

# FOR SALE

1950'S MOTOR COURT HOTEL  
ELEVATION 4,475'

**ANTELOPE LODGE**  
2310 W HIGHWAY 90  
ALPINE, TEXAS 79830



FOR MORE  
INFORMATION  
PLEASE CONTACT

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 **COLDWELL BANKER  
COMMERCIAL** | ALAMO CITY  
CBCALAMO.COM



# SALE

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Sale Price:	\$3,000,000
Building Size:	± 10,872 SQFT
Lot Size:	± 2.07 Acres
Zoning:	C-2, Business District
Traffic Count:	6,300 VPD

## PROPERTY OVERVIEW:

INVESTMENT OPPORTUNITY - The **Antelope Lodge** is a rustic 1950's motor court hotel with an elevation of 4,475'. Construction of the iconic motel began in 1949 at the hands of skilled stone masons and local craftsmen. Built in the style of a classic motor court, it featured white stucco cottages with authentic Mexican red clay tile roofs, stone porches, kitchenettes, and a central courtyard. The name Antelope Lodge still appears on the front porch floor where the stone masons originally inscribed it with local rocks.

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## PROPERTY HIGHLIGHTS:

- 1950's Vintage Motor Court Hotel
- 28 Eclectic Rooms
- On-site Management Team
- Office w/ Luxury Western Boutique/Gift Shop
- Terra Cotta Brick Walls Covered w/ Plaster & Authentic Clay Tile Roofs
- Outdoor Seating Area w/ Fire Pit
- Mountain Views
- Family Friendly
- 3,600 VPD Traffic Counts
- ± 17 Miles to Marfa Lights Observation Area
- ± 25 Miles to Marfa, TX
- ± 25 Miles to Ft. Davis
- ± 27 Miles to Davis Mountains State Park
- ± 40 Miles to McDonald Observatory
- ± 100 Miles to Big Bend National Park



## ALPINE TX OVERVIEW:

**People are drawn to Alpine, Texas for its scenic beauty, rich history, and cultural heritage:**

### Scenic Beauty

Alpine is known for its stunning landscapes and wide-open sky. It's located at the center of a vast, diverse community with scenic routes.

### History and Culture

Alpine has a rich history and cultural heritage. You can see local history and folklore in the colorful murals throughout downtown.

### Hiking Trails

The Hancock Hill Trailhead offers short-to-medium length hiking trails with views of Alpine and the surrounding mountains.

### Nearby Attractions

Alpine is a central base for exploring nearby attractions, including:

- Big Bend National Park
- Big Bend Ranch State Park
- Fort Davis National Historic Site
- Davis Mountains State Park
- The Chihuahuan Desert Nature Center & Botanical Gardens
- The McDonald Observatory

### Wildlife

- Alpine is home to large animals native to the area, including mule deer, elk, coyotes, and cougars.

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## NEARBY CITIES & POINTS OF INTEREST

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Holmes	713693	bholmes@cbcalamo.com	2102183933
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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