



# FOR SALE

BANK REO - OFFERED BELOW REPLACEMENT COST - PRE APPROVED LENDER FINANCING AVAILABLE

2525 E Main St, Eagle Pass, TX 78852

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



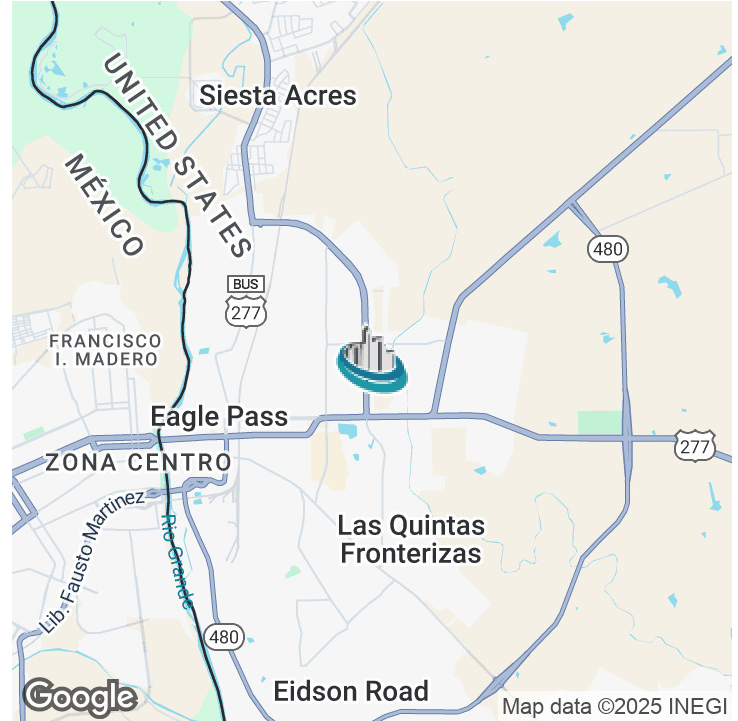
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



FOR SALE | BANK REO - OFFERED BELOW REPLACEMENT COST - PRE APPROVED LENDER FINANCING AVAILABLE

2525 E Main St, Eagle Pass, TX 78852

## Executive Summary



### OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Building Size:	47,546 SF
Lot Size:	69,587 SF
Number of Rooms:	131
Year Built:	1983
Renovated:	2002
Zoning:	B1

### PROPERTY OVERVIEW

The Super 8 Hotel in Eagle Pass, Texas, presents a compelling investment opportunity in a thriving border city with strong economic growth. Boasting 131 comfortable rooms designed to meet the needs of business travelers and tourists alike, its prime location gives access to shopping, dining, and entertainment on both sides of the Rio Grande. The hotel is near key transportation routes and local attractions ensures high occupancy rates and steady revenue streams. Southern Texas charm and multiple amenities make this hotel an ideal property to benefit from Eagle Pass' diverse economy, including manufacturing, trade, and tourism, providing resilient demand.

Owner/operators will appreciate its low operating costs, modern amenities, and potential for revenue enhancement through strategic marketing and service expansion. With a solid reputation and consistent occupancy, the Super 8 Eagle Pass is an excellent choice for investors seeking stable cash flow and growth potential in a dynamic market. This opportunity combines operational efficiency with promising scalability, making it a valuable addition to any portfolio.



FOR SALE | BANK REO - OFFERED BELOW REPLACEMENT COST - PRE APPROVED LENDER FINANCING AVAILABLE

2525 E Main St, Eagle Pass, TX 78852

Additional Photos



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

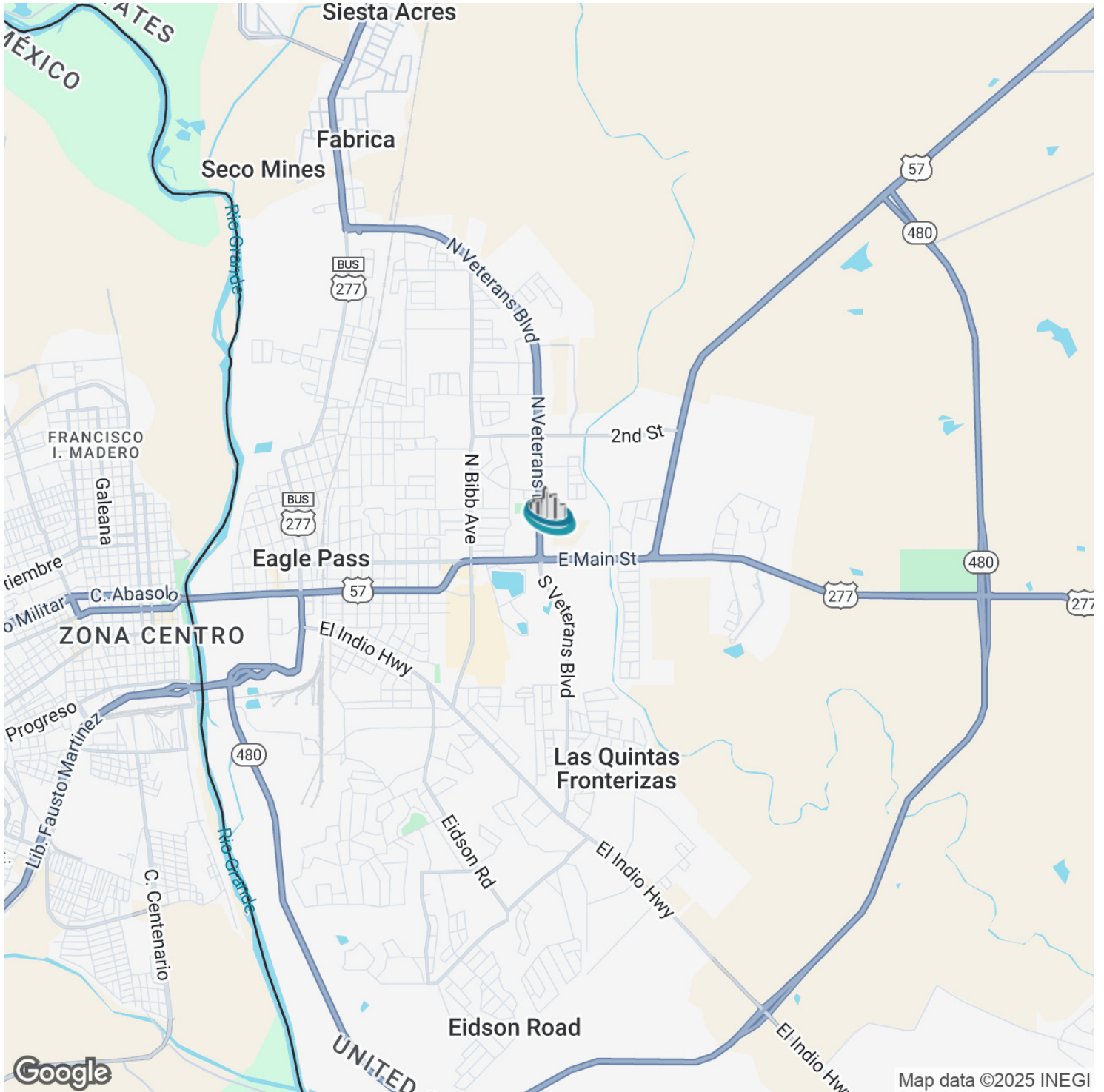
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



FOR SALE | BANK REO - OFFERED BELOW REPLACEMENT COST - PRE APPROVED LENDER FINANCING AVAILABLE

2525 E Main St, Eagle Pass, TX 78852

Location Map



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

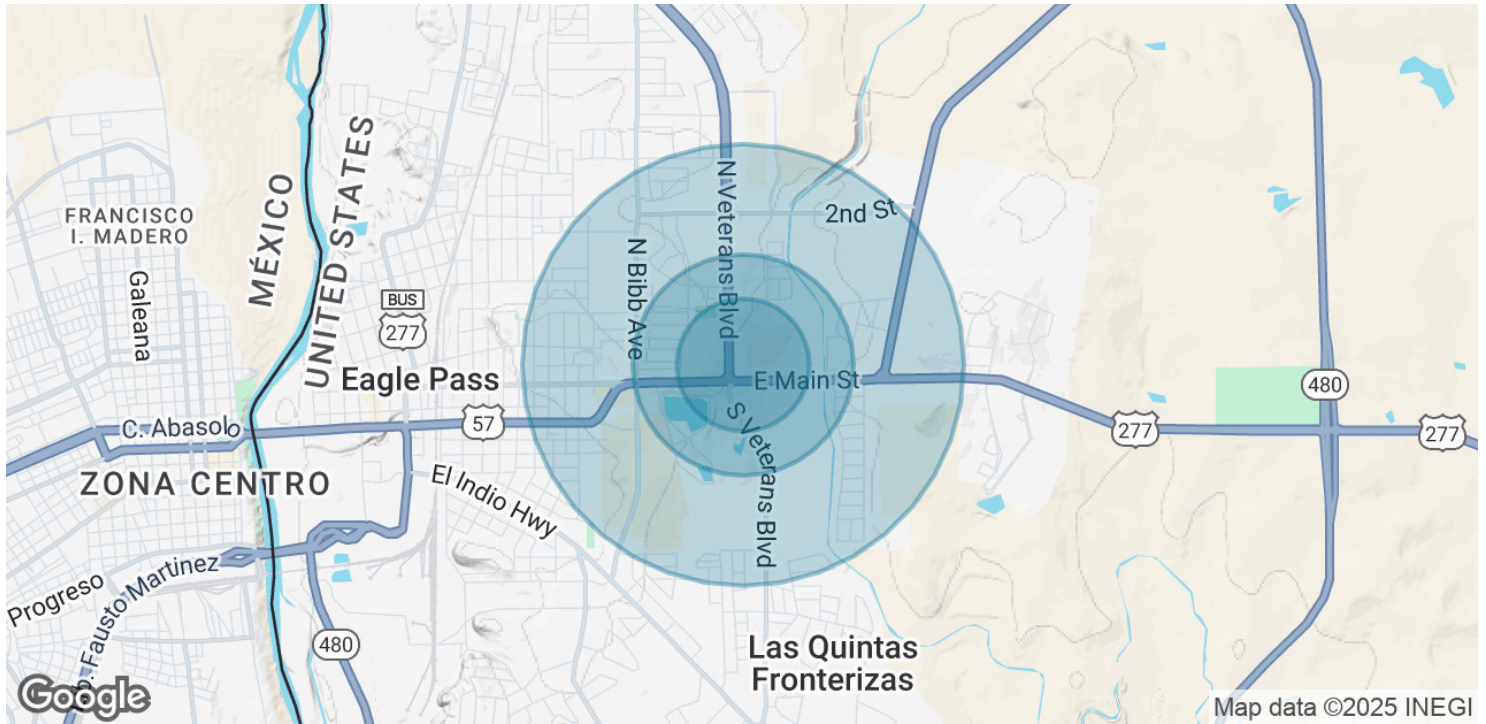
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



FOR SALE | BANK REO - OFFERED BELOW REPLACEMENT COST - PRE APPROVED LENDER FINANCING AVAILABLE

2525 E Main St, Eagle Pass, TX 78852

## Demographics Map & Report



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	1,800	7,817
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	625	2,711
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$74,494	\$78,438	\$73,429
Average House Value	\$214,616	\$205,465	\$182,732

Demographics data derived from AlphaMap



TABANI  
REALTY