



FOR SALE

SLEEP INN CEDAR HILL

1439 North Highway 67, Cedar Hill, TX 75104

Salman (Sam) Tabani

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TABANI
REALTY

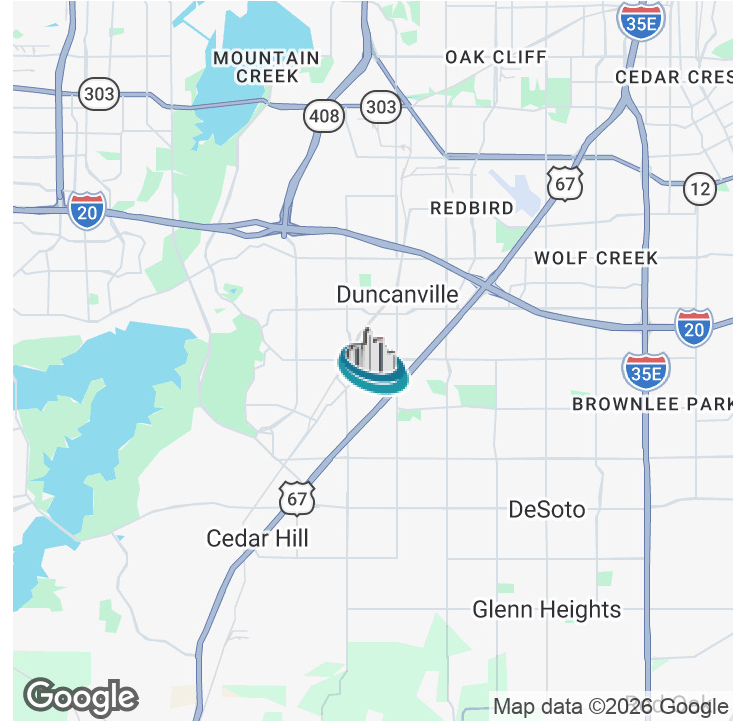
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,500,000
Building Size:	36,574 SF
Lot Size:	1.89 Acres
Number of Rooms:	68
Price / SF:	\$185.92
Year Built:	1999
Renovated:	2025

PROPERTY OVERVIEW

Sleep Inn Cedar Hill is clearly on the rise! The hotel has been ramping up its revenue and just wrapped up March 2026 with an impressive \$137,000 in room revenue.

It's great to see such strong momentum, and it's a clear sign that the property is attracting more guests and improving overall performance. Even better, things are only expected to improve, with higher revenues projected during the busy summer season. Exciting growth ahead!

This increase highlights both improved occupancy and effective rate management, positioning the hotel well within its competitive set. Even more encouraging is the forward outlook—booking trends and seasonal demand indicators suggest continued revenue growth heading into the summer months. With peak travel season approaching, the hotel is well-positioned to capitalize on increased demand and further strengthen its financial performance.

Overall, the Sleep Inn Cedar Hill is on a positive trajectory, demonstrating consistent improvement and strong potential for continued success in the coming months.

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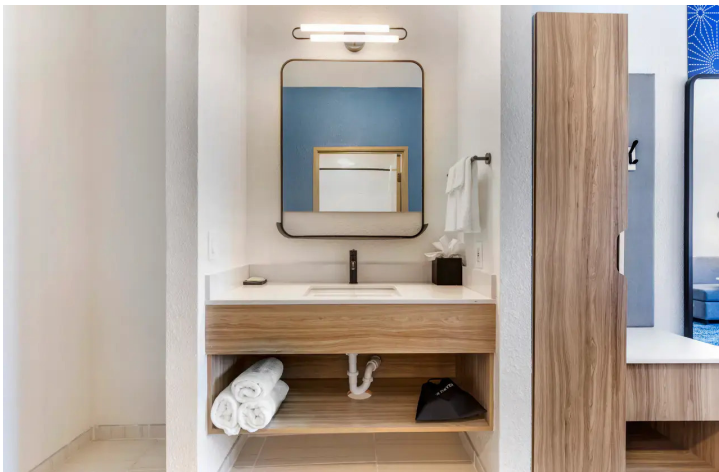
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Additional Photos



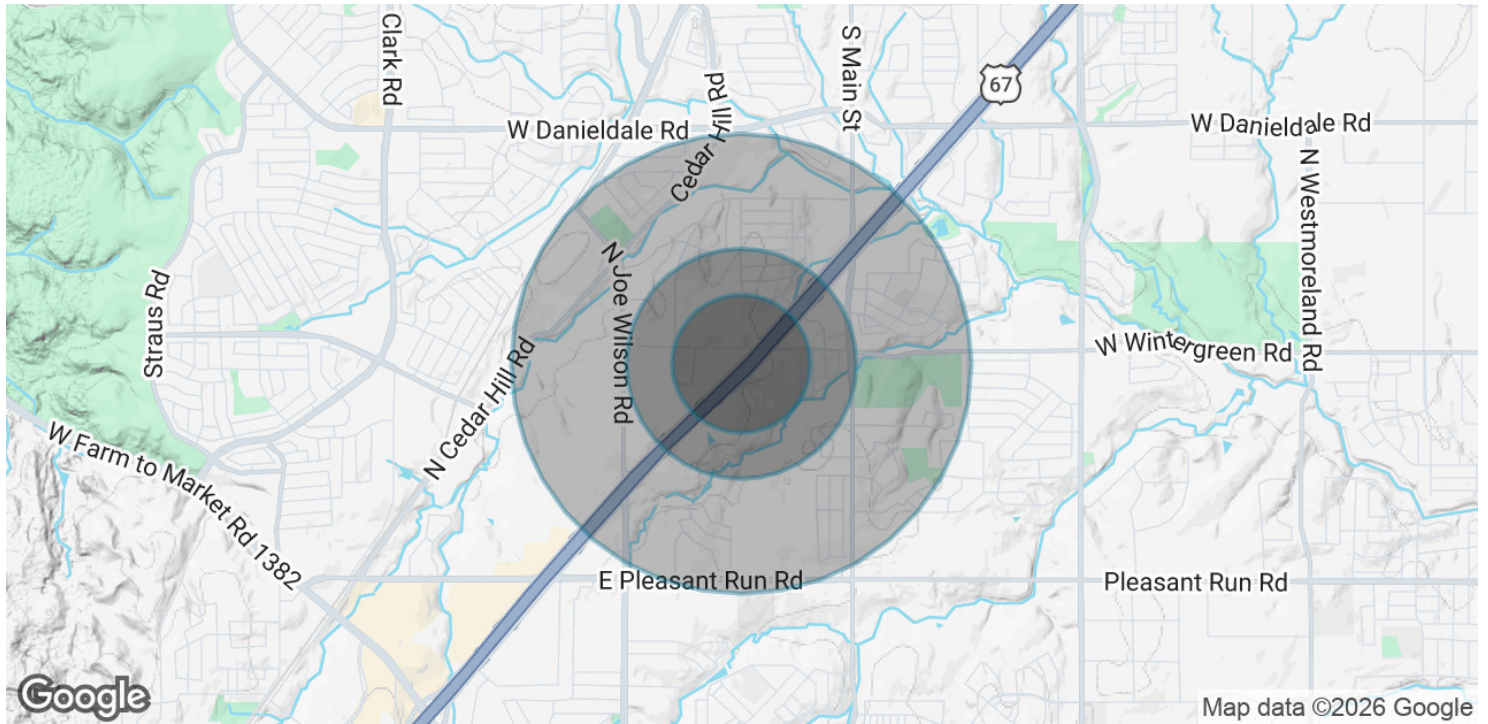




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	903	6,436
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	287	2,233
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$115,239	\$124,771	\$113,872
Average House Value	\$344,169	\$366,485	\$341,987

2020 American Community Survey (ACS)

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