



FOR SALE

LA QUINTA INN & SUITES BY WYNDHAM OKLAHOMA CITY NORMAN
930 Ed Noble Dr, Norman, OK 73072

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



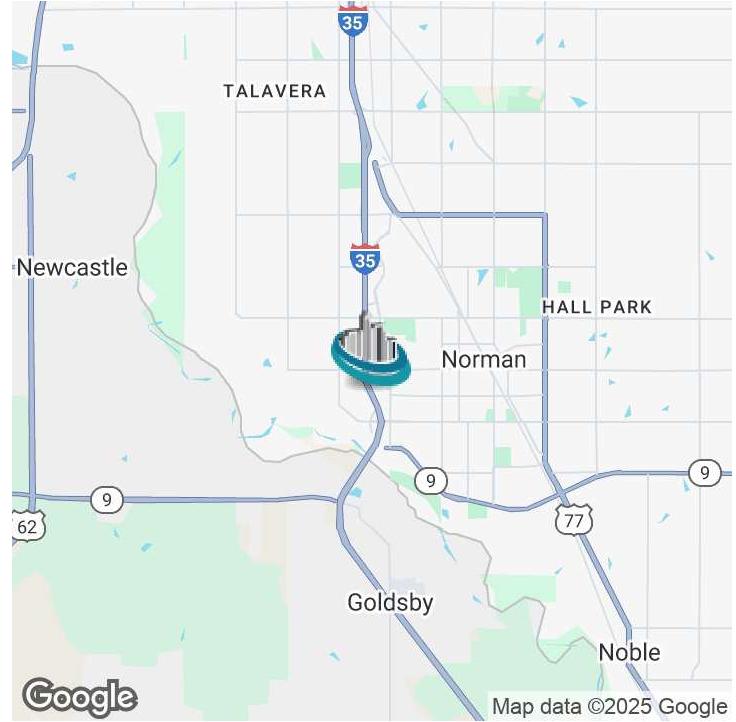
Tabani Realty
5851 Legacy Circle
Plano, TX 75024
972.810.7729
tabanirealty.com



FOR SALE | LA QUINTA INN & SUITES BY WYNDHAM OK CITY NORMAN

930 Ed Noble Dr, Norman, OK 73072

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.



FOR SALE | LA QUINTA INN & SUITES BY WYNDHAM OK CITY NORMAN

930 Ed Noble Dr, Norman, OK 73072

Property Photos

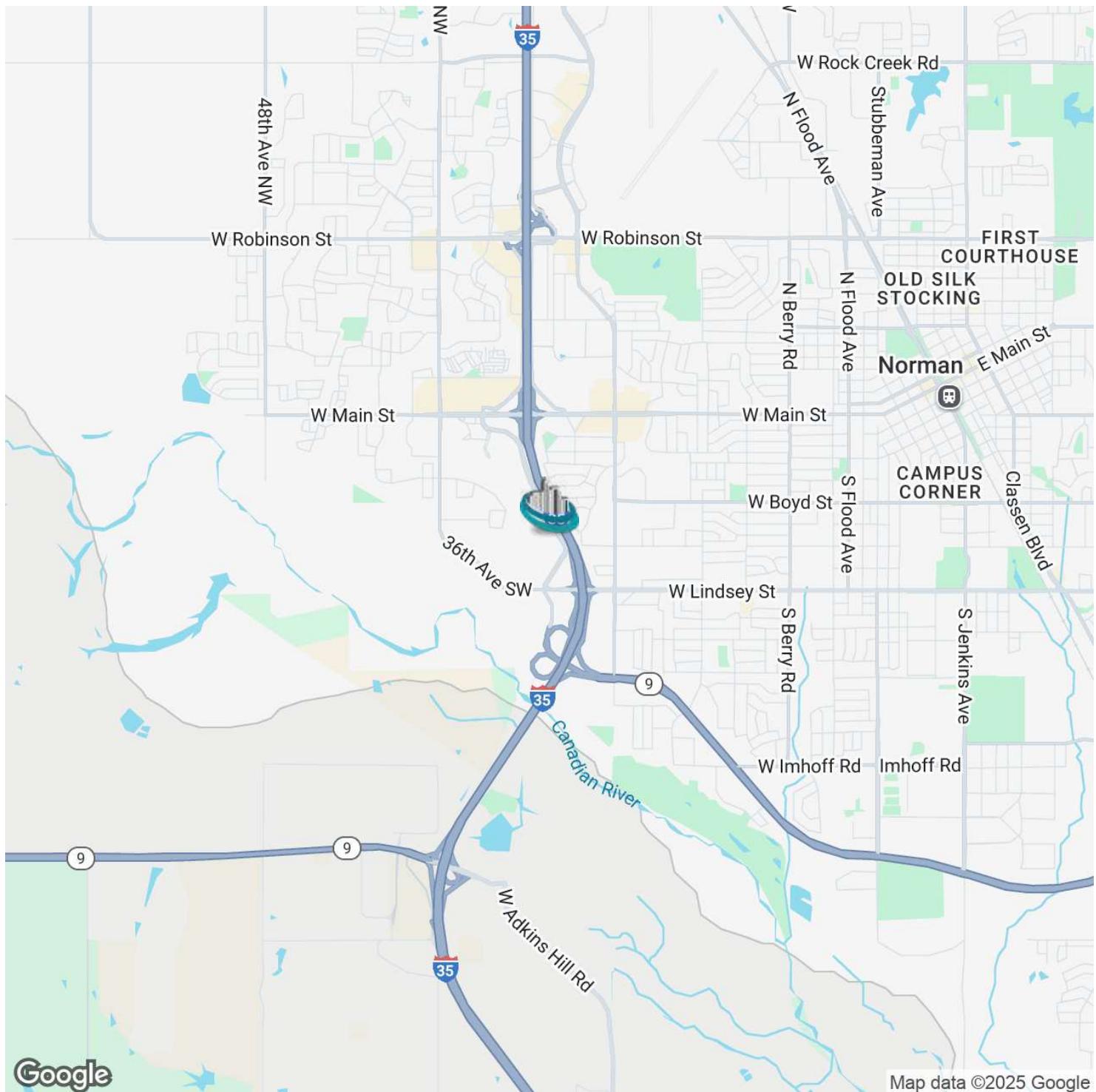




FOR SALE | LA QUINTA INN & SUITES BY WYNDHAM OK CITY NORMAN

930 Ed Noble Dr, Norman, OK 73072

Location Map

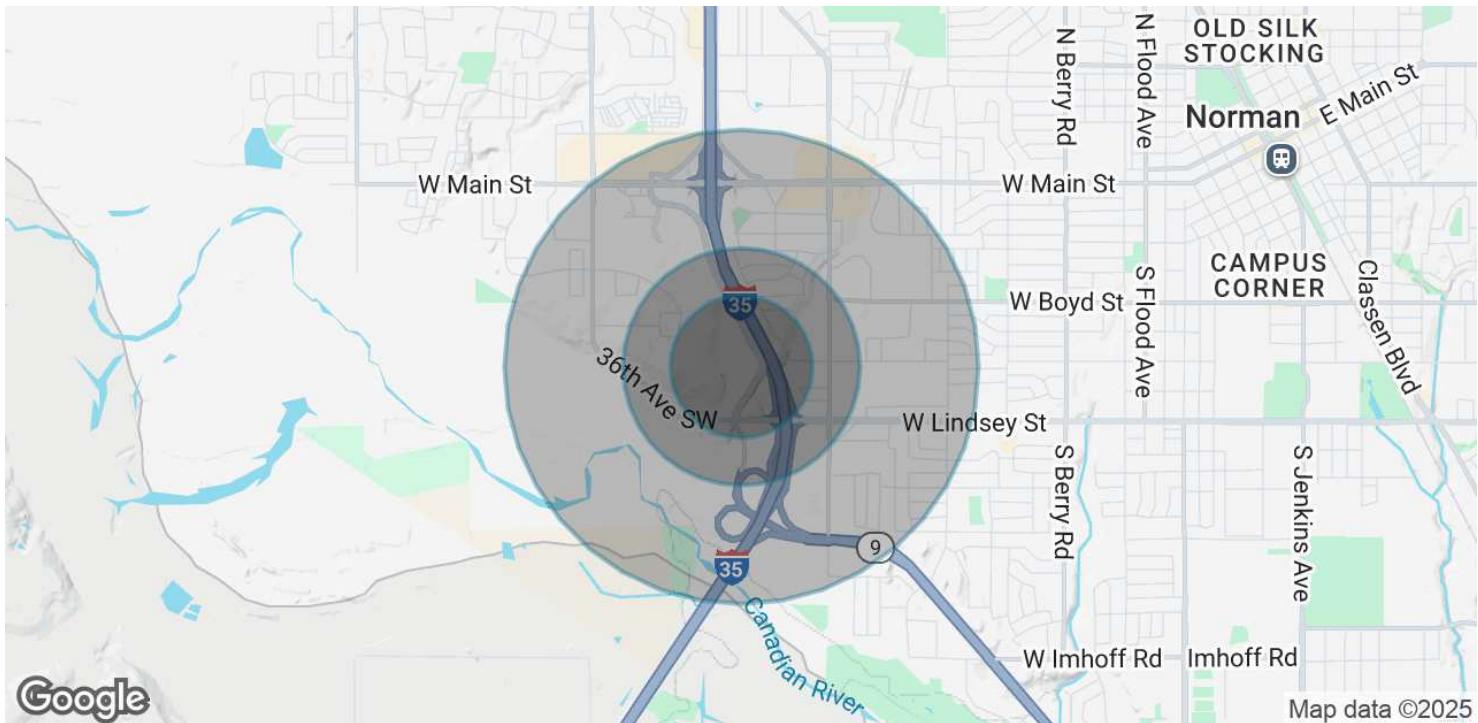




FOR SALE | LA QUINTA INN & SUITES BY WYNDHAM OK CITY NORMAN

930 Ed Noble Dr, Norman, OK 73072

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



TABANI
R E A L T Y