



FOR SALE

HYATT PLACE DALLAS/LAS COLINAS

5455 Green Park Drive, Irving, TX 75038

Salman (Sam) Tabani
972.810.7729 x1
stabani@tabanirealty.com



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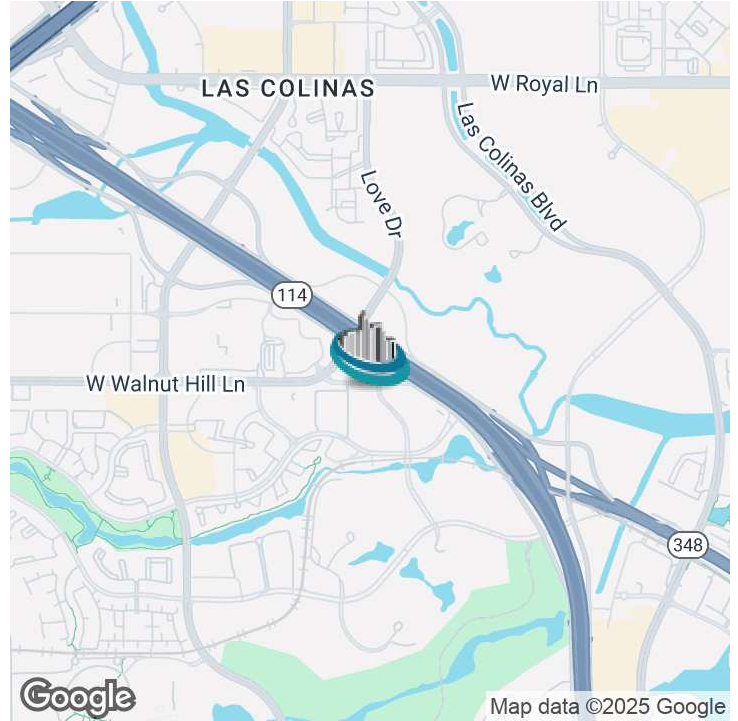
Tabani Realty
5851 Legacy Circle
Plano, TX 75024
972.810.7729
tabanirealty.com



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Executive Summary



OFFERING SUMMARY

Sale Price:	Call Broker For Pricing
Building Size:	71,820 SF
Lot Size:	2.86 Acres
Number of Rooms:	122
Cap Rate:	1.5%
NOI:	\$314,398
Year Built:	1999
Renovated:	2015
Zoning:	Commercial Improvements
Market:	Irving
Submarket:	Dallas

PROPERTY OVERVIEW

The Hyatt Place Dallas/Las Colinas is exclusively listed with Tabani Realty. The property has 124 guestrooms. There is an overall living space of 71,820 SF across 6 floors with interior corridors. The hotel opened in 1999 and was most recently renovated in 2015. Overall, the hotel has excellent guest reviews across all booking platforms and recently received the Travelers' Choice Award from TripAdvisor in 2021.

Hyatt Place offers many amenities for guests to enjoy. There is an outdoor pool, a fitness center, business center, and large meeting room available. There is also a bar in-house. Additional complimentary amenities include a free breakfast, coffee and tea in the lobby, free Wi-Fi, and free parking. For dining, there are 48 restaurants within under a mile of the hotel. Each guestrooms has a microwave, mini refrigerator, coffee maker, and flat screen TV with premium cable channels included.

PROPERTY HIGHLIGHTS

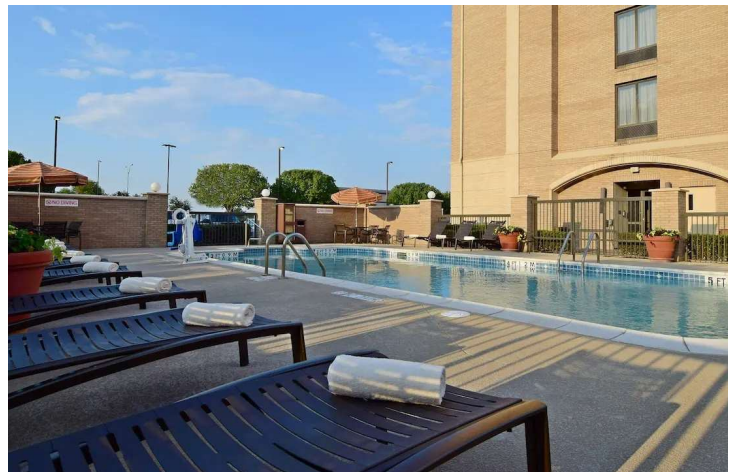
- 122 Guestrooms
- Renovated in 2015
- Good guest reviews across all booking platforms
- TripAdvisor Certificate of Excellence for 2021
- Business center
- Fitness center



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Additional Photos

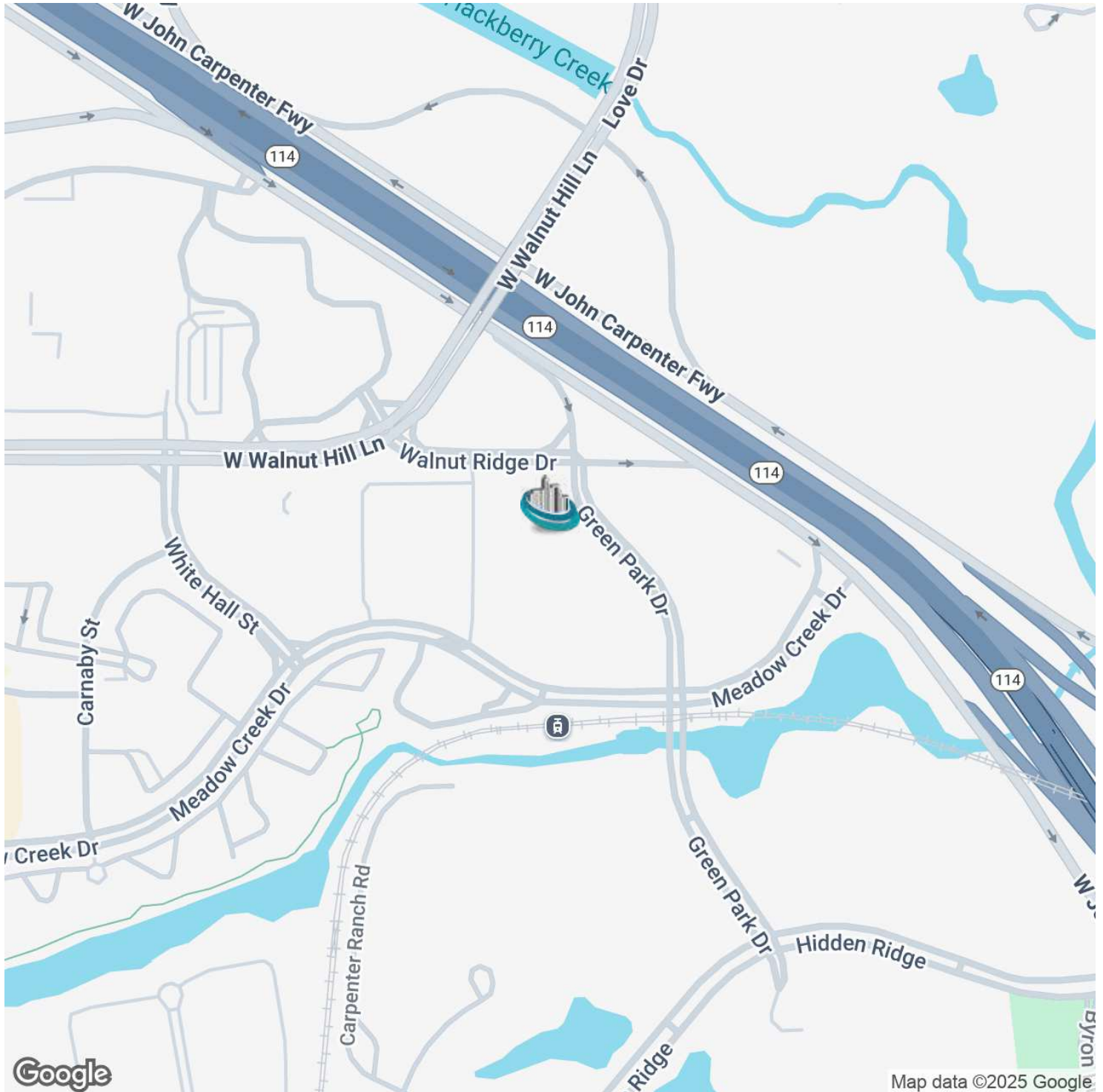




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Location Map

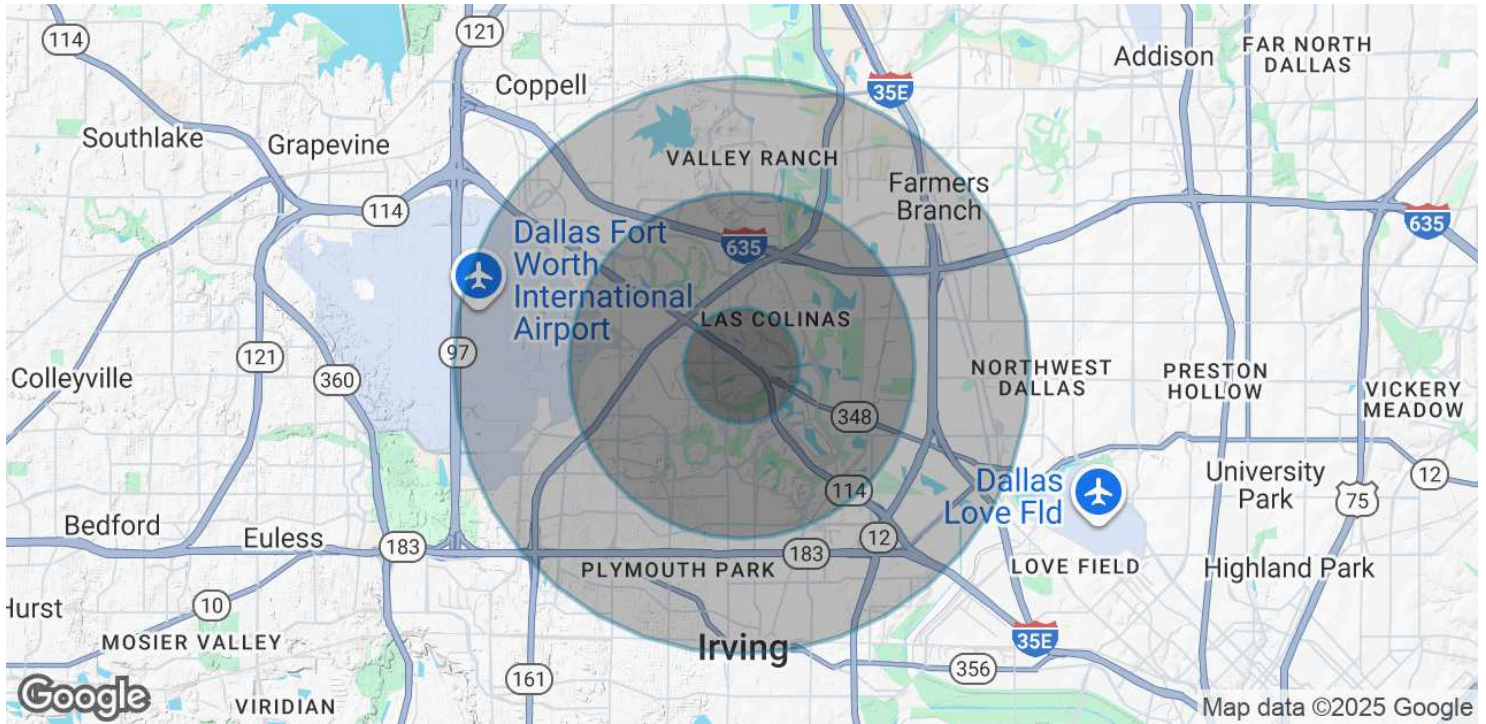




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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,349	66,337	199,310
Average Age	30.4	32.3	31.6
Average Age (Male)	31.1	32.9	31.4
Average Age (Female)	29.5	32.0	31.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,670	29,947	79,250
# of Persons per HH	2.0	2.2	2.5
Average HH Income	\$95,627	\$82,140	\$68,788
Average House Value	\$510,341	\$381,256	\$241,301

2020 American Community Survey (ACS)



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