




OFFERING MEMORANDUM

SUPER 8 BY WYNDHAM VAN HORN

1807 Frontage Rd, Van Horn, TX 79855

Marcus & Millichap



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EXECUTIVE SUMMARY

Offering Summary
Investment Overview
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

1807 FRONTAGE RD



Listing Price
\$1,750,000



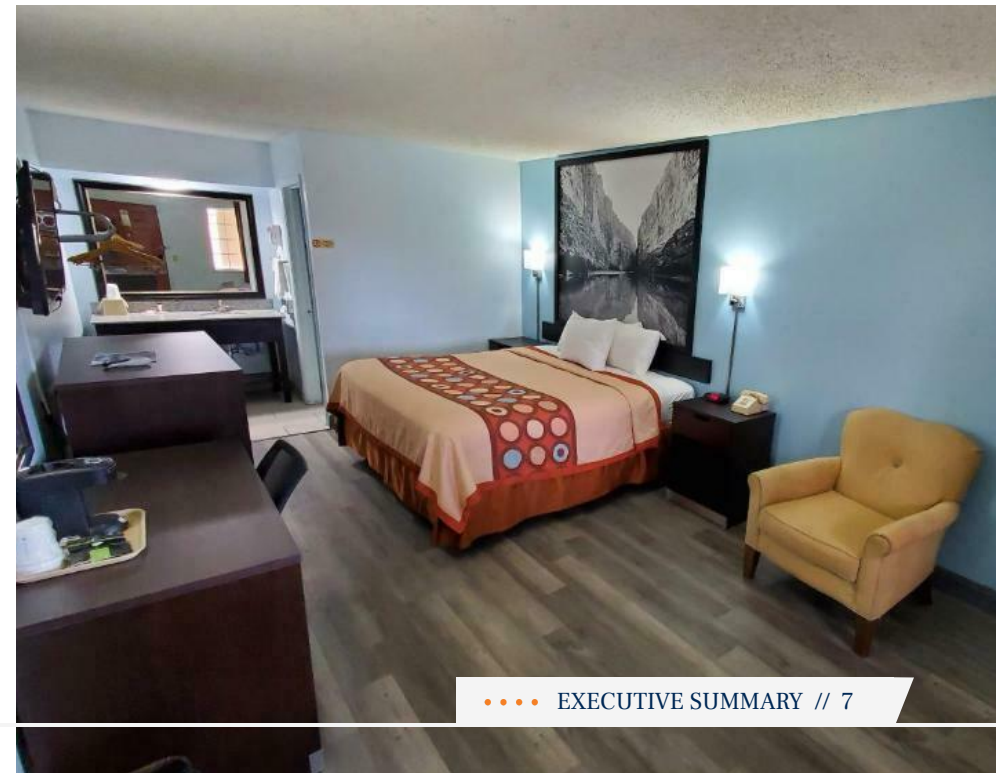
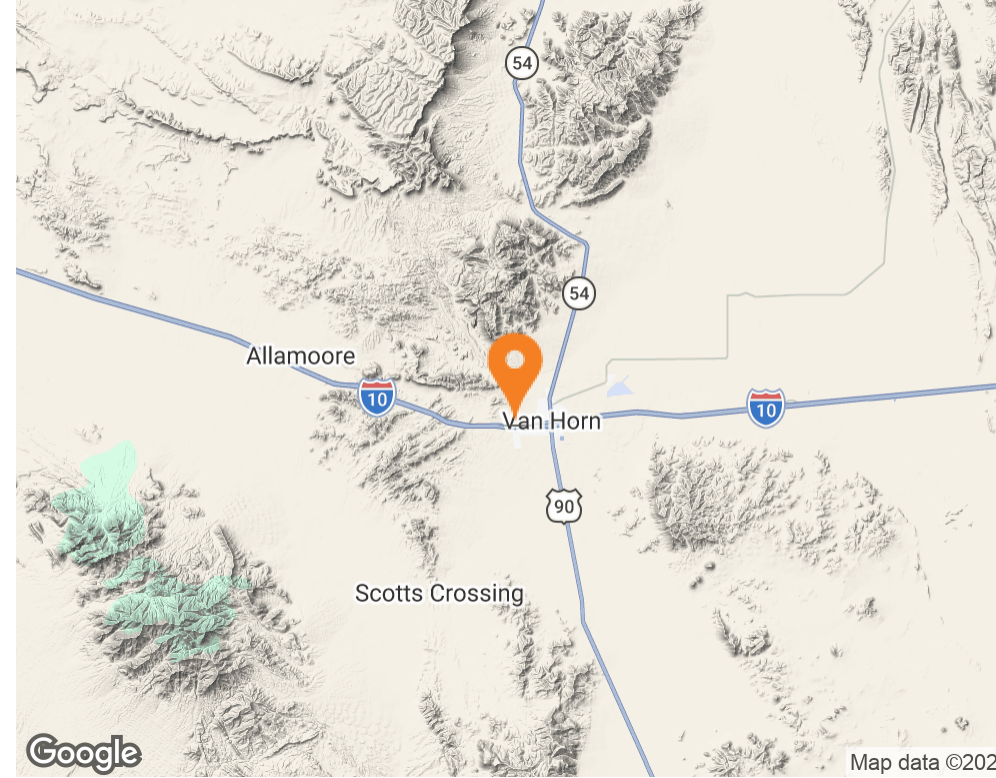
Cap Rate
11.62%



of Rooms
41

FINANCIAL (YE 2025)

| | |
|----------------------|-------------------------|
| Listing Price | \$1,750,000 |
| NOI | \$203,298 |
| Cap Rate | 11.62% |
| RRM | 2.72 |
| Price/Room | \$42,683 |
| RevPAR | \$43.28 |
| ADR | \$55.00 |
| Occupancy | 78% |
| # of Rooms | 41 |
| Lot Size | 2.53 Acres (110,206 SF) |
| Year Built/Renovated | 1992/2004 |



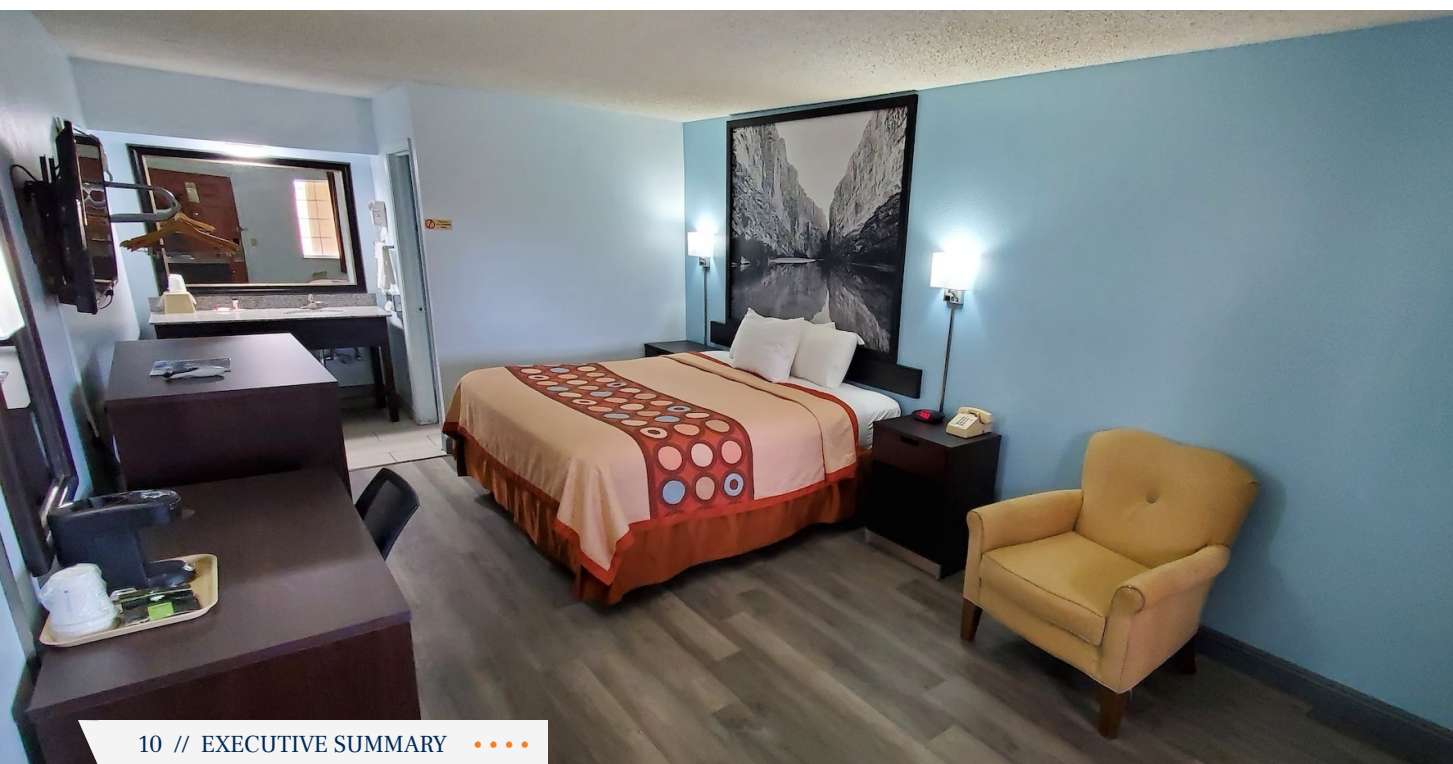
SUPER 8 BY WYNDHAM VAN HORN

INVESTMENT HIGHLIGHTS



HIGHLIGHTS

- **Economy Brand Affiliation:** Super 8 by Wyndham featuring 41 guest rooms across two stories on 2.53 acres with on-site owner's quarters.
- **Interstate 10 Frontage Location:** Positioned along a major east-west freight and travel corridor generating consistent transient and trucking demand.
- **Blue Origin Aerospace Demand:** Proximity to Blue Origin's West Texas launch site supports recurring stays from aerospace personnel and contractors.
- **National Park and Tourism Drivers:** Near Mountain View Golf Course and an hour away from Carlsbad Caverns National Park and Guadalupe Mountains National Park supporting leisure travel.
- **Extensive Recent Capital Improvements:** Renovated bathrooms, new LVT flooring in 20 rooms, new dryers, exterior paint, new signage, and a new metal roof installed in 2020.
- **Minimal PIP Exposure:** Recent upgrades suggest little to no anticipated property improvement plan at time of sale.
- **Owner-Operator Opportunity:** Includes on-site owner's quarters providing operational efficiency and expense control.



1807 FRONTAGE RD

EXCLUSIVELY LISTED BY

ALEX CURRY

Associate Investments

Austin

Direct: 512.338.7839

Alexander.Curry@marcusmillichap.com

TX #647016

ALLAN MILLER

Senior Managing Director Investments

Austin

Direct: 512.338.7831

Allan.Miller@marcusmillichap.com

TX #0534967

CHRIS GOMES

Executive Managing Director Investments

Dallas

Direct: 972.755.5302

Chris.Gomes@marcusmillichap.com

TX #9006826



Marcus & Millichap



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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|---|-------------|-------------------------------|--------------|
| Marcus & Millichap | 9002994 | tim.speck@marcusmillichap.com | 972-755-5200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Tim A. Speck | 432723 | tim.speck@marcusmillichap.com | 972-755-5200 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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