

HOTEL FOR SALE (OWNER FINANCING AVAILABLE)

THE VAQUERO MOTEL

1103 MAPLE ST, BANDERA TX 78003



PRICE REDUCED!

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249

SINGH COMMERCIAL
GROUP



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

National Hospitality Group Division Leader

O: (210) 696-9996

C: (210) 849-2175

rav@singhcommercialgroup.com

0560351, Texas

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EXECUTIVE SUMMARY

1103 MAPLE STREET



OFFERING SUMMARY

PRICE:	\$2,900,000
NO. OF CABINS:	12
OCCUPANCY 2024:	72.58%
ADR:	\$133.65
BUILDING SF:	6002
FLOORS:	1
LOT SIZE:	1.64 AC
RENOVATED:	2021
YEAR BUILT:	1930

PROPERTY OVERVIEW

Located in the heart of Bandera, Texas—proudly known as the “Cowboy Capital of the World”, this boutique lodging retreat captures the spirit of the Wild West while offering the comforts today’s travelers expect. Nestled just minutes from the Medina River and downtown, the property spans 1.64 acres and invites guests to experience Texas Hill Country at its most authentic. Whether visitors come for Bandera’s famous honky tonk bars, scenic motorcycle routes, or charming downtown atmosphere, this location promises lasting memories and irresistible charm.

The rustic-themed boutique motel features 12 cozy cabin-style accommodations, each blending Western character with quiet comfort. Whether it’s a couple’s getaway, a family weekend, or a solo retreat, guests are immersed in a setting that evokes the best of Texas hospitality. Surrounded by open skies and natural beauty, guests can explore nearby hiking trails, go horseback riding, or enjoy Bandera’s vibrant nightlife—all within minutes of the property. This Hotel is ready to be managed by

PROPERTY HIGHLIGHTS

- Location: Prime spot in Bandera, TX near the Medina River and downtown.
- Land Size: 1.64 acres (71,438 sq ft) of usable outdoor space.
- Lodging: 12 cabin-style units with rustic décor and modern comfort.
- Lifestyle Appeal: Near trails, horseback riding, live music, and nightlife.
- Turnkey Investment: Lucrative opportunity with strong visitor traffic.
- Accessibility: Owner financing option available for qualified buyers.
- Guest Satisfaction: Highly rated with a 4.5-star review on TripAdvisor, reflecting strong guest experiences.

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LOCATION & HIGHLIGHTS

1103 MAPLE STREET



LOCATION INFORMATION

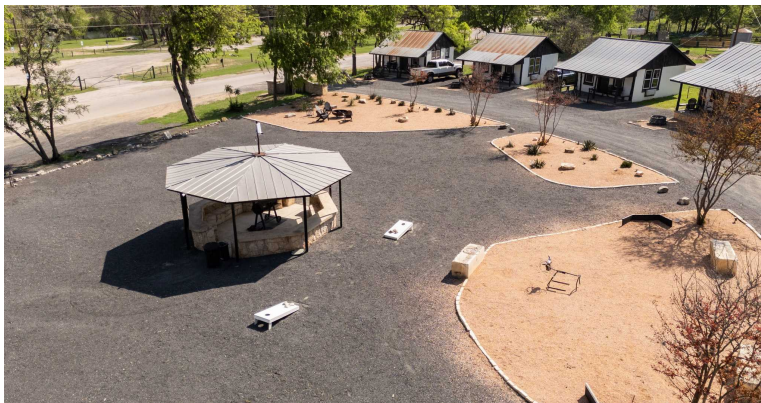
Building Name:	The Vaquero Motel
Street Address:	1103 Maple Ave
City, State, Zip:	San Antonio, Texas, 78003
County:	Bandera
Market:	San Antonio
Sub-market:	Central Texas Area

LOCATION OVERVIEW

Bandera, Texas is widely regarded as the "Cowboy Capital of the World." It is also known for its numerous dude ranches where you can experience the life of a western cowboy. Bandera has deep roots in Texas country music history with many honky tonk bars that you are able to listen and dance to live music performed by renown country artists. The Texas Hill Country is a motorcycle enthusiast paradise and Bandera County offers miles of open road to explore.

RECENT PROPERTY ENHANCEMENTS

- Approximately \$350,000 invested in renovations and upgrades
- Complete exterior and interior repainting of all cabins
- Showers and restrooms fully updated
- All hot water heaters replaced
- New A/C units installed in each cabin
- Upgraded indoor soft seating and new outdoor furniture
- Comprehensive landscaping completed, including two large fire pits with seating
- Individual fire pits installed at each cabin
- All Queen and King mattresses replaced with new box springs
- New pillows, linens, and terry throughout the property
- Replaced all ceiling fans, lamps, TVs, microwaves, and refrigerators in cabins
- Installed brand-new washers and dryers in the housekeeping department
- Renovated lobby area and added a new sundry shop
- Property-wide WiFi and security camera system installed
- Introduced an additional rentable unit, the "Farmhouse" (formerly the owner's suite)



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PROPERTY PHOTOS

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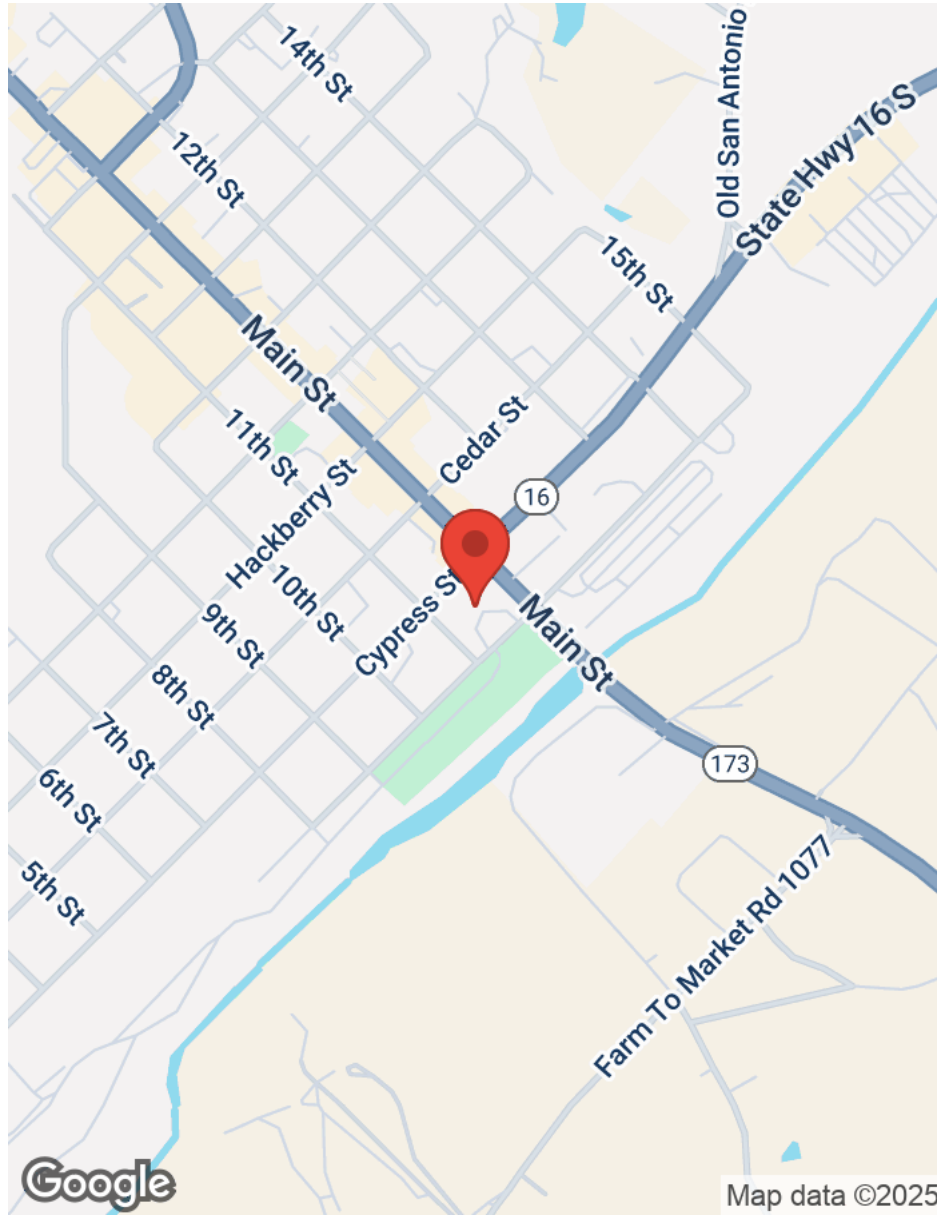
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LOCATION MAPS

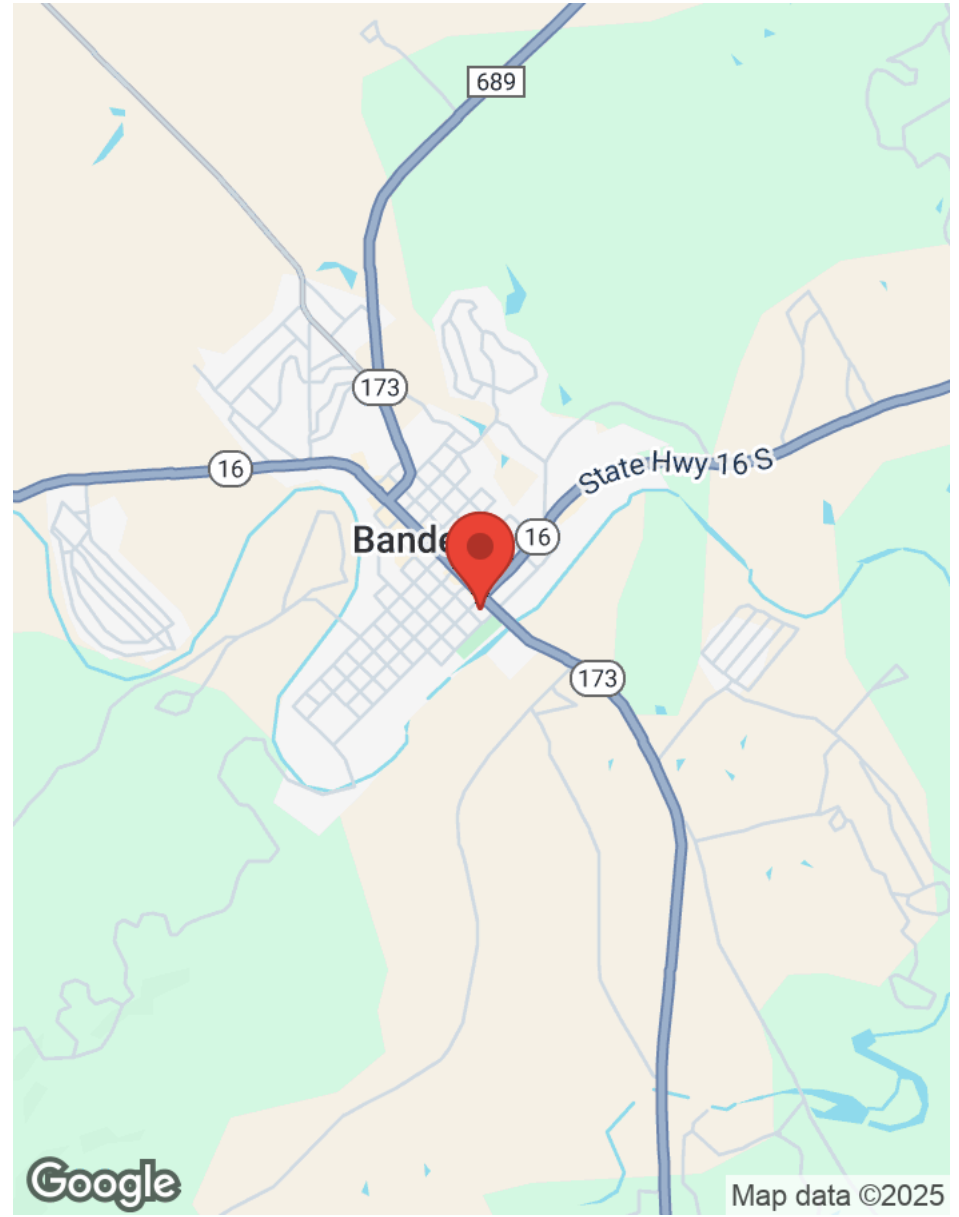
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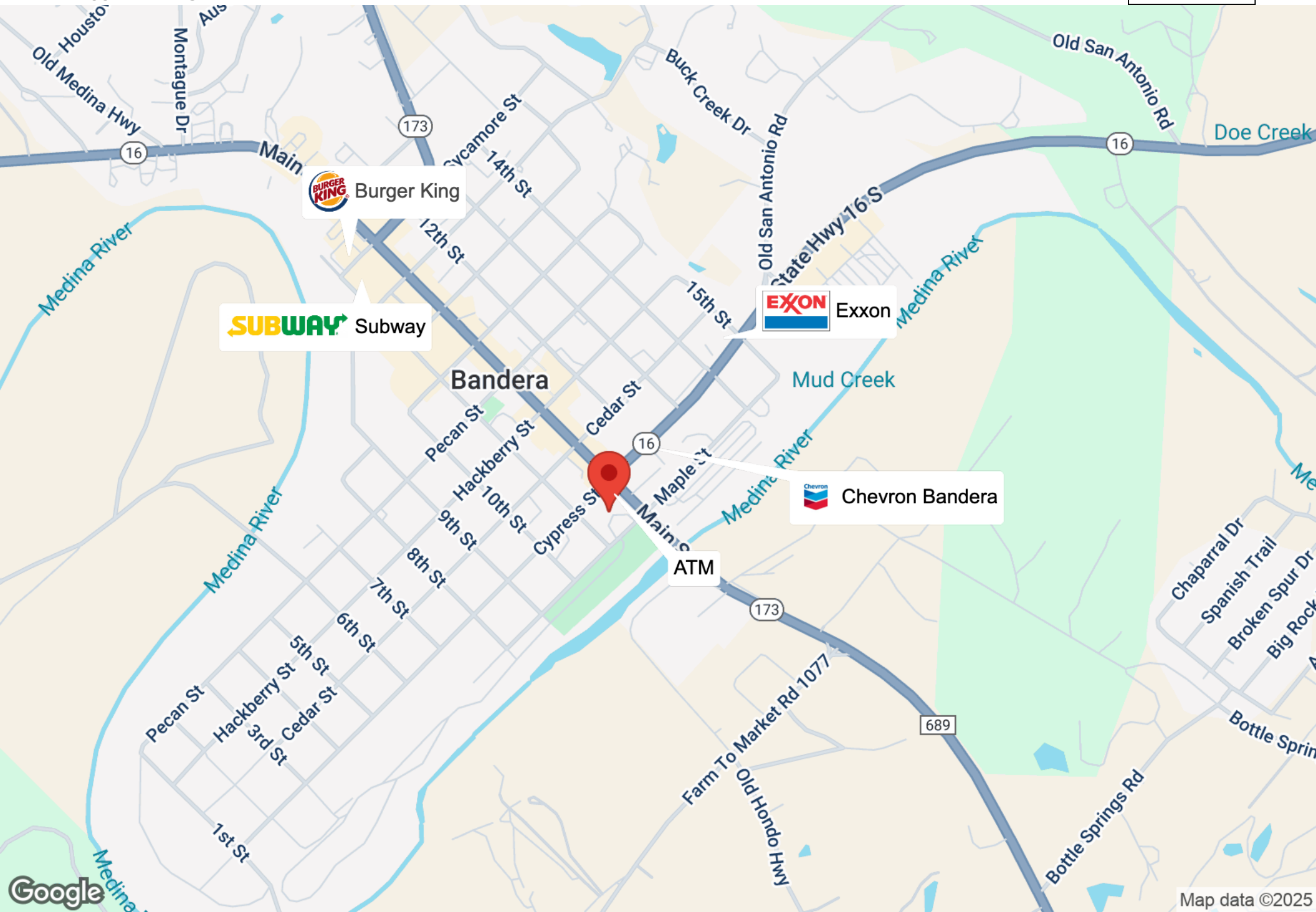
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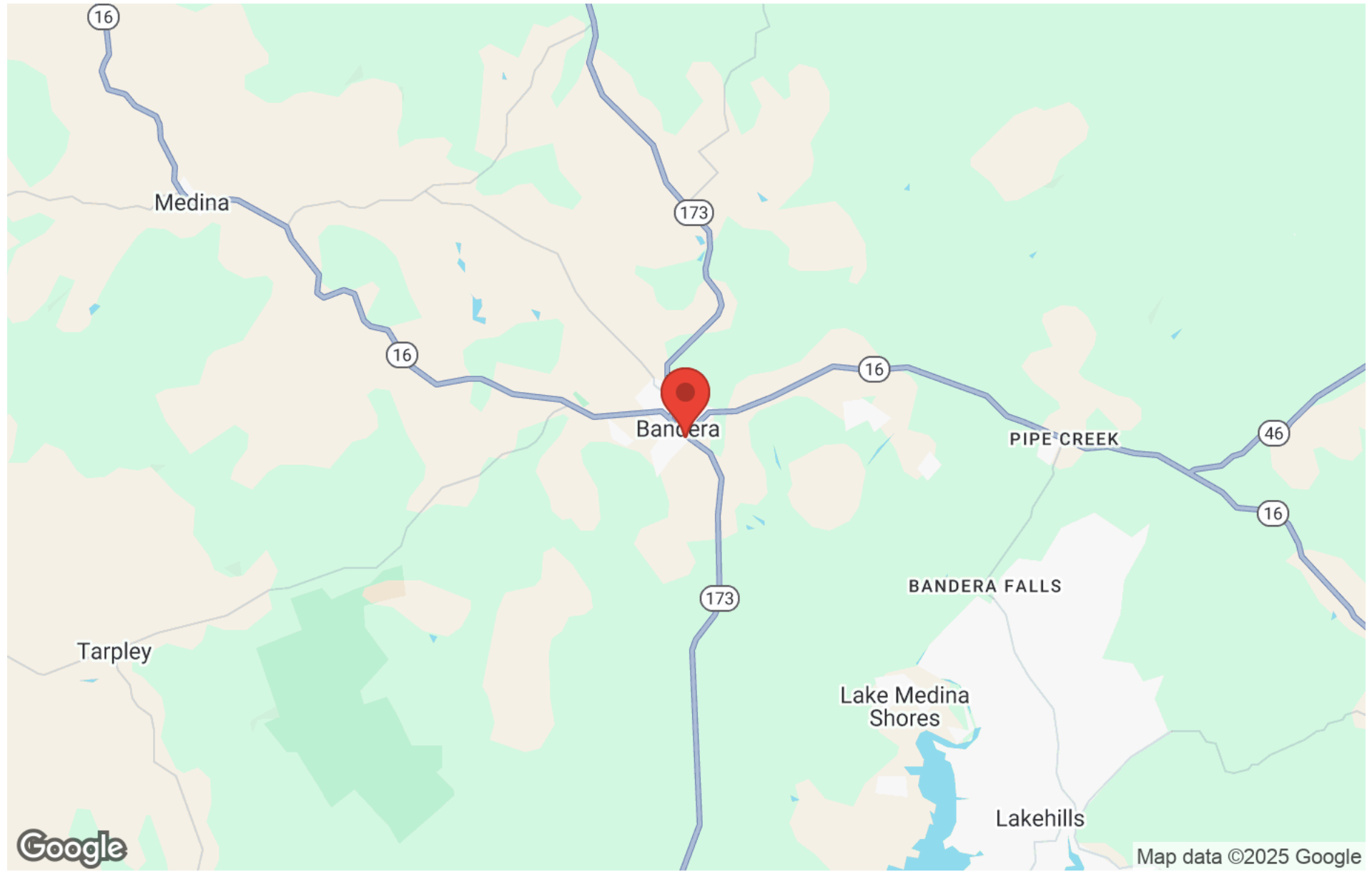
BUSINESS MAP

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REGIONAL MAP

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AERIAL MAP

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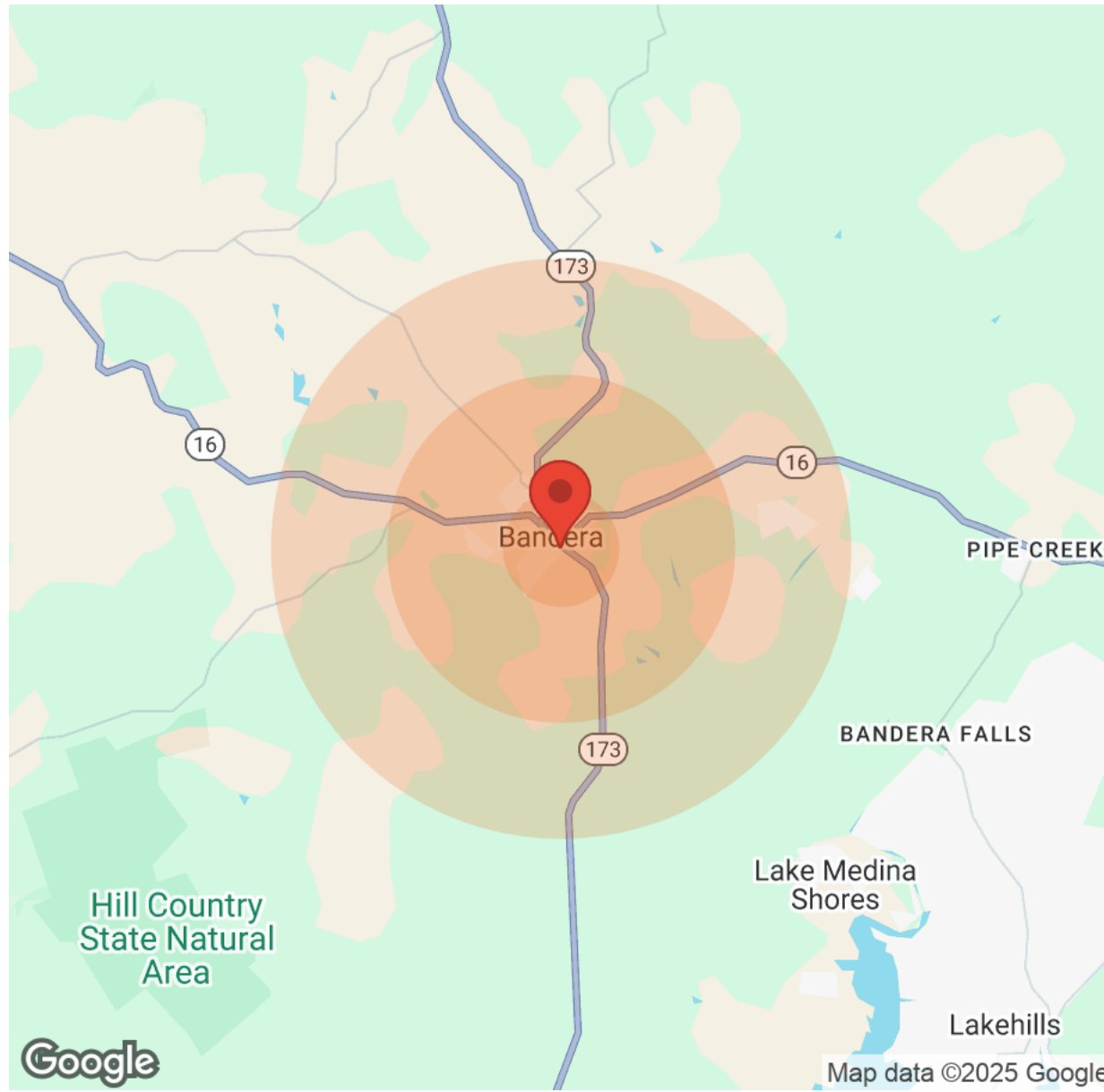
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	370	370	3,802
Female	437	437	4,114
Total Population	807	807	7,916

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	97	97	1,107
Ages 15-24	91	91	950
Ages 25-54	292	292	2,611
Ages 55-64	123	123	1,128
Ages 65+	204	204	2,120

Race	1 Mile	3 Miles	5 Miles
White	795	795	7,528
Black	N/A	N/A	N/A
Am In/AK Nat	1	1	17
Hawaiian	N/A	N/A	N/A
Hispanic	77	77	1,118
Multi-Racial	22	22	740

Income	1 Mile	3 Miles	5 Miles
Median	\$46,698	\$46,698	\$42,875
< \$15,000	86	86	698
\$15,000-\$24,999	53	53	466
\$25,000-\$34,999	22	22	363
\$35,000-\$49,999	63	63	459
\$50,000-\$74,999	78	78	589
\$75,000-\$99,999	52	52	350
\$100,000-\$149,999	35	35	180
\$150,000-\$199,999	N/A	N/A	96
> \$200,000	2	2	80

Housing	1 Mile	3 Miles	5 Miles
Total Units	605	605	4,202
Occupied	491	491	3,473
Owner Occupied	347	347	2,822
Renter Occupied	144	144	651
Vacant	114	114	729

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WHY TEXAS?

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TEXAS — BY THE — NUMBERS

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW
IN 2024



MORE THAN
15.5 MILLION
PEOPLE IN THE
CIVILIAN LABOR FORCE



8TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL
AIRPORTS

23 SEA PORTS

22 INTERSTATE
HIGHWAYS

35 FOREIGN
TRADE ZONES

58 FREIGHT
RAILROADS

367 MILES OF
COASTLINE

**NO PERSONAL
OR CORPORATE
INCOME TAX**



**TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION**

**TEXAS IS THE LEADING
DESTINATION FOR CORPORATE
RELOCATION & EXPANSION PROJECTS**



TEXAS IS HOME TO
3.3 MILLION
SMALL BUSINESSES



**AND HUNDREDS
OF PUBLICLY
TRADED FIRMS**

TEXAS IS HOME TO
MORE THAN
50



**FORTUNE 500
COMPANY HQS**

NUMBER 1
JOBS CREATOR
IN 2024, TEXAS ADDED
284,200 JOBS



**TEXAS LED THE NATION IN
HIGH TECH EXPORTS
FOR THE 12TH YEAR
IN A ROW IN 2024**



Texas Economic Development & Tourism Office | Office of the Governor
512.936.0100 | gov.texas.gov/business | [f](#) [i](#) [t](#) [x](#) [v](#) [i](#) [n](#) @TexasEconDev

Revised: February 2025

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WHY BANDERA?

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BANDERA

BY THE NUMBERS

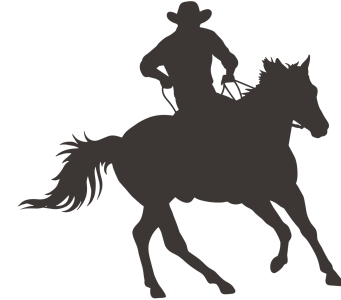
STRATEGIC LOCATION

SITUATED IN THE
TEXAS HILL COUNTRY



TOURISM POTENTIAL

KNOWN AS THE
“COWBOY CAPITAL
OF THE WORLD”



ECONOMIC STABILITY

CONSISTENT GDP
AND LOW
UNEMPLOYMENT
RATE



AFFORDABLE REAL ESTATE

LOWER THAN
MANY URBAN AREAS



\$69,703

Household Income

\$39,552

Per Capita Income



53.4 YEAR
MEDIAN
AGE

\$402.3M

GDP 2024

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PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member
TACS - Texas Accredited Commercial Specialist