



SUPER 8 BY WYNDHAM – BRANSON, MISSOURI

Comprehensive Investment Offering Memorandum

2490 Green Mountain Drive, Branson, MO 65616

Offering Price: \$3,250,000

Executive Summary

Opportunity to acquire a fully operational, stabilized Super 8 by Wyndham hotel in Branson, Missouri. The property features 70 rooms, including family suites converted from former 2-bedroom manager apartments, enhancing guest appeal and revenue potential. The asset consists of approximately 36,500 SF situated on 1.46 acres, and is positioned as a turnkey investment with immediate income potential.

Key Property Details

- 70 Rooms (including 2-bedroom manager apartment family suites)
- Approx. 36,500 SF Building
- Lot Size: 1.46 Acres
- Year Built: 1992
- Zoning: Commercial
- Ownership: Fee Simple

Awards & Recognition

- Choice Award Winning Hotel – 2024, 2025 & 2026
- Strong guest satisfaction ratings on TripAdvisor

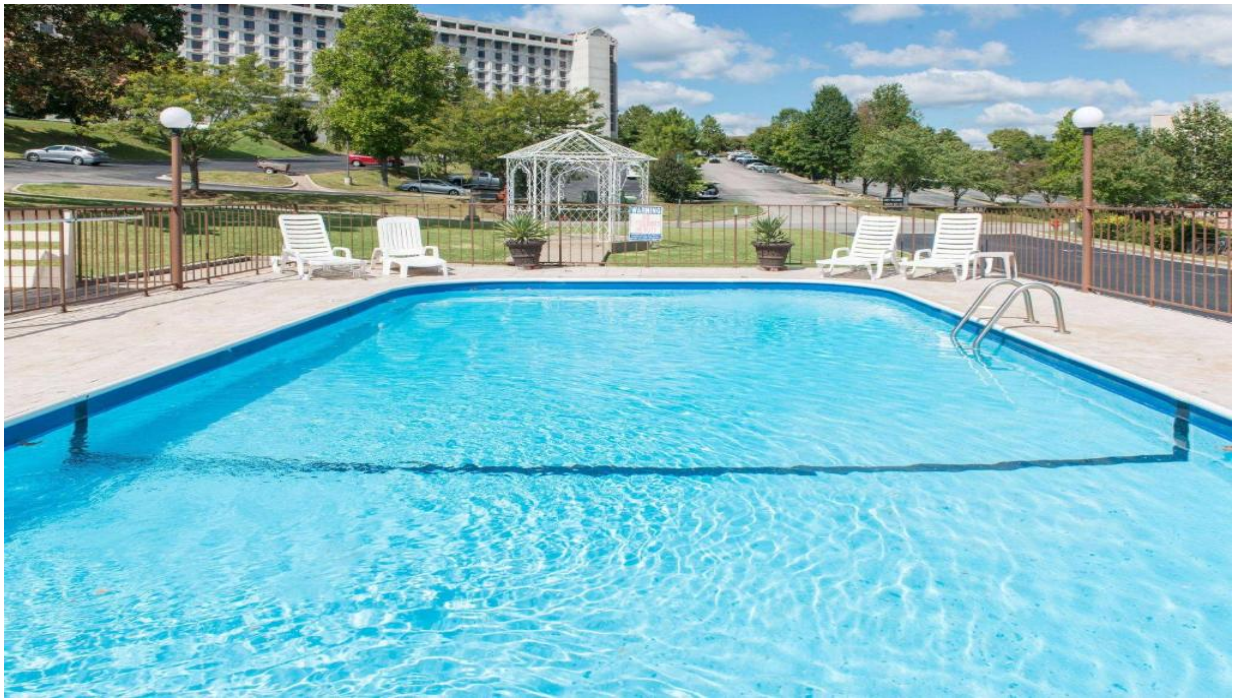
Property Photo Gallery











Property Improvements

- Furniture and artwork throughout the guest rooms
- 43-inch flat-screen TVs installed in every guest room
- Wyndham-approved brown blankets and bedding in all rooms
- RFID electronic door lock system installed
- Updated security camera system
- Updated phone system
- Updated water softener system
- Windows and blinds updated per franchise requirements
- Full repaving and repair of parking lot
- Conversion of former 2-bedroom manager apartments into rentable family suites

Property Overview

- Branded Super 8 by Wyndham hotel
- Strong roadside visibility and easy access
- Stabilized owner-operated model
- Flexible structure: owner-operated or third-party management
- Outdoor swimming pool

Market & Location Overview

Branson, Missouri is a nationally recognized tourism destination attracting approximately 9–10 million visitors annually. The market benefits from strong year-round demand driven by live entertainment, theme parks, lakes, golf, shopping, and seasonal events. This consistent tourism base supports stable occupancy and long-term revenue growth for lodging assets.

Key Demand Drivers

- Silver Dollar City Theme Park
- Highway 76 Entertainment Strip
- Table Rock Lake
- Branson Landing & Retail Centers
- Live Theater & Entertainment Venues

Area Attractions









Investment Highlights

- Stabilized, income-producing hospitality asset
- Turnkey operation with immediate cash flow
- Award-winning performance (2024–2026)
- Strong tourism-driven market fundamentals
- Upside potential through ADR growth and operational optimization
- Recognized Super 8 by Wyndham brand

Why This Investment?

- Proven performance with award recognition
- High-demand tourism market
- Strong visibility and location
- Enhanced revenue from family suites
- Turnkey, low-risk transition opportunity
- Established brand with reservation support

Sale Terms

- Offering Price: \$3,250,000
- Transaction Type: Asset Sale
- Condition: As-Is, Where-Is
- All-cash offers preferred

Contact Information

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