

FOR SALE

FAIRFIELD INN & SUITES FORT WORTH I-30 WEST NEAR NAS JRB

6851 West Fwy, Fort Worth, TX 76116



TABANI
REALTY

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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 Tabani Realty in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

Section 1



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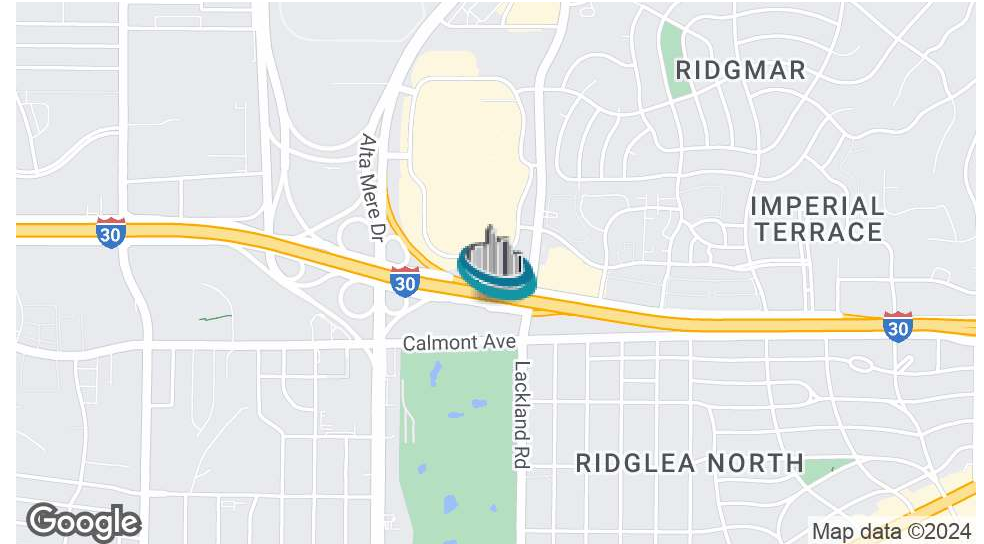
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PROPERTY INFORMATION | Executive Summary



OFFERING SUMMARY

Sale Price:	Call Broker For Price
Building Size:	35,952 SF
Number of Rooms:	70
Year Built:	1998
Renovated:	2019-2020
Zoning:	F1 Commercial
Market:	West Fort Worth
Submarket:	Fort Worth

PROPERTY HIGHLIGHTS

- Winner of Travelers' Choice Award from TripAdvisor for 2020
- 70 guestrooms
- Renovated in 2019-2021
- Free breakfast and WIFI
- Business center and fitness Center
- Indoor pool and hot tub
- Non-smoking property
- Excellent guest reviews across all booking platforms
- Near Naval Base
- Near Lockheed Martin



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PROPERTY INFORMATION | Listed Property Description

Site Description	
TOTAL ROOMS	70
BUILDING SF	35,952 SF
LAND SF	58,246 SF
1.337 Acres	1.337 Acres
YEAR BUILT	1998
YEAR RENOVATED	2019-2020
ZONING TYPE	F1 Commercial
BUILDING CLASS	B
MAIN AREA SF	11,984 SF
2ND FLOOR SF	11,984 SF
3RD FLOOR SF	11,984 SF
TOTAL LIVING SF	35,952 SF
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1

Construction	
FOUNDATION	Concrete
FRAMING	D-wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Composite
ADA COMPLIANT	Yes
ELEVATOR	Yes

Mechanical	
HVAC	In common areas
PTAC	In individual rooms
LIGHTING	LED

Amenities	
HOT TUB	Yes, indoor
POOL	Yes, indoor
COMPLIMENTARY BREAKFAST	Yes
FITNESS CENTER	Yes
BUSINESS CENTER	Yes
FREE WIFI	Yes
FREE PARKING	Yes



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PROPERTY INFORMATION | Room Breakdown

Room Breakdown	
Fairfield - Fort Worth	
Type	No. Rooms
Executive King Suites	6
ADA Executive King Suites	1
Double Queen	29
ADA Double Queen	1
King	31
ADA 1 bedroom king suite	2
Total Number of Rooms	70



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PROPERTY INFORMATION | Property Description



LOCATION DESCRIPTION

Known for its hospitality and rich Western heritage, Fort Worth, Texas, is one of the fastest-growing cities in the U.S. Not only has the city's population seen an increase in recent years, but this growth also includes rates for employment, income, gross product, retail sales, and more.

The city population was estimated at approximately 942,323 as of the 2020 census. The City of Cowboys & Culture is the 16th-largest city in the United States and part of Texas's No. 1 tourist destination, welcoming 8.8 million visitors annually. Fort Worth comprises seven primary entertainment districts, each offering distinct dining, shopping, entertainment, and cultural amenities. In only a few days, you can enjoy a range of experiences, from NASCAR racing to rodeos, world-class museums to cowboy cuisine, boutique shopping to a Nationally ranked Zoo, and biking to horseback riding. With so many things to see and do, it is unsurprising that Fort Worth was recently named the best downtown in the nation. In late 2019, Fort Worth opened the \$450 million multi-purpose arena that will host even more crowd-bringing events to the city.



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PROPERTY INFORMATION | Property Description



PROPERTY DESCRIPTION

The Fairfield Inn & Suites Fort Worth is listed exclusively with Tabani Realty. The property has 70 guestrooms consisting of standard rooms and suites. There is an overall living space of 35,952 SF across 3 floors with interior corridors. The hotel opened in 1998 and was most recently renovated in 2019-2020. Overall, the hotel has excellent guest reviews across all booking platforms and recently received the Travelers' Choice Award from Tripadvisor in 2020.

Fairfield Inn and Suites offers many amenities for guests to enjoy, including an indoor pool, a fitness center, and business center. Additional complimentary amenities include free breakfast, coffee and tea in the lobby, free WIFI, and free parking. For dining, there is a Corner Market that serves as a sundry onsite and there are 24 restaurants within less than a mile of the hotel. Each guestrooms has a microwave, refrigerator, coffee maker, and flatscreen TV with premium cable channels included.

The location of the hotel is ideal because of its location off a major interstate and proximity to many attractions and notable locations. Most significant, the Fairfield is located about 9 minutes away from the Naval Air Station Joint Reserve Base Fort Worth (NAS JRB) that has more than 10,000 active duty military. Also nearby is the large corporation of Lockheed Martin. Texas Christian University, TCU, is a quick 10 minute drive away. For attractions that would please any guest, the hotel is close to the Fort Worth Museum of Science and Industry, the Zoo, the Will Rogers Coliseum, the art museum, the botanical garden, and shopping destinations.



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PROPERTY INFORMATION | Awards

WINNER OF THE TRAVELERS' CHOICE AWARD FROM TRIPADVISOR

What is the Traveler's Choice Award?

Tripadvisor gives a Travelers Choice award to accommodations, attractions and restaurants that consistently earn great reviews from travelers and ranked within the top 10% of properties on Tripadvisor.

Who is eligible to receive a Travelers' Choice Award?

The award identifies and ranks the very best hotels, destinations, attractions, airlines, restaurants, etc in specific categories and geographic areas, as rated by travelers. There is no application process for Travelers' Choice and you cannot pay for an award. The achievement is earned over time.

How are the Travelers' Choice recipients determined?

Travelers' Choice Best of the Best and Travelers' Choice winners are calculated based on the millions of reviews and opinions collected in a single year from travelers around the world on Tripadvisor. The awards take into account the quality and quantity of traveler reviews, and ratings specific to each award category. The hallmark of winners is and will continue to be remarkable service and quality experiences for travelers.



The Travelers' Choice is formerly known as Certificate of Excellence Award as of 2020



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PROPERTY INFORMATION | Additional Photos





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PROPERTY INFORMATION | Additional Photos



LOCATION INFORMATION

Section 2



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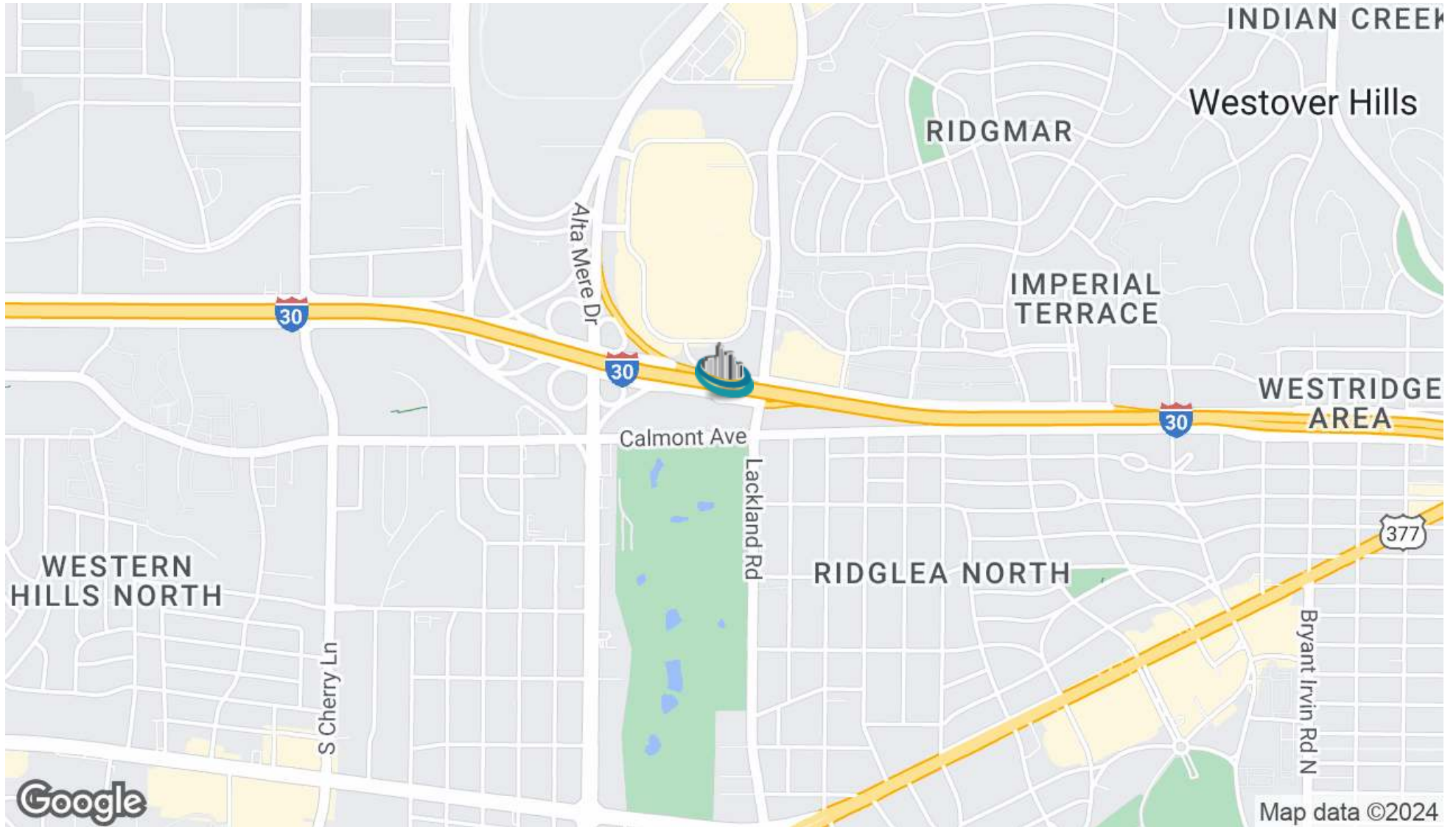


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LOCATION INFORMATION | Regional Map

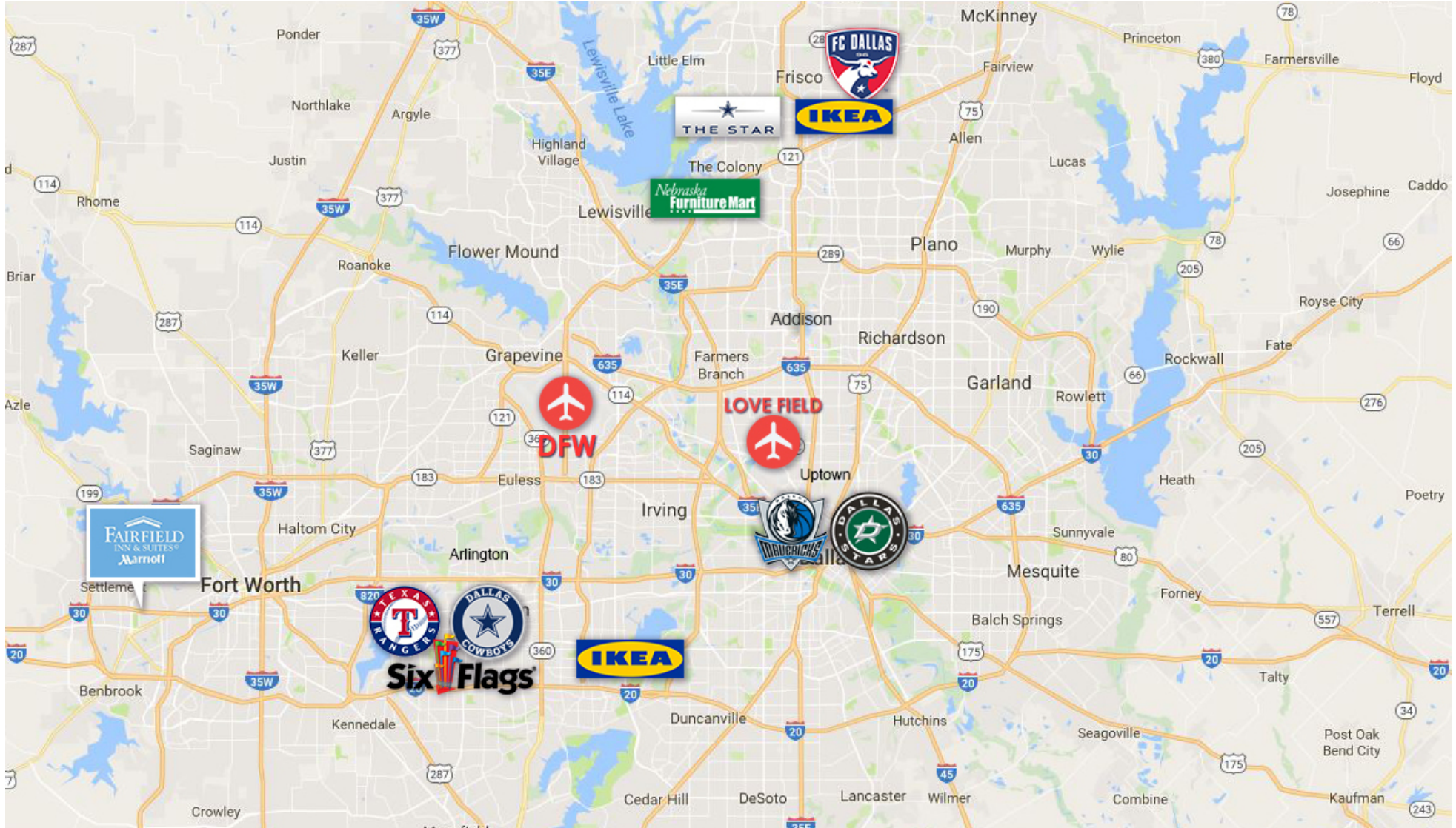




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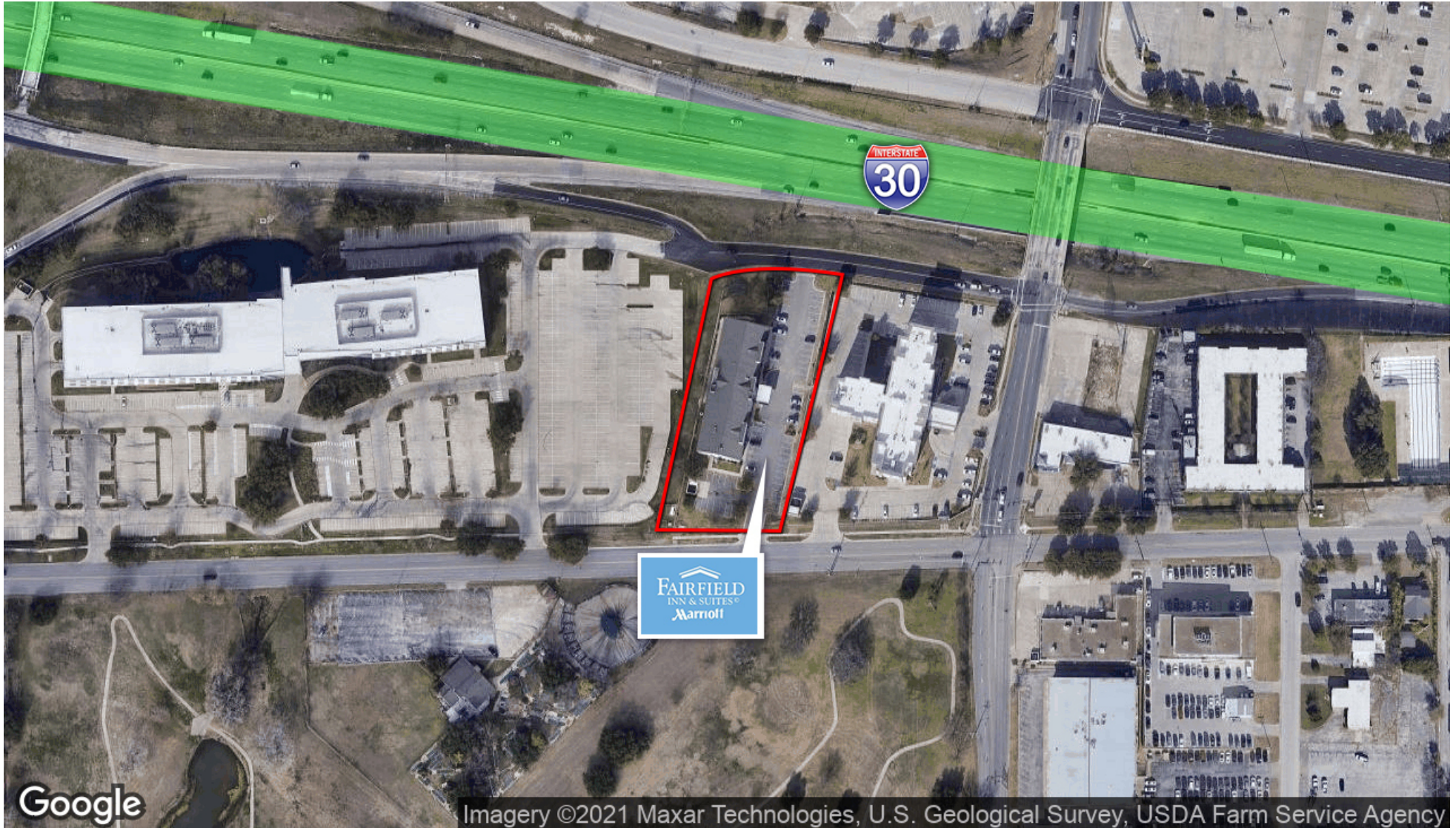
LOCATION INFORMATION | Surrounding Attractions





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LOCATION INFORMATION | Aerial Map



FORT WORTH, TEXAS

City Profile



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FORT WORTH TEXAS | OVERVIEW

Known for its hospitality and rich western heritage, Fort Worth, Texas, is one of the fastest-growing cities in the U.S. Not only has the city's population seen an increase in recent years, but this growth also includes rates for employment, income, gross product, retail sales, and more.

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FORT WORTH TEXAS | INDUSTRIES

Fort Worth is home to many large employers and universities. In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers. The top employers in the area are Lockheed Martin Aeronautics, Naval Air Station Joint Reserve Base Fort Worth, American Airlines Group, City of Fort Worth, Bell Helicopter, Alcon, Cook Children's Health Care System, Harris Methodist Hospital, and Facebook.

Education is also an important part of the city as it is home to Texas Christian University which has over 10,000 students, the University of Arlington which has almost 35,000 students, and Tarrant County College which has just over 49,000 students. Conveniently off Interstate 30, downtown Dallas is about 40 minutes away. Arlington, Texas is 25 minutes away and is home to the Dallas Cowboys, Texas Rangers, and Six Flags. Businesses in Fort Worth thrive due to the city's pro-business environment, high quality of life, and a strong economy.

TOP INDUSTRIES

ADVANCED ENERGY

AEROSPACE INDUSTRY

FINANCIAL SERVICES

HOSPITALITY & TOURISM

HEALTHCARE

MANUFACTURING

PROFESSIONAL SERVICES

TRANSPORTATION INNOVATION



FORT WORTH
TEXAS

MAJOR EMPLOYERS

LOCKHEED MARTIN



American Airlines



facebook



Alcon

BNSF
RAILWAY



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FORT WORTH TEXAS | BUSINESS COSTS

 **12%**

The cost of doing business in Fort Worth is 12% lower than the national average.

 **7%**

Labor costs is 7% less than the national average.

 **35%**

State & local taxes are 35% less than the national average.

 **30%**

Office costs are 30% less than the national average.

GROSS DOMESTIC PRODUCT

DFW + ARLINGTON
\$512 BILLION



DFW + ARLINGTON
3% MSA
(Metropolitan Statistical Area)



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FORT WORTH TEXAS | DEVELOPMENT

*2022 Economic Development Plan Update - City of Fort Worth

10 MILLION
square feet of new industrial
space by 2026.

5,000
new housing units by 2026.



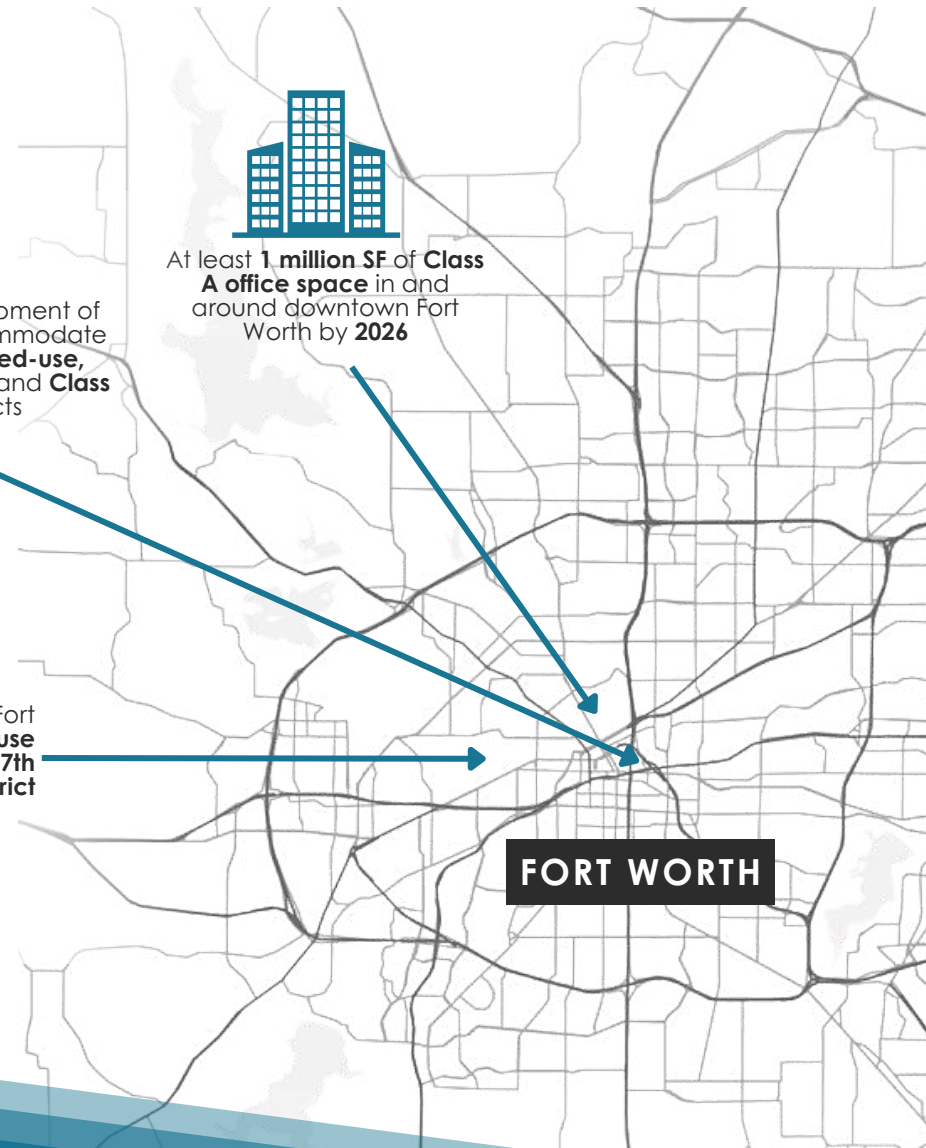
Long-term redevelopment of **Butler Place** to accommodate a high-density, **mixed-use, residential high-rise, and Class A office** projects



At least **1 million SF of Class A office space** in and around downtown Fort Worth by **2026**



Promotion by the City of Fort Worth of **major mixed-use projects** in the **West 7th Cultural District**



FORT WORTH



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FORT WORTH
TEXAS

DEVELOPMENT



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DEMOGRAPHICS

Section 3



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DEMOGRAPHICS | Demographics Map & Report

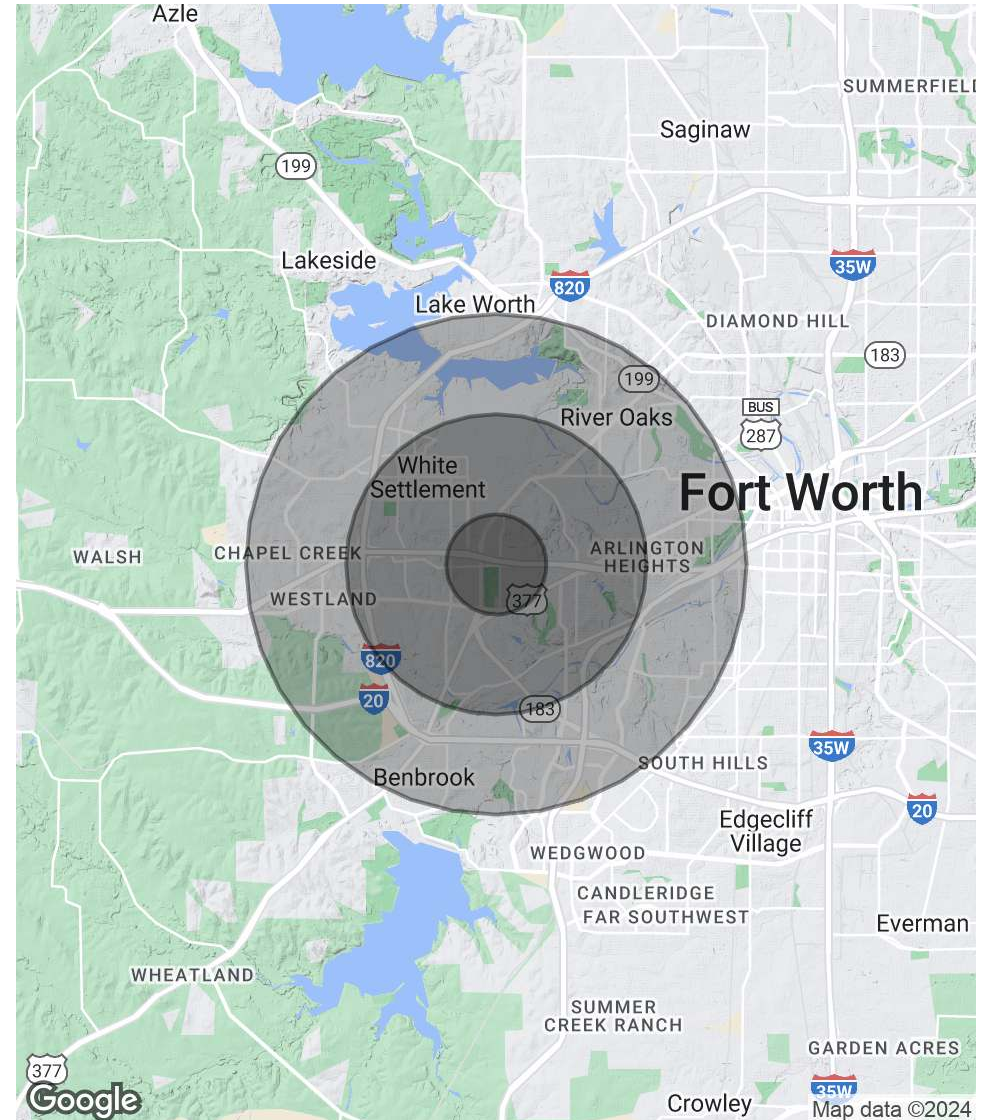
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,366	81,012	175,728
Average Age	35.3	36.0	35.9
Average Age (Male)	33.3	33.7	34.1
Average Age (Female)	36.8	37.8	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,215	34,731	74,520
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,547	\$62,748	\$69,656
Average House Value	\$353,922	\$207,018	\$208,606

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOS

Section 4



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ADVISOR BIOS Advisor Bio & Contact 1

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2016 Top Firm Award

Professional Background

Salman Tabani is the founder and managing director of Tabani Realty, a firm specializing in the selling of hospitality assets nationwide. Skilled in five languages, he effectively interacts with a diverse range of clients. Salman's main goal is to create customized business solutions that save money and increase profits for his clients. He founded Tabani Realty in 1999 and has since gained more than 24 years of experience in facilitating deals involving hospitality, retail, and multi-family properties.

His contributions have led to transactions totaling over \$600 million in Texas. His main expertise lies in buying and selling hotels (full-service, limited service and economy hotels), motels, gas stations, retail centers, multi-unit residences, and various investment properties. Throughout his career, Salman has nurtured strong and lasting relationships with clients, emphasizing his dedication, professionalism, and ethical approach as a broker who genuinely cares about his clients' success. Drawing on his deep insights and field knowledge, Salman Tabani offers strategic guidance to clients for real estate transactions, consistently fostering success and enduring connections.

Memberships & Affiliations

Actively participating in professional networks, Salman Tabani holds memberships in respected groups like CCIM, AAHOA, AH&L, THLA, ICSC, and GDAACC.

Education

Salman's education includes a degree in Accounting, Finance, and Management Information Systems from the University of Texas at Dallas. He also possesses two distinguished titles in commercial real estate, specifically CCIM, along with certifications in CHIA and CHO. Salman has also completed Real Estate training and received certification from Harvard University's School of Business.



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R E A L T Y