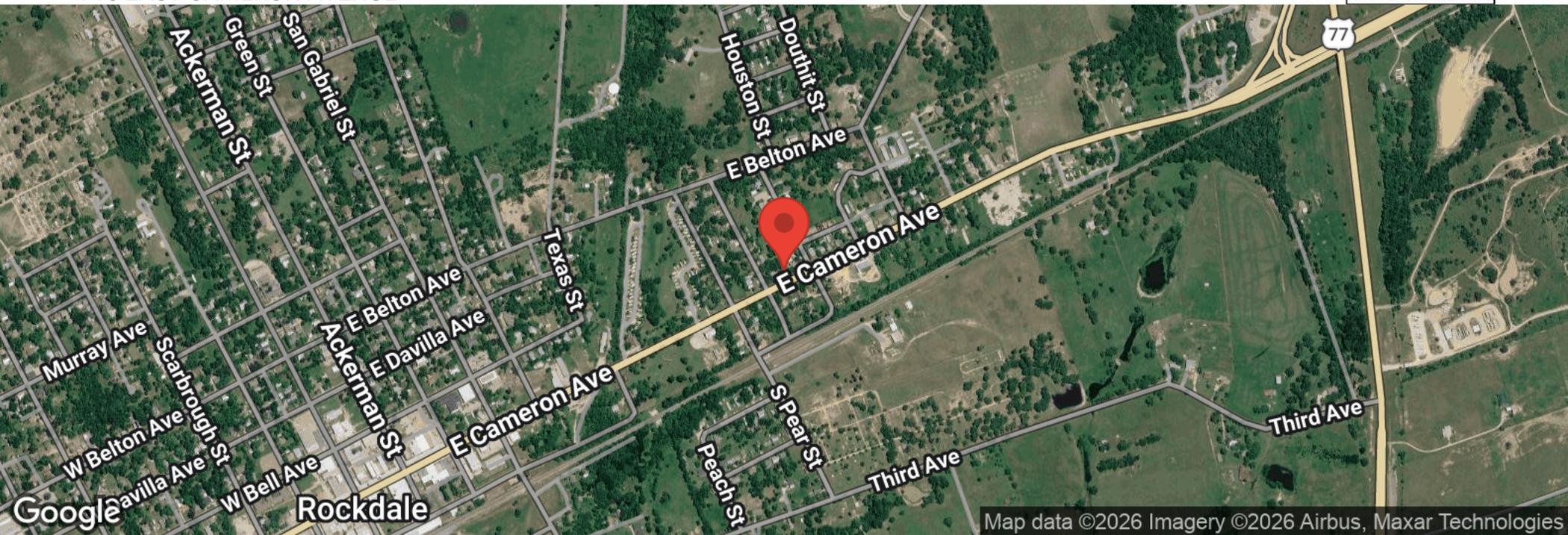
# ROOMS

915 EAST CAMERON AVENUE



# LOCATION MAPS

915 EAST CAMERON AVENUE



# POINTS OF INTEREST & DRIVE TIMES

915 EAST CAMERON AVENUE



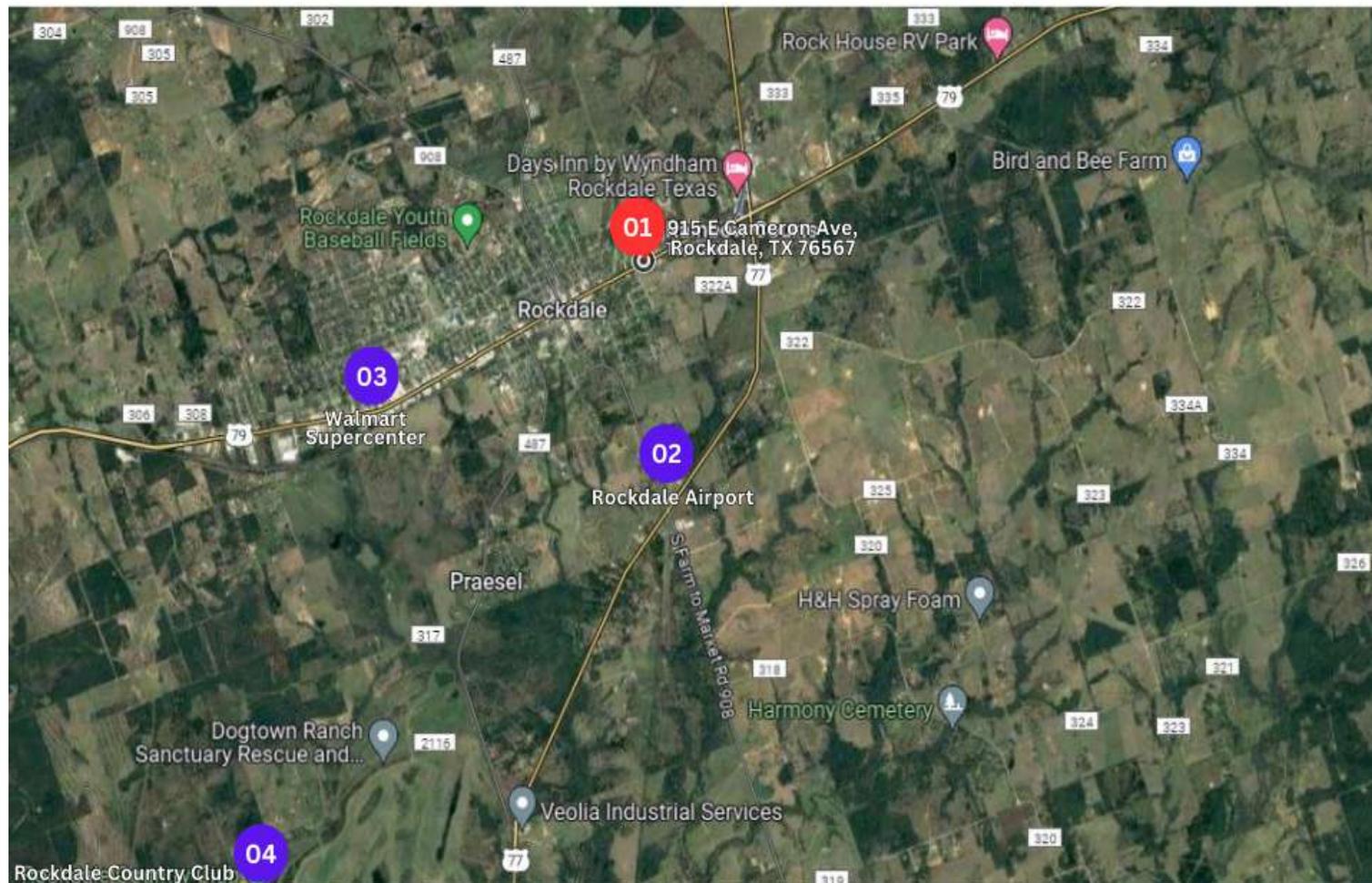
**01**  
915 E Cameron Ave,  
Rockdale, TX 76567

**02**  
Rockdale Airport

**03**  
Walmart Supercenter, 709  
US-79, Rockdale

**04**  
Rockdale Country Club

**05**  
Austin, Texas



## Drive Times



Rockdale Airport  
4 min

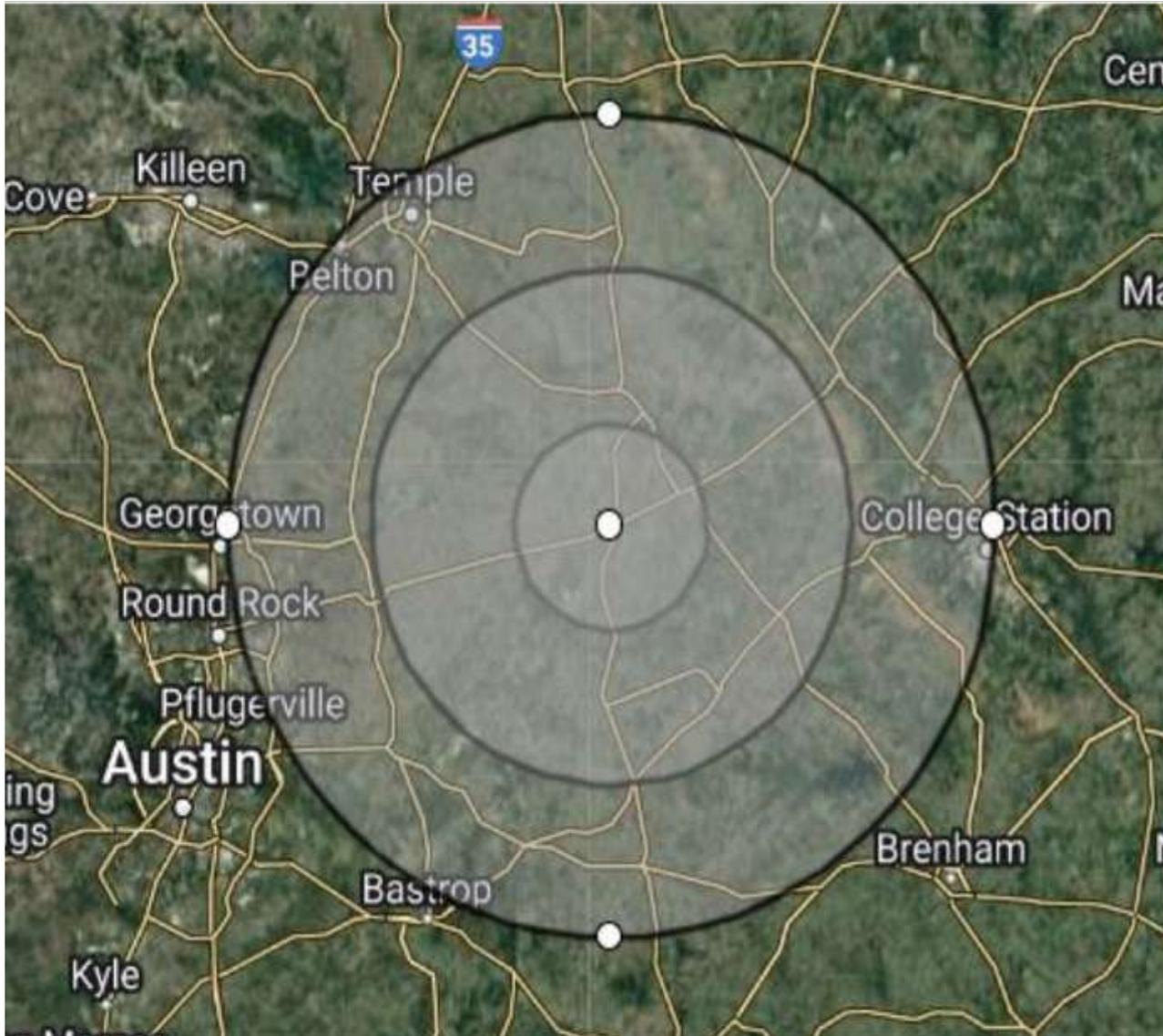
Walmart Supercenter, 709  
US-79, Rockdale  
7 min

Rockdale Country Club  
9 min

Austin, Texas  
1 hr 5 min

# DEMOGRAPHICS

915 EAST CAMERON AVENUE



<b>10 miles</b>	<b>42.46</b> MEDIAN AGE
<b>\$52,798</b> MEDIAN HOUSEHOLD INCOME	<b>11,562</b> INDIVIDUALS

<b>25 miles</b>	<b>43.90</b> MEDIAN AGE
<b>\$59,786</b> MEDIAN HOUSEHOLD INCOME	<b>50,572</b> INDIVIDUALS

<b>40 miles</b>	<b>33.49</b> MEDIAN AGE
<b>\$69,695</b> MEDIAN HOUSEHOLD INCOME	<b>572,923</b> INDIVIDUALS

\*Source: census.gov

# DISCLAIMER

915 EAST CAMERON AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

**JEFFREY SLANKER**  
**512-800-4886**  
**jslanker@kw.com**

**KATHRYNE RODDAM**  
**979-324-6891**  
**kroddam@kw.com**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.