

RAMADA INN & TRAVELODGE

5100 State Line Avenue, Texarkana, AR 71854



OFFERING SUMMARY

SALE PRICE:	N/A
AVAILABLE SF:	
LOT SIZE:	4.99 Acres
BUILDING SIZE:	114,944 SF
RENOVATED:	2019
ZONING:	C-3 Commercial District
PRICE / SF:	-

PROPERTY OVERVIEW

Two fully operating hotels in one strategic location! This 4.9+/- acre property is located at the high traffic/high visibility intersection of State Line Avenue and Interstate 30 in Texarkana, AR. The property has been split into two hotels with the east wing now operating as a Travelodge Inn & Suites (2-story building) while the west part recently reopened as a Ramada Inn & Suites (4-story building.) The Ramada is a 152 room, full service interior corridor hotel with \$2 million in renovations. The hotel features a 24,000 sqft atrium with recreation, lobby, restaurant/lounge, offices, three conference rooms and a service area that connects to the adjacent Travelodge hotel. This investment provides an owner/operator the opportunity to purchase the hotel below replacement cost and increase NOI. The Ramada Inn is a full-service hotel featuring 159 guest rooms, an indoor pool, gym, on-site restaurant, wi-fi, and more. Cost of this Hotel is \$3,800,000. Travelodge is on the same property and features 49 guest rooms. Cost of this hotel is \$1,100,000.

PROPERTY HIGHLIGHTS

- High-traffic, high visibility location on State Line with 71,000 VPD traffic count
- \$2 Million in renovations in 2019
- Priced well under estimated replacement cost!
- 2 Hotels with 197 rooms total as well as indoor pool, gym and other guest amenities
- Value-add opportunity! Absentee-owned and under performing property!

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HOSPITALITY FOR SALE

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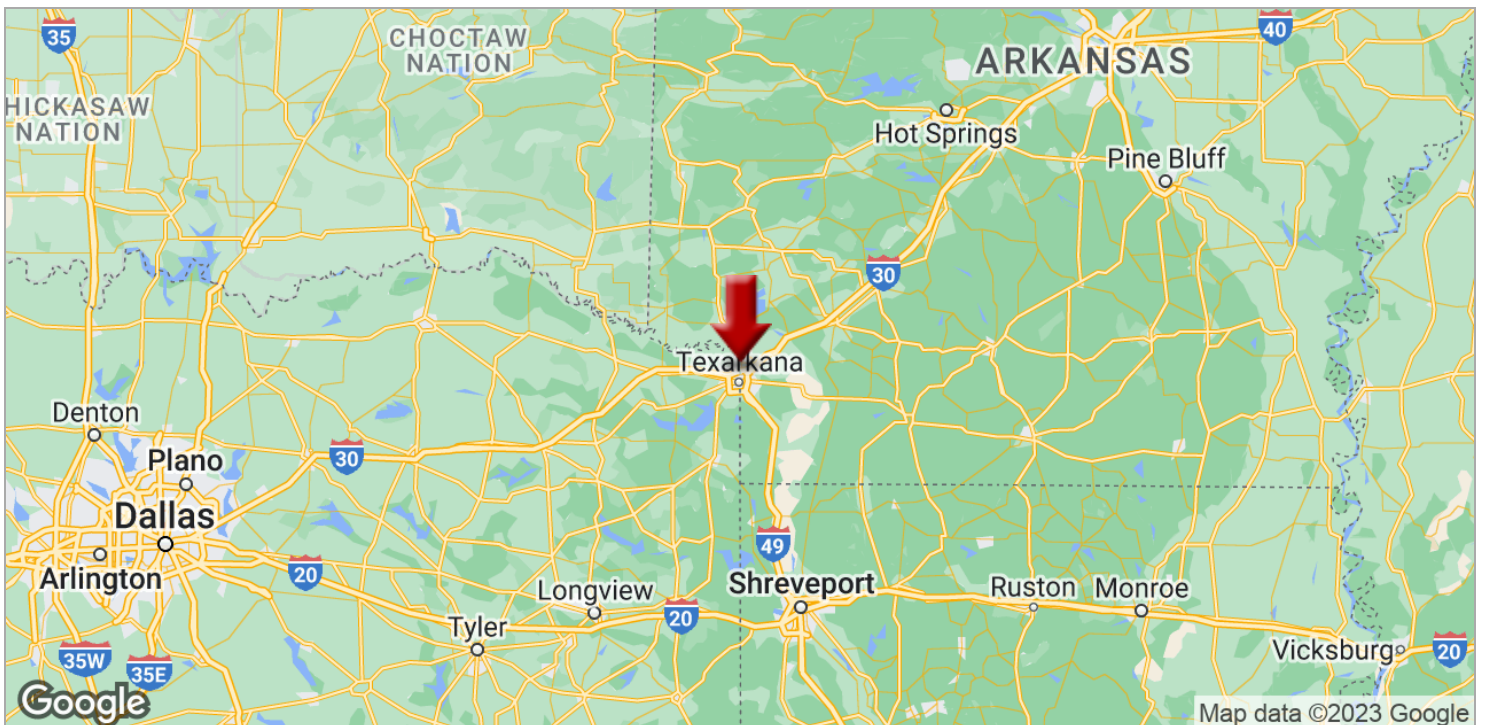
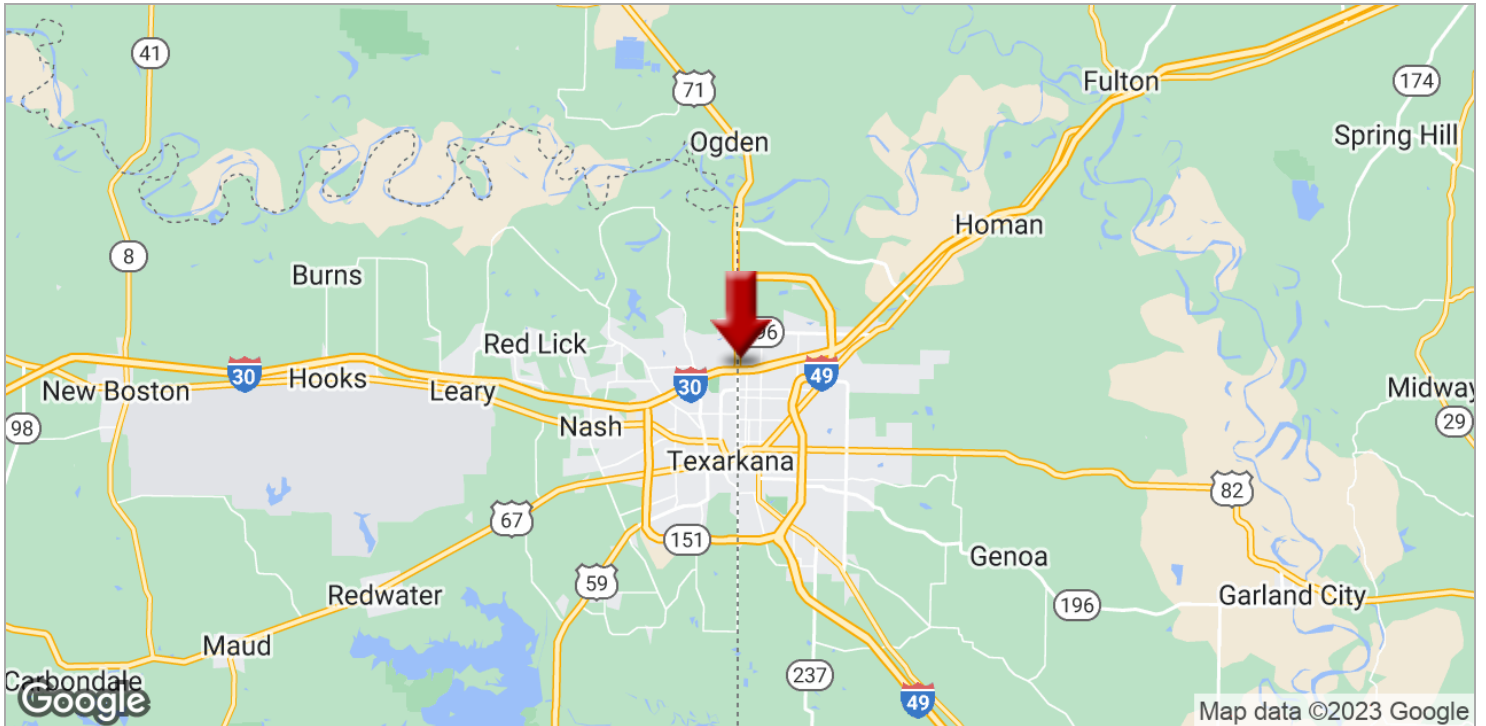
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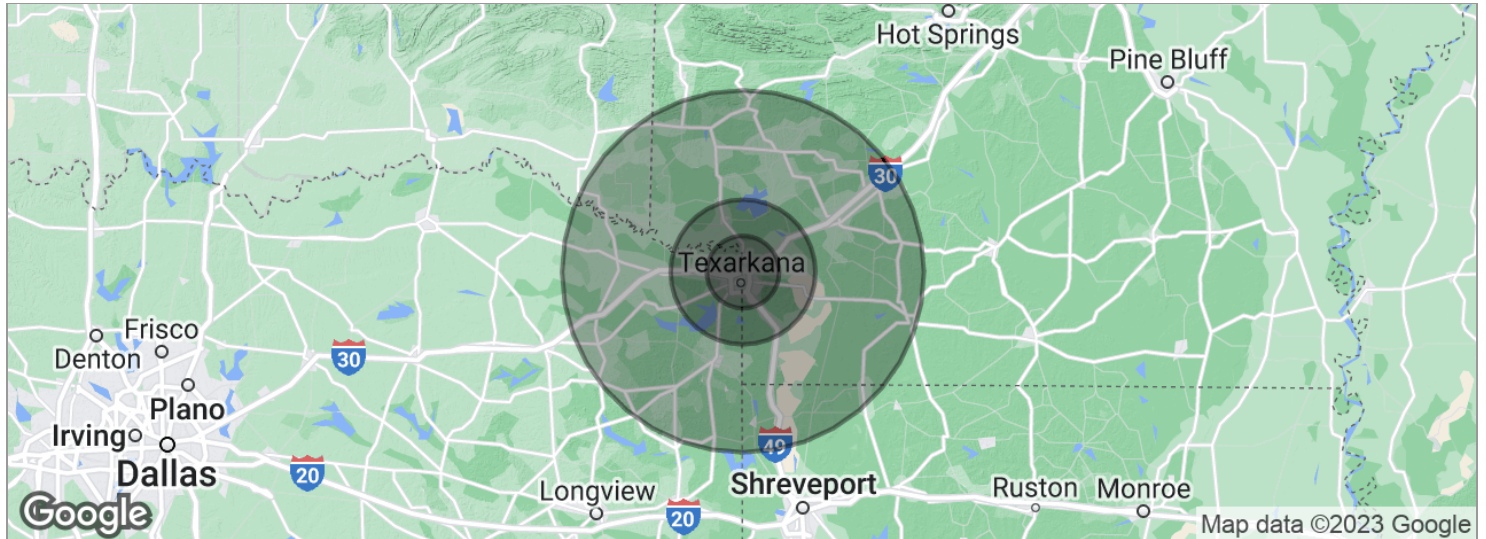
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POPULATION	10 MILES	20 MILES	50 MILES
Total population	105,223	138,925	306,208
Median age	36.0	36.8	38.8
Median age (male)	33.8	34.8	37.2
Median age (Female)	38.5	39.2	40.5
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total households	39,489	52,285	116,841
# of persons per HH	2.7	2.7	2.6
Average HH income	\$54,615	\$55,062	\$50,493
Average house value	\$132,882	\$129,951	\$113,025

* Demographic data derived from 2020 ACS - US Census

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