



OFFERING MEMORANDUM

TRAVELODGE WYTHEVILLE | VA

140 Lithia Road, Wytheville, VA, 24382



CORINA PALEKAR

Licensed Broker
661.910.8003

Corina@hbofamerica.com
TX BRE #838258

JESSICA PAREDEZ

Listing Broker
661.436.3220

Jessica@hbofamerica.com
BRE# 01772220

BRIAN BROCKMAN

Bang Realty Inc
513.898.1551

Bor@bangrealty.com
VA Lic #225245999

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Hotel Brokers of America (HBA) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

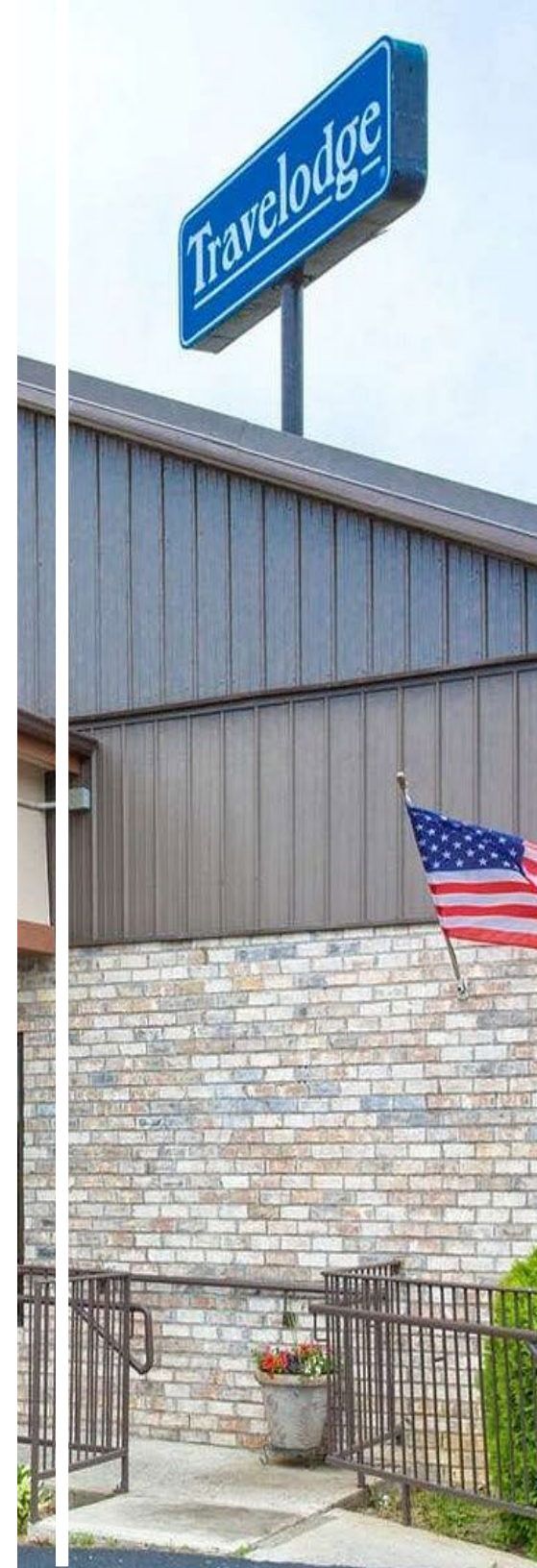
Neither HBA, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. HBA will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and

through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. HBA makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. HBA does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by HBA in compliance with all applicable fair housing and equal opportunity laws.



TRAVELODGE

WYTHEVILLE | VIRGINIA

70-ROOM, EXTERIOR CORRIDORS, AMENITIZED HOTEL



LISTED BY

CORINA PALEKAR

Licensed Broker
661.910.8003
Corina@hbofamerica.com
TX BRE #838258

BRIAN BROCKMAN

Bang Realty Inc
513.898.1551
Bor@bangrealty.com
VA Lic #225245999

JESSICA PAREDEZ

Listing Broker
661.436.3220
Jessica@hbofamerica.com
BRE# 01772220



HOTEL BROKERS OF AMERICA INC®

www.HBofAmerica.com.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

MARKET OVERVIEW



ACCEPTING REASONABLE OFFERS

TRAVELODGE | WYTHEVILLE

140 Lithia Road, Wytheville, VA, 24382



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. For more information please contact Hotel Brokers of America.

TRAVELODGE WYTHEVILLE

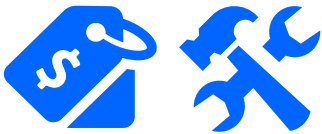
EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to offer, on an exclusive basis, the opportunity to acquire this 70-room Travelodge by Wyndham (“Property” or “Hotel”), prominently located in Wytheville, VA. Travelodge Wytheville is conveniently located off I-77 and I-81, with easy access to Roanoke Regional Airport and just minutes from Wytheville Community College. The hotel offers comfortable amenities suited for both business and leisure travelers. Nearby attractions include the scenic Big Walker Lookout, Beagle Ridge Herb Farm with its seasonal gardens and butterfly house, Wohlfahrt Haus Dinner Theatre, and the Edith Bolling Wilson Birthplace Museum, the childhood home of one of America’s most influential First Ladies.

ESTIMATED PIP COST:

PRICE
\$0



OFFERING
SUMMARY

	ACTUAL	PROJ. 2026
Occupancy:	40.78%	42.00%
ADR:	\$69.79	\$73.28
Revenue:	\$790,137	\$851,289
NOI	\$330,831	\$356,435
Cap Rate:	8.78%	9.45%
Price/Key	\$50,000	\$50,000



PRICE
\$3,500,000



NOI
\$330,831



CAP RATE
8.78%

AMENITIES HIGHLIGHTS

- Free Coffee in Lobby
- Premium Free WiFi
- Laundry
- Microwaves
- Free Breakfast
- Pet Friendly
- 24-Hour Front Desk
- Refrigerator in Suites
- Free Parking
- Sundries Shop



SUMMARY OF TERMS

INTEREST OFFERED

Hotel Brokers of America has been selected to exclusively market for sale this Travelodge located in Wytheville, VA.

TERMS OF SALE

This Travelodge located in Wytheville, VA is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2025. Contact broker for historical operating documentation and any other third party reports.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the Hotel Brokers of America listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



TRAVELODGE WYTHEVILLE

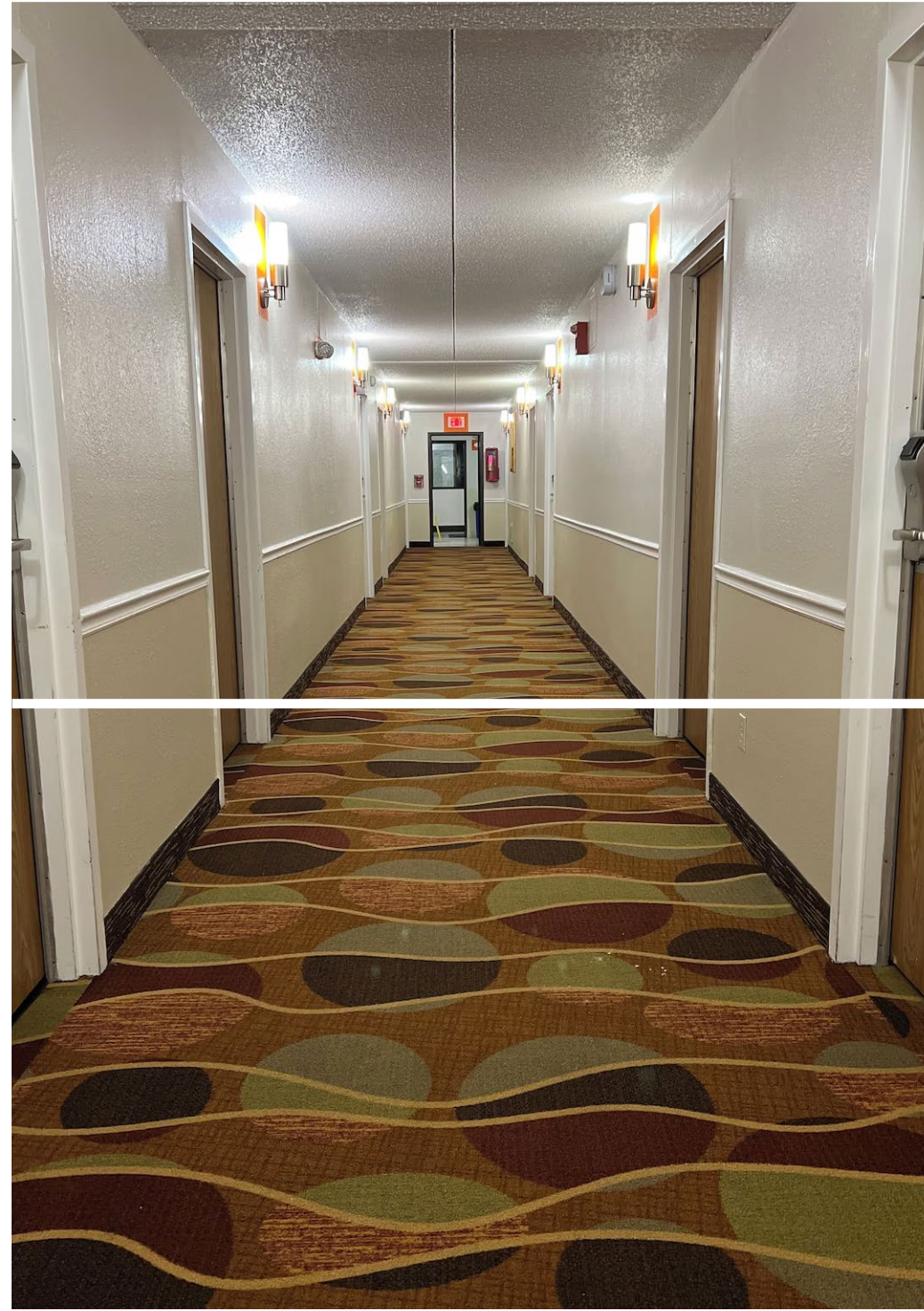
PROPERTY OVERVIEW



PROPERTY DETAILS

	Building SF:	37,184 SF
	Lot Size :	6.17 Acres
	Year Built Renovated:	1999 / 2006
	Floors:	2
	Rooms:	70
	Corridors:	All Rooms Have Exerior Hallways
	Occupancy:	40.78%
	Room Windows:	Windows Open
	Suites:	Yes - One and Two Beds
	Meeting Rooms:	No
	Dining Facilities:	Yes Free Breakfast
	Fitness Center/Pool:	No
	Average Daily Rate:	\$69.79
	Star Class Rating	2-Star

The hotel offers comfortable and convenient amenities suited for both business and leisure travelers. Guests can begin the day with the complimentary Bear Bites Breakfast and enjoy 24-hour access to coffee and tea. Spacious rooms feature free high-speed Wi-Fi, ironing facilities, in-room safes, sitting areas, flat-screen HDTVs, and coffee or tea makers, with select rooms offering smart TVs. The property is pet friendly, with applicable fees.





Travelodge
BY WYNDHAM

Red Roof

Garner
— BY IHG —

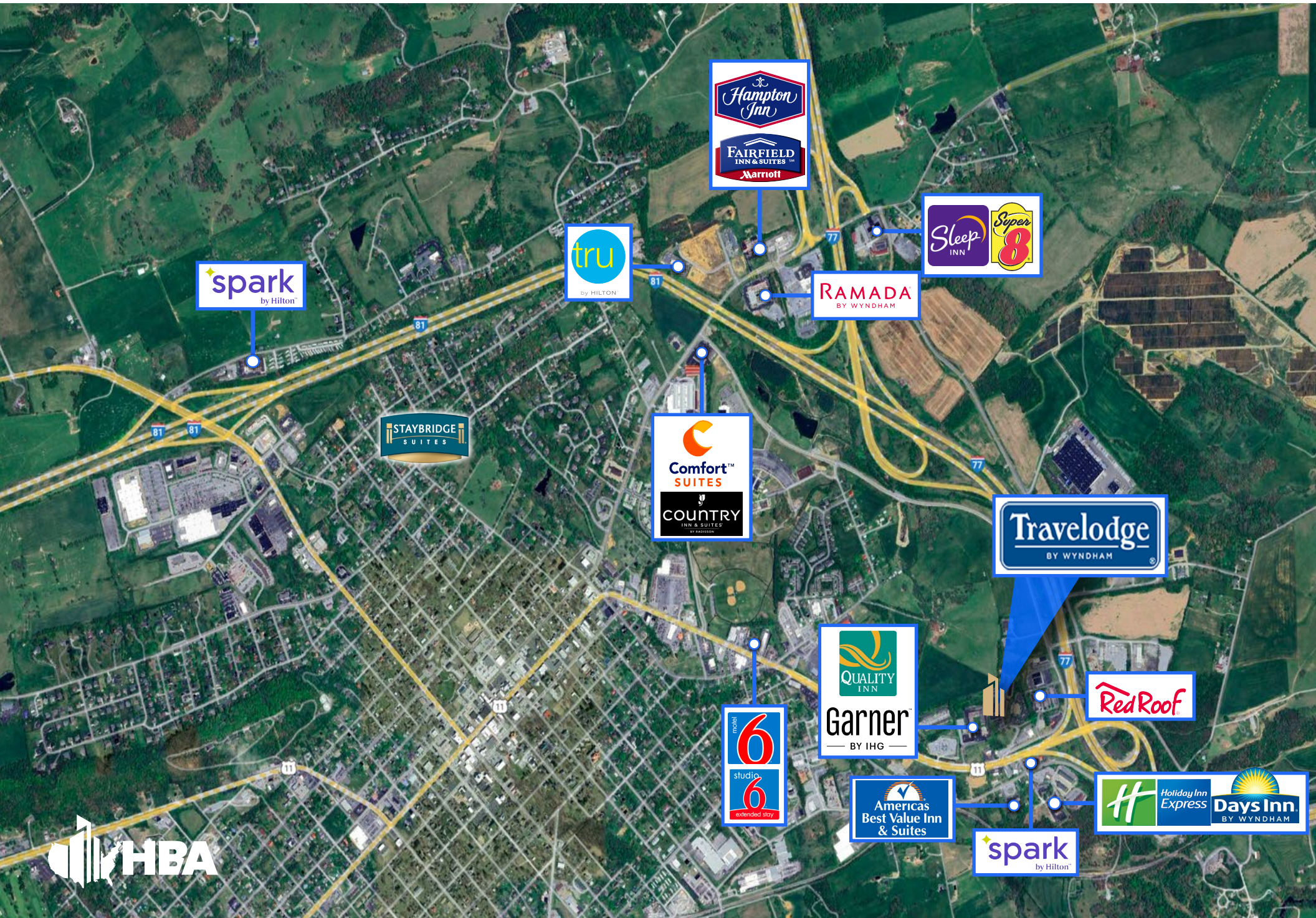
spark
by Hilton

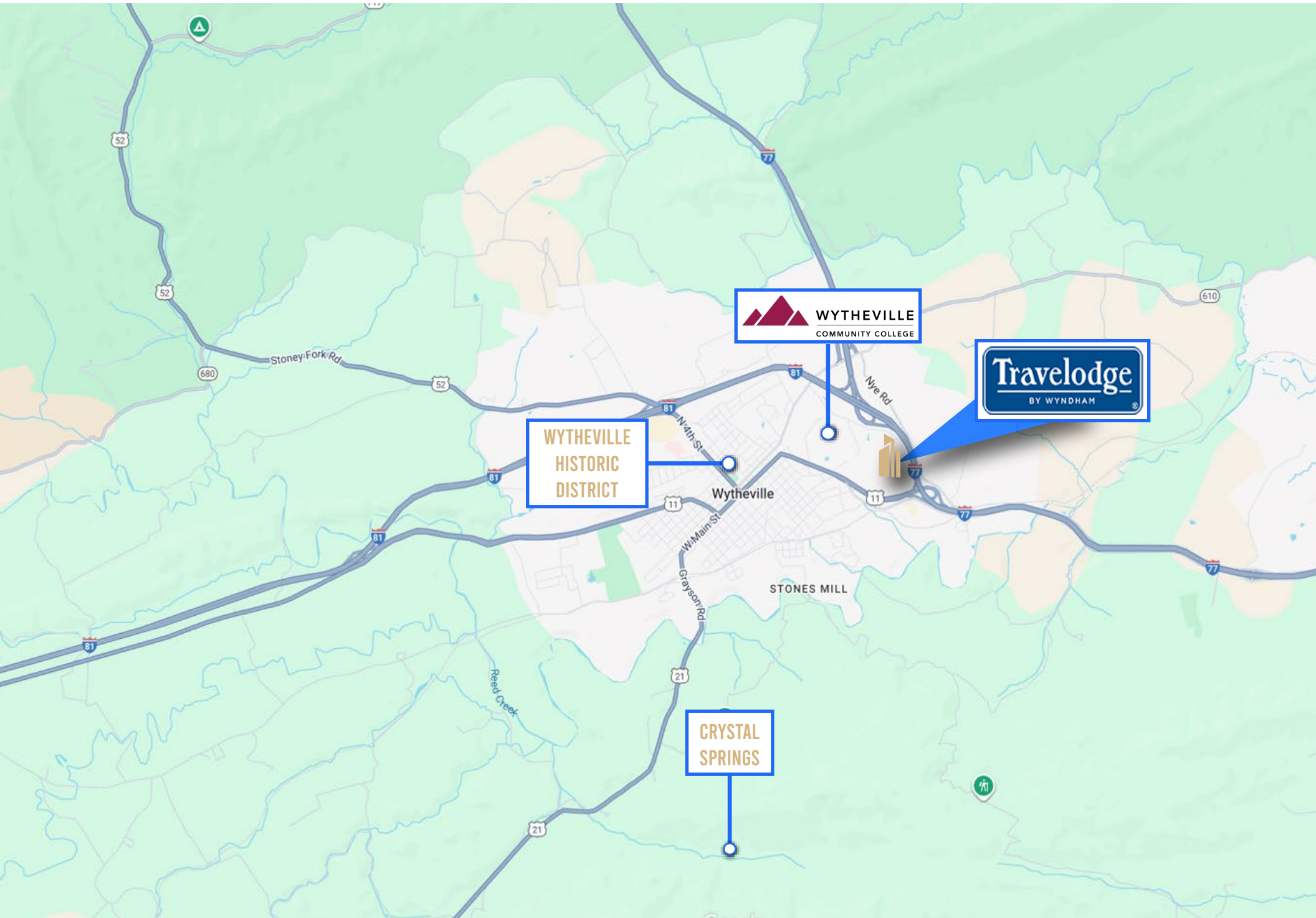
QUALITY INN

Americas Best Value Inn & Suites

Days Inn
BY WYNDHAM

Holiday Inn Express











TRAVELODGE WYTHEVILLE

MARKET OVERVIEW



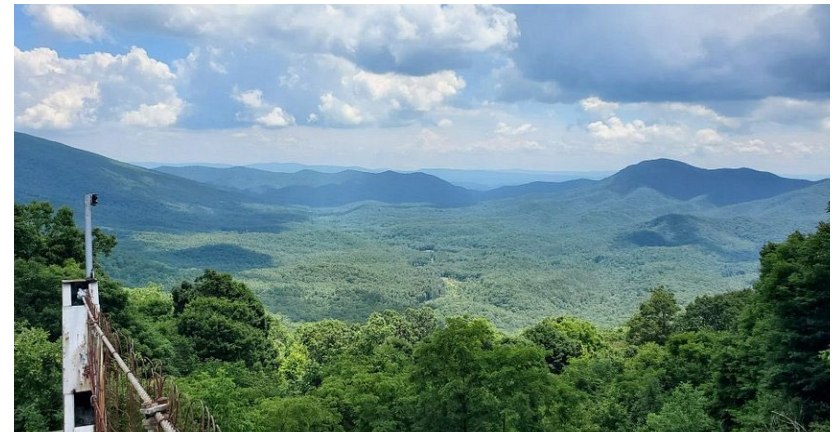
WYTHEVILLE, VA AREA OVERVIEW

Wytheville, Virginia is a charming mountain town and key travel hub in Southwest Virginia, known for its scenic beauty, historic character, and convenient access to outdoor recreation. Positioned at the crossroads of Interstates 77 and 81, Wytheville serves as a popular stopover and destination for travelers exploring the Blue Ridge and Appalachian regions. Visitors are drawn to the town's walkable historic downtown, featuring local shops, restaurants, and cultural attractions such as the Edith Bolling Wilson Birthplace Museum and the Wohlfahrt Haus Dinner Theatre, a regional favorite for live performances and entertainment.

Outdoor enthusiasts enjoy easy access to nearby natural attractions including Big Walker Mountain, Big Walker Lookout, and Crystal Springs Recreation Area, offering hiking, scenic overlooks, and family-friendly activities. Wytheville also benefits from its proximity to New River Trail State Park and Jefferson National Forest, making it a gateway for hiking, biking, fishing, and nature tourism. With its blend of history, arts, and outdoor adventure—paired with its strategic interstate location—Wytheville continues to attract leisure travelers, road-trippers, and visitors seeking an authentic Appalachian experience.

VISITOR ATTRACTIONS

- Historic Downtown Wytheville
- Edith Bolling Wilson Birthplace Museum
- Wohlfahrt Haus Dinner Theatre
- Big Walker Lookout
- Big Walker Mountain Scenic Byway
- Crystal Springs Recreation Area
- New River Trail State Park
- Fort Chiswell Animal Park
- Shot Tower Historical State Park
- Wythe Raceway
- Rural Retreat Lake & Park
- Jefferson National Forest
- Jackson Memorial Cemetery



ECONOMY

Wytheville serves as a regional commercial and travel hub in Southwest Virginia, benefiting from its strategic location at the intersection of Interstates 77 and 81, which supports steady traffic, logistics activity, and hospitality demand. The local economy is driven by manufacturing, healthcare, retail, and transportation, with Wytheville acting as a service center for surrounding rural communities.

Tourism also plays an important role in the local economy, supported by outdoor recreation, heritage attractions, and regional entertainment venues. Ongoing investment in downtown improvements, industrial facilities, and infrastructure continues to enhance Wytheville's appeal to visitors, businesses, and travelers passing through the Appalachian region.

MAJOR AREA EMPLOYERS

- Wythe County Community Hospital
- Hitachi Energy (formerly ABB)
- Ball Corporation (regional operations)
- County of Wythe
- Town of Wytheville
- Wythe County Public Schools
- Kroger Distribution (regional presence)
- Manufacturing & industrial employers in Wythe County
- Hospitality and travel service operators along I-77/I-81



ECONOMIC DEVELOPMENTS:

Interstate 77 & 81 Corridor Improvements

Ongoing infrastructure and interchange upgrades supporting logistics, travel, and hospitality demand.

Downtown Wytheville Revitalization

Streetscape enhancements, façade improvements, and small business redevelopment boosting tourism appeal.

Industrial Park & Manufacturing Investments

Continued expansion and modernization of regional manufacturing facilities.

Tourism & Recreation Enhancements

Investments in outdoor amenities, trails, and cultural attractions supporting visitor growth.

PROXIMITY TO:

BLACKSBURG, VA	35 MILES
ROANOKE, VA	85 MILES
BRISTOL, VA/TN	90 MILES
JOHNSON CITY, TN	115 MILES
WINSTON-SALEM, NC	120 MILES
GREENSBORO, NC	145 MILES
KNOXVILLE, TN	150 MILES
CHARLOTTE, NC	190 MILES
RALEIGH, NC	200 MILES



HOTEL BROKERS OF AMERICA INC.
www.HBofAmerica.com

AREA DEMOGRAPHICS OVERVIEW

KEY FACTS

27,928

Population



2.3

Average
Household Size

46.4

Median Age

\$55,923

Median Household
Income

EDUCATION

9.5%

No High School
Diploma



39.0%

High School
Graduate



31.0%

Some College/
Associate's Degree



20.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,131

Total Businesses



16,158

Total Employees

EMPLOYMENT



51.9%

White Collar



29.9%

Blue Collar



18.3%

Services

3.2%

Unemployment
Rate

INCOME



\$55,923

Median Household
Income



\$31,318

Per Capita Income



\$162,232

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$200,000+ (2.9%)

Indicator	Value	Diff	
<\$15,000	12.8%	+5.4%	
\$15,000 - \$24,999	9.0%	+4.1%	
\$25,000 - \$34,999	9.8%	+4.3%	
\$35,000 - \$49,999	13.5%	+5.1%	
\$50,000 - \$74,999	17.5%	+3.5%	
\$75,000 - \$99,999	16.0%	+3.6%	
\$100,000 - \$149,999	14.6%	-2.8%	
\$150,000 - \$199,999	3.8%	-7.7%	
\$200,000+	2.9%	-15.5%	

Bars show deviation from Virginia

THINKING OF SELLING?

HOTELS WANTED FOR READY TO GO 1031 EXCHANGE BUYERS HIGH PRICE PER KEY SALES



MAKING DEALS HAPPEN!

MAXIMUM 90 DAY LISTINGS | COMPLIMENTARY VALUATION OF YOUR HOTEL |

OUR BROKER FEES ARE BEST IN THE BUSINESS | FULL MARKETING OR CONFIDENTIAL LISTING |

NATIONAL REPRESENTATION TO 20,000 BUYERS | PROFESSIONAL MARKETING AND

PACKAGES | **WE COOPERATE WITH ALL BROKERS FOR MAXIMUM EXPOSURE**



OUR UMBRELLA



TRAVELODGE | WYTHEVILLE

CORINA PALEKAR

Licensed Broker
661.910.8003

Corina@hbofamerica.com
TX BRE #838258

BRIAN BROCKMAN

Bang Realty Inc
513.898.1551

Bor@bangrealty.com
VA Lic #225245999

JESSICA PAREDEZ

Listing Broker
661.436.3220

Jessica@hbofamerica.com
BRE# 01772220



HOTEL BROKERS OF AMERICA INC[®]

www.HBofAmerica.com