



# FOR SALE

LA QUINTA INN & SUITES BY WYNDHAM OKLAHOMA CITY NORMAN

930 Ed Noble Dr, Norman, OK 73072

**Salman (Sam) Tabani**  
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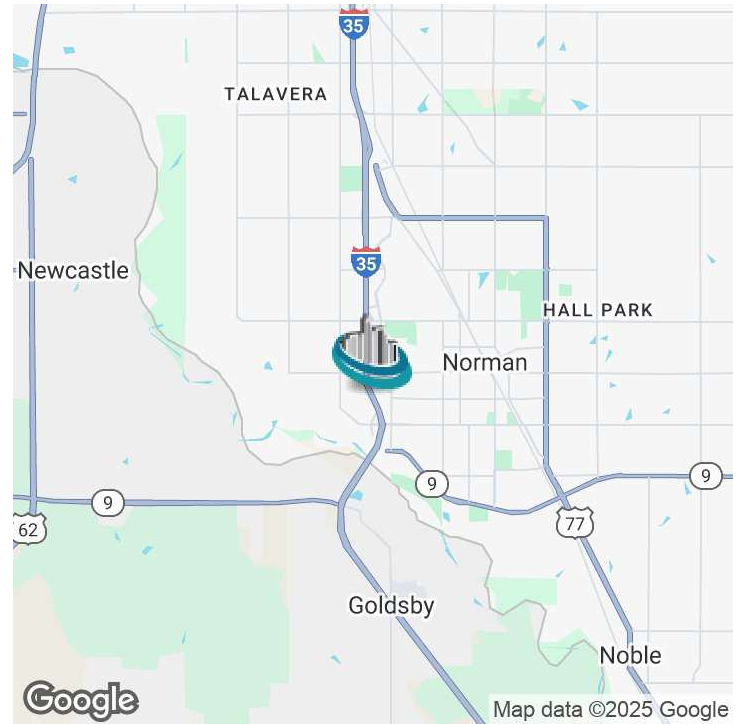
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Executive Summary



## OFFERING SUMMARY

Sale Price:	\$8,100,000
Building Size:	105,612 SF
Lot Size:	119,184 SF
Number of Rooms:	117
Cap Rate:	13.34%
NOI:	\$1,080,269
Year Built:	1997
Renovated:	2022
Zoning:	C-2
Submarket:	Norman/Moore

## PROPERTY OVERVIEW

Discover the La Quinta Inn & Suites by Wyndham in Norman, OK—an exceptional opportunity for buyers and investors seeking a prime hospitality asset. Located just minutes from the University of Oklahoma, this property benefits from a vibrant college town demographic, attracting students, faculty, and visitors year-round. The hotel features 80 well-appointed rooms, modern amenities, and a welcoming atmosphere designed to ensure guest satisfaction. Notable amenities include complimentary Wi-Fi, a hot breakfast bar, an outdoor pool, a fitness center, and free parking, appealing to both leisure and business travelers.

The property boasts high occupancy rates driven by Norman's expanding economy, strong education sector, and regional events. With consistent demand from university events, sports, and corporate travelers, this hotel presents a stable income stream and growth potential. Perfectly positioned for long-term value appreciation, the La Quinta Inn & Suites offers a compelling investment in a thriving market.

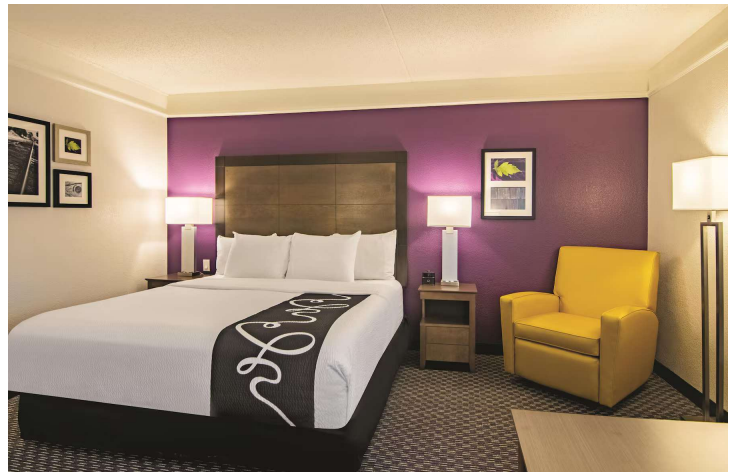




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Property Photos



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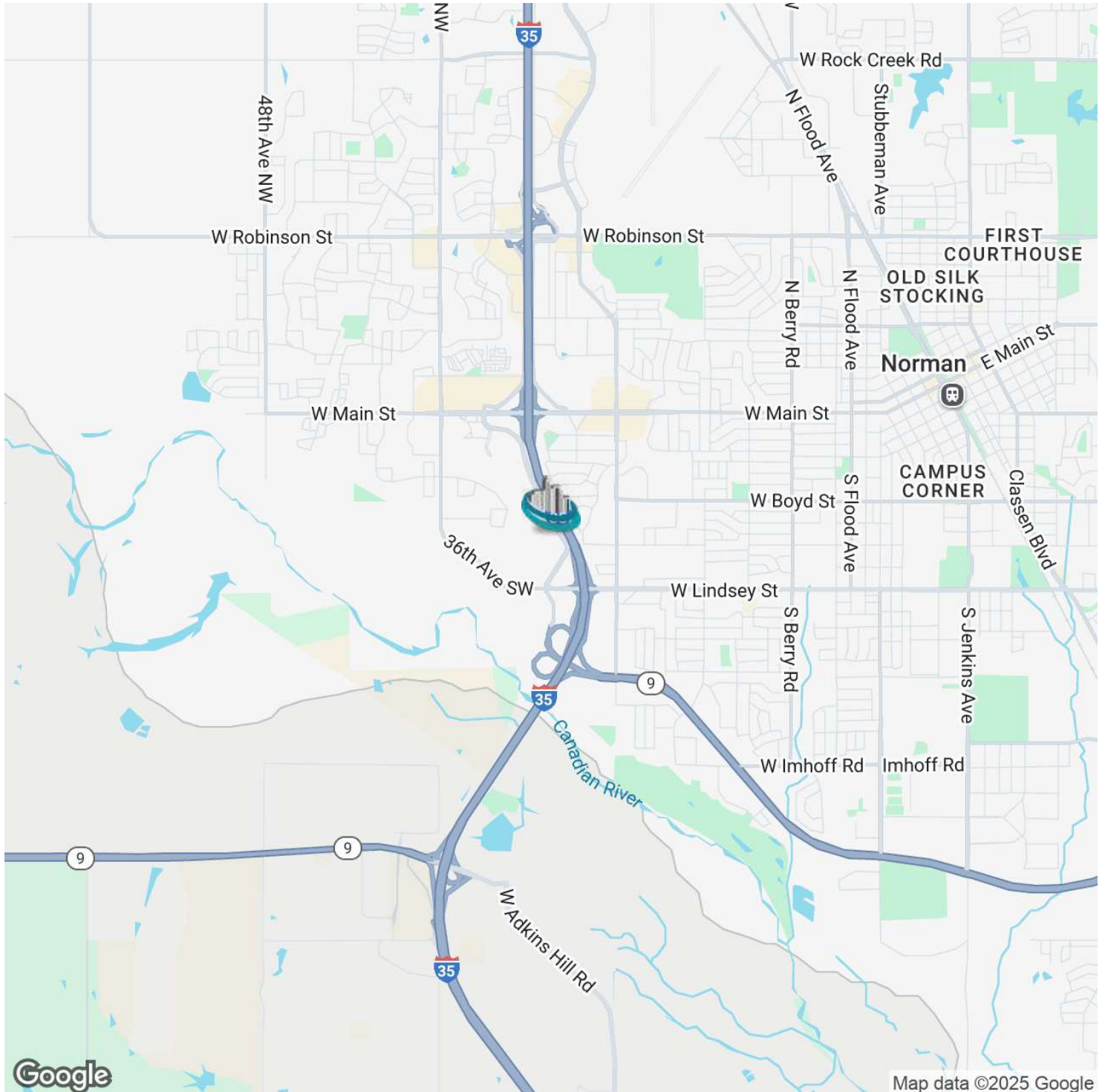




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Location Map

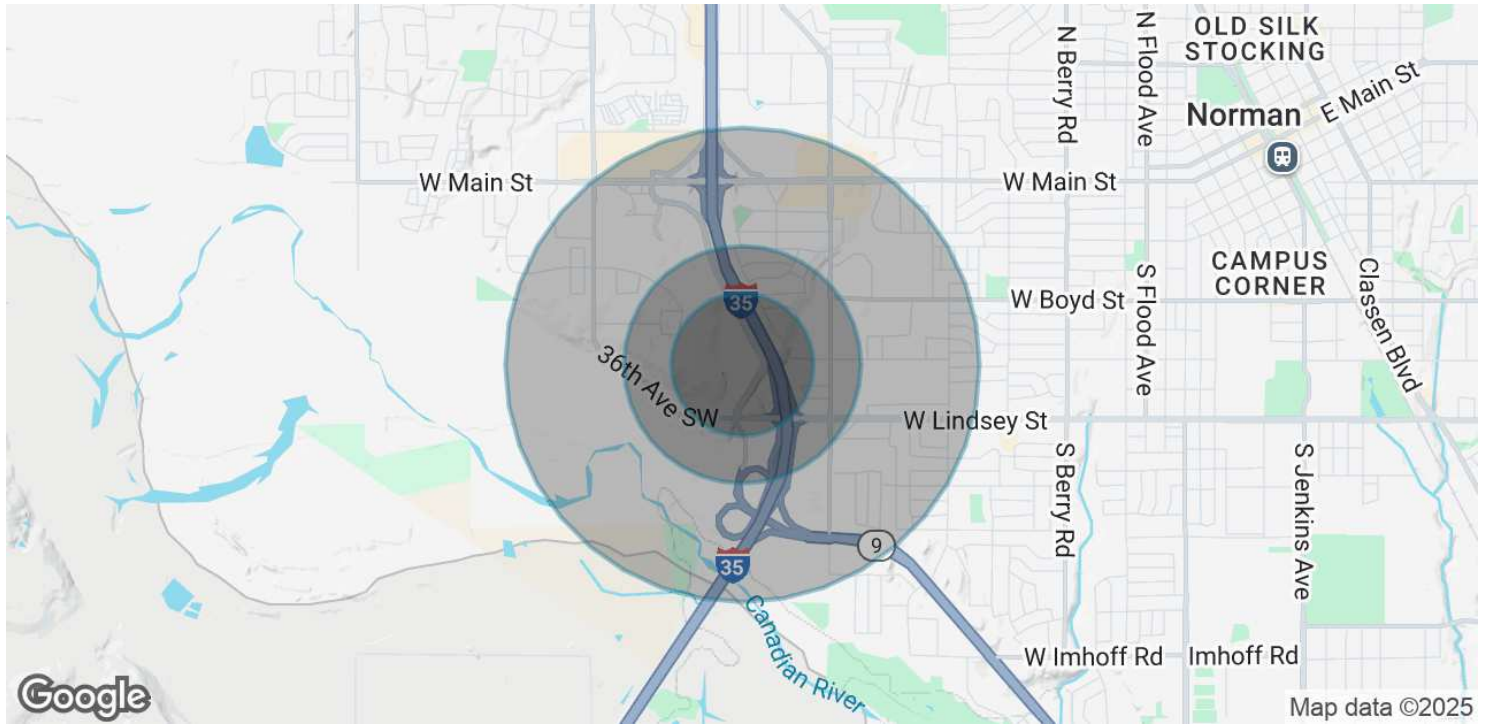




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Demographics Map & Report



#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	286	1,192	7,037
Average Age	42	41	39
Average Age (Male)	40	39	37
Average Age (Female)	44	43	40

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	513	3,136
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$76,990	\$78,836	\$73,951
Average House Value	\$259,624	\$280,714	\$274,203

Demographics data derived from AlphaMap



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