

## HOSPITALITY FOR SALE

# LA QUINTA INN & SUITES BY WYNDHAM

110 BMT Dr, Jourdanton, TX 78026



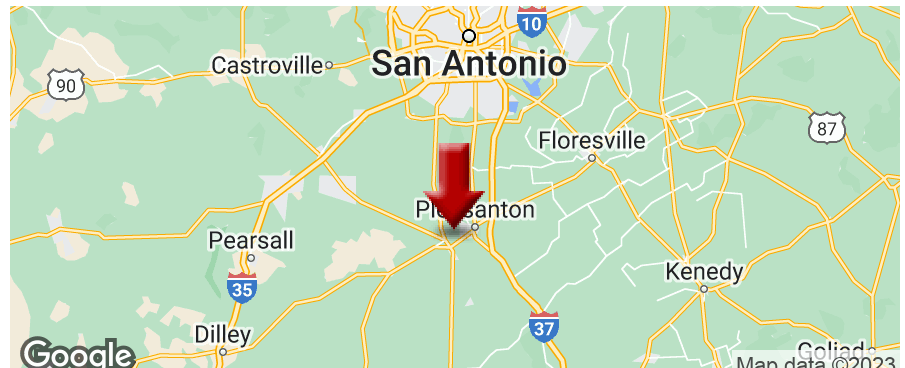
### OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>NUMBER OF ROOMS:</b>	63
<b>2019 NOI:</b>	\$500,301
<b>2019 REVENUE:</b>	\$1,506,036
<b>LOT SIZE:</b>	1.59 Acres
<b>BUILDING SIZE:</b>	34,545 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	San Antonio
<b>SUBMARKET:</b>	Texas South Area
<b>TRAFFIC COUNT:</b>	15,000

### PROPERTY OVERVIEW

[Short Sale] - La Quinta Inn & Suites is a 63 room, limited-service, three story hotel located in Jourdanton, Texas. Constructed in 2013, the hotel is located off State Hwy 97 approximately 40 miles from San Antonio, TX. Property includes an outdoor pool along with a variety of amenities for guest convenience. Each non-smoking guest room features a mini-refrigerator, microwave, desk, ironing amenities, and flat-screen HDTV.

Currently the hotel is run with semi-absentee management and would therefore offer new ownership strong upside potential with proper management and ownership in place.



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### LOCATION INFORMATION

Building Name	La Quinta Inn & Suites by Wyndham
Street Address	110 BMT Dr
City, State, Zip	Jourdanton, TX 78026
County	Atascosa
Market	San Antonio
Sub-market	Texas South Area
Cross-Streets	State Hwy 97
Road Type	Highway
Market Type	Rural
Nearest Highway	State Highway 97
Nearest Airport	San Antonio International Airport

### PROPERTY HIGHLIGHTS

- This is an approved short sale. A new owner would receive a substantial discount by purchasing the properties now
- The sale represents a tremendous turn-around/repositioning opportunity for an experienced owner to buy the hotel at low price due to Covid
- Perfect for Owner - Operator or First Time Buyer!
- Value-Add opportunity to acquire an underperforming property that operated at a \$37 RevPar in 2020 vs 2019's \$64 RevPar
- The Hotel can grow revenue through stronger RevPAR penetration and better revenue management practices
- Atascosa County is located along the northern fringe of Eagle Ford Shale formation, which is the latest emerging shale gas play in the United States

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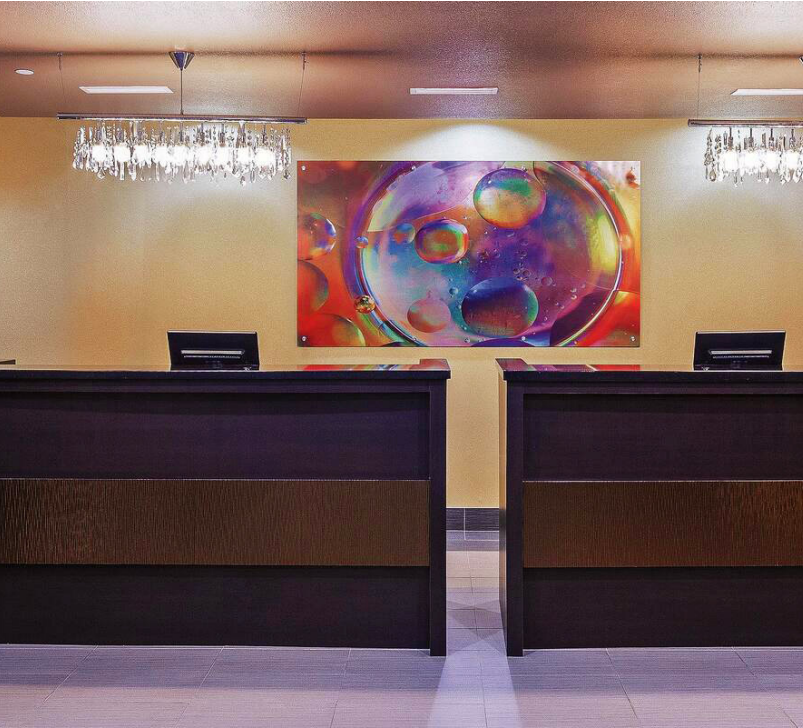
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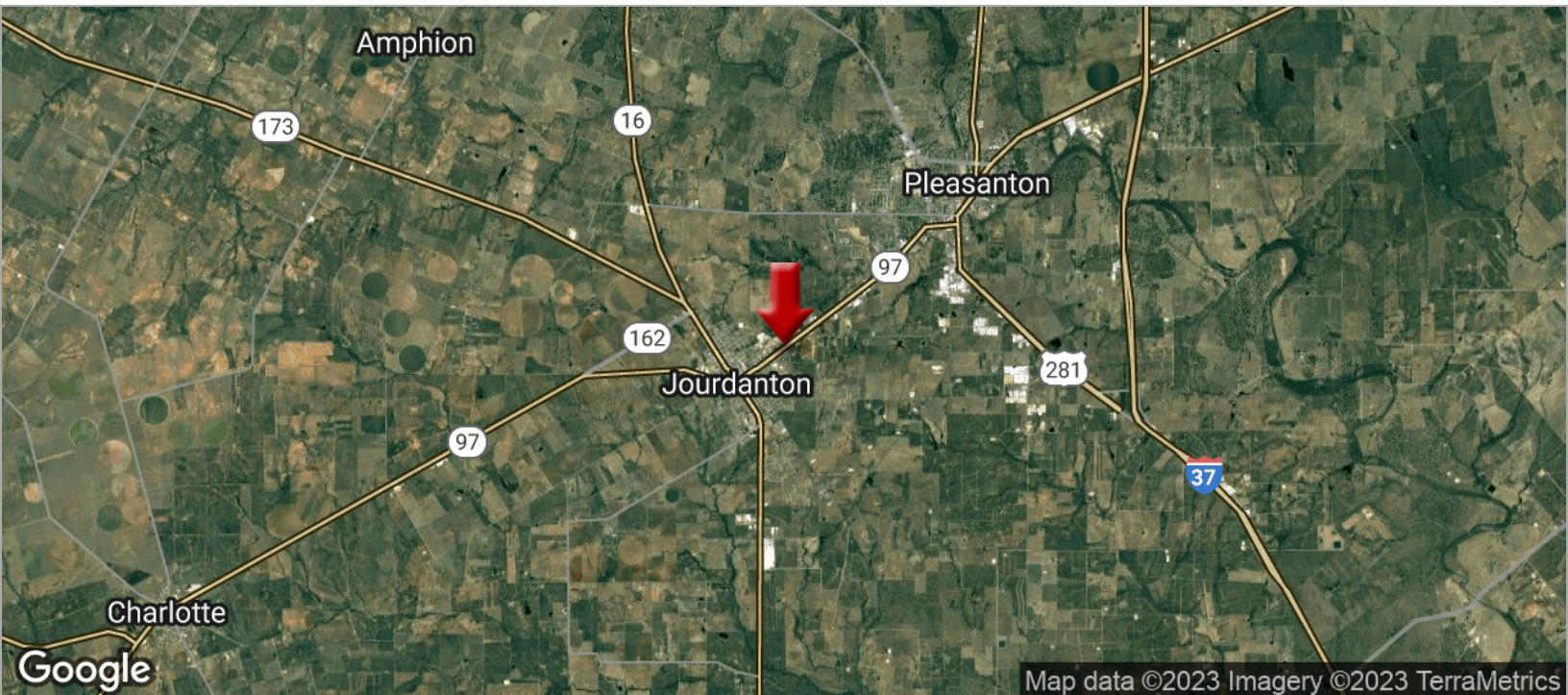
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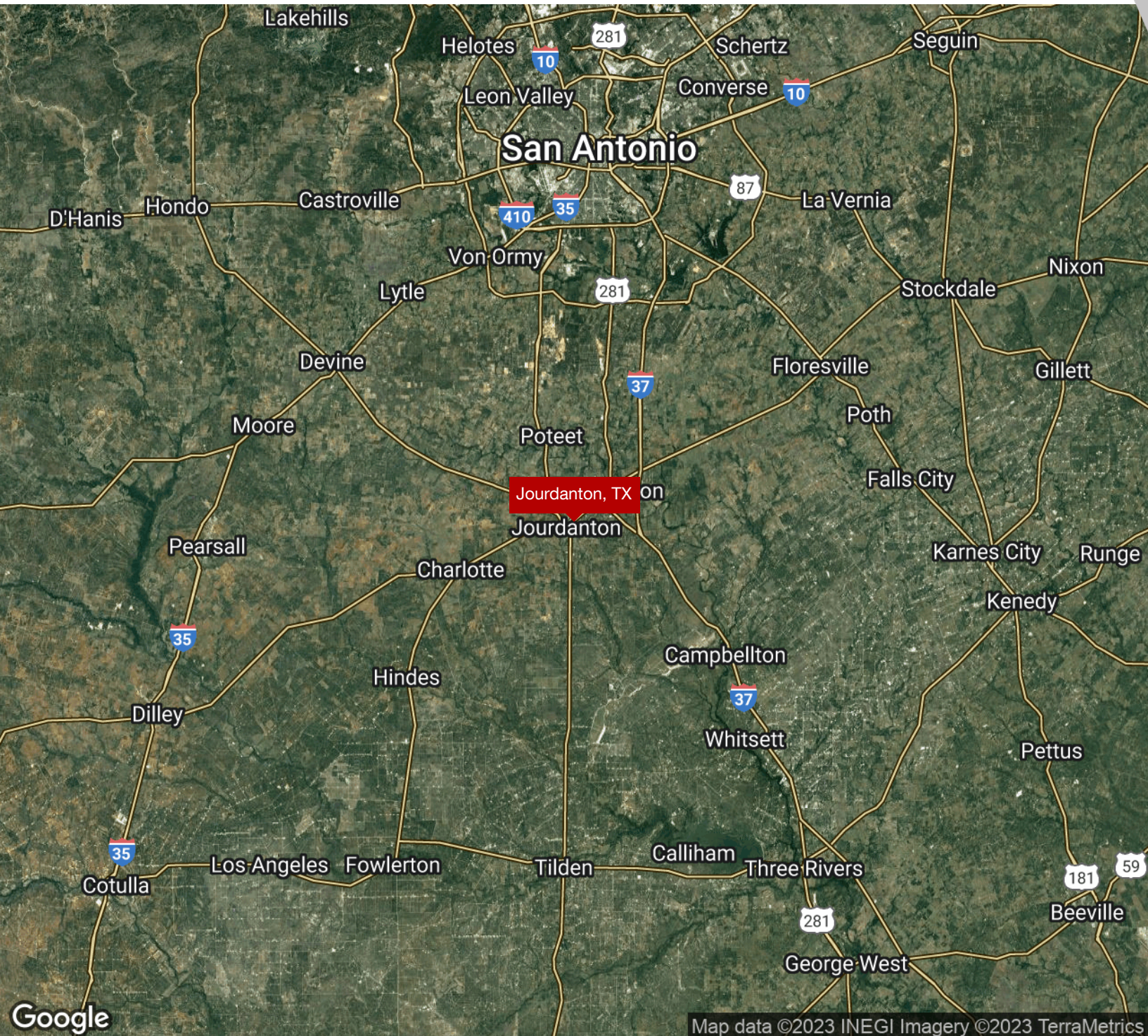
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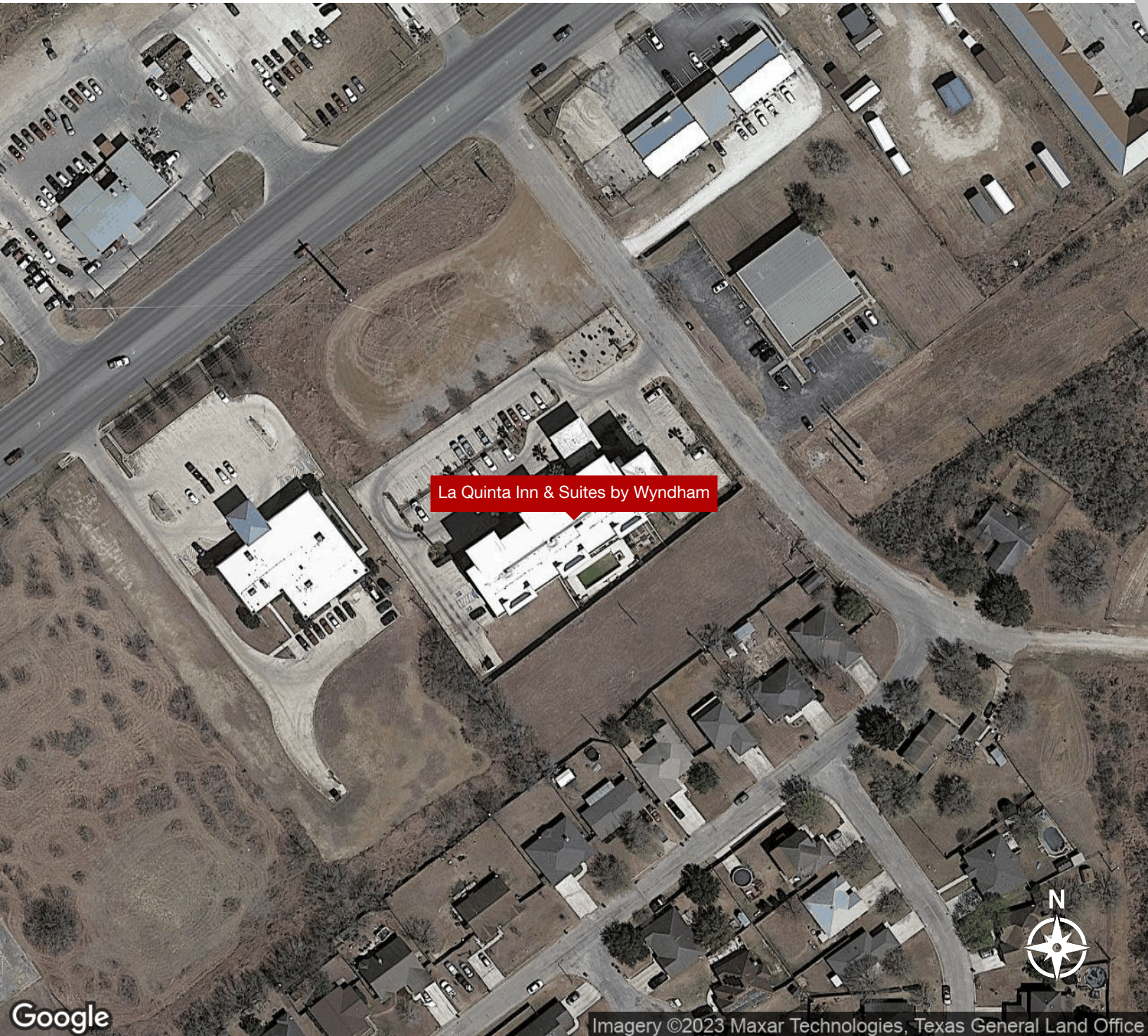
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UNIT TYPE	COUNT	% TOTAL
KING GUESTROOMS	31	49.2
DOUBLE QUEEN GUESTROOMS	32	50.8
Totals/Averages	63	100%

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### ATASCOSA COUNTY, TEXAS

Sur. 73

LEGEND:  
 ——— OVER-HEAD ELECTRIC LINE  
 —xx— FENCE LINE  
 POB POINT OF BEGINNING  
 O.P.R. OFFICIAL PUBLIC RECORDS  
 ATASCOSA COUNTY, TEXAS  
 D.R. DEED RECORDS ATASCOSA  
 COUNTY, TEXAS

16.00' Utility Easement  
 10.00' Temporary  
 Construction Easement  
 Dec #128163, O.P.R.

Scale 1" = 100'

BEARINGS SHOWN HEREON  
 ARE FROM GPS OBSERVATIONS  
 TEXAS COORDINATE SYSTEM  
 NAD (83).

STATE HWY 97

2.642 Acres  
 Lupe Medical Three, L.P.  
 to  
 James M. Kiser & Lorie Kiser  
 March 10, 2008  
 Dec #97098, O.P.R.

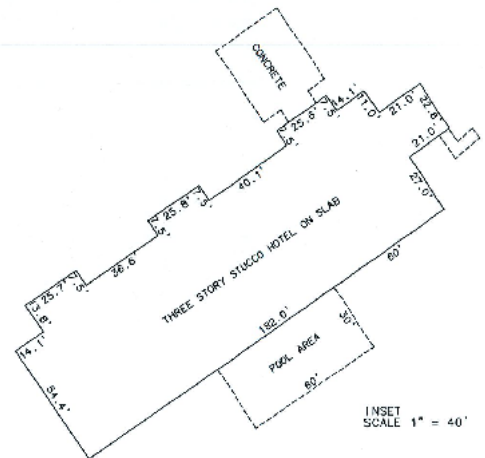
DEED  
 2.81 Acres  
 Hemant Gajawala  
 to  
 Eagle Ford Alliance, LLC  
 February 13, 2012  
 Dec. #130180, O.P.R.  
 surveyed August 25, 2011

PREPARED FOR: Paul Patel  
 SURVEYED ON THE GROUND: August 1, 2011

WM. D. C. HENLEY

SOUTH RIDGE  
 SUBDIVISION  
 Plat 181A, New Plat Cabinet

1.59 Acre



INSET  
 SCALE 1" = 40'

abst. 1029

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND  
 ACCOMPANYING FIELD NOTE DESCRIPTIONS WERE  
 PREPARED FROM AN ACTUAL SURVEY PERFORMED ON  
 THE GROUND, UNDER MY SUPERVISION AND THAT THEY  
 ARE TRUE AND CORRECT AND THERE ARE NO APPARENT  
 DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA  
 OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR  
 OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN.  
 HOWARD SURVEYING, LLC ACCEPTS RESPONSIBILITY  
 FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS  
 FOR WHICH IT WAS PREPARED.

THIS IS THE 31st DAY OF JULY 2014

JOHN HOWARD, R.P.L.S., NO. 4611  
 HOWARD SURVEYING, LLC  
 425 WEST OAKLAWN  
 PLEASANTON, TEXAS 78064  
 (830) 566-8295

IMPROVEMENTS SURVEYED: March 13, 2013

A Plat of a 1.59 Acre Tract of land situated in  
 the City of Jourdanton in Atascosa County, Texas.

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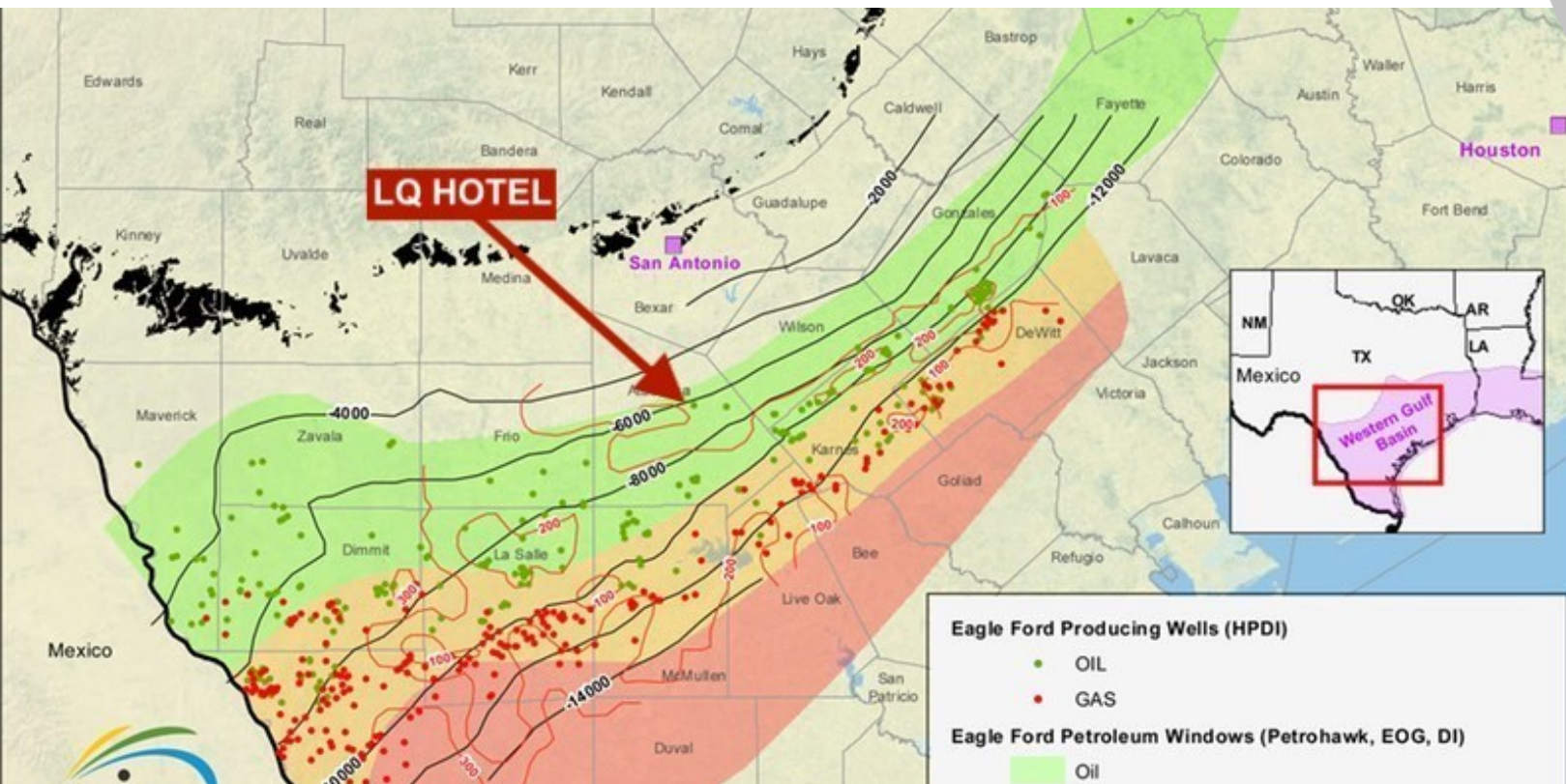
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## OVERVIEW OF THE EAGLE FORD SHALE BASIN

The Eagle Ford Shale region in South Texas is potentially one of the largest oil and natural gas "plays" ever discovered in the United States. Measuring 400 miles long and 50 miles wide along the Texas Gulf Coast, the Eagle Ford basin is spread over 12,000 square miles in South and central Texas. The basin has a recoverable reserve base of 8.5 billion barrels of oil, 66 trillion cubic feet (Tcf) natural gas, and 1.9 billion barrels of natural gas liquids.

Eagle Ford became the fastest-growing shale basin, surpassing even the Permian by producing close to 3 MMBbl in 2014. With 50,000 full-time job additions and contributions of over US \$25 billion to the South Texas economy in 2013, David Porter, the then Railroad Commissioner of Texas said, "The Eagle Ford Shale has the potential to be the single most significant economic development in our state's history."

## HIGHLIGHTS

- The Eagle Ford Shale forms an arc across 20,000 square miles in South Texas
- The boom has created thousands of jobs and generated millions of dollars of government revenue, and there's no sign of it stopping anytime soon
- Companies have invested billions to expand transport capacity to Gulf Coast refineries, and estimates from the Energy Information Administration suggest the Eagle Ford still contains 20.8 trillion cubic feet in technically recoverable natural gas and 3.4 billion barrels in technically recoverable oil
- The Eagle Ford now accounts for 5.4 percent of all US natural gas production
- According to US Energy Information Administration, US crude oil production efficiency continues to improve

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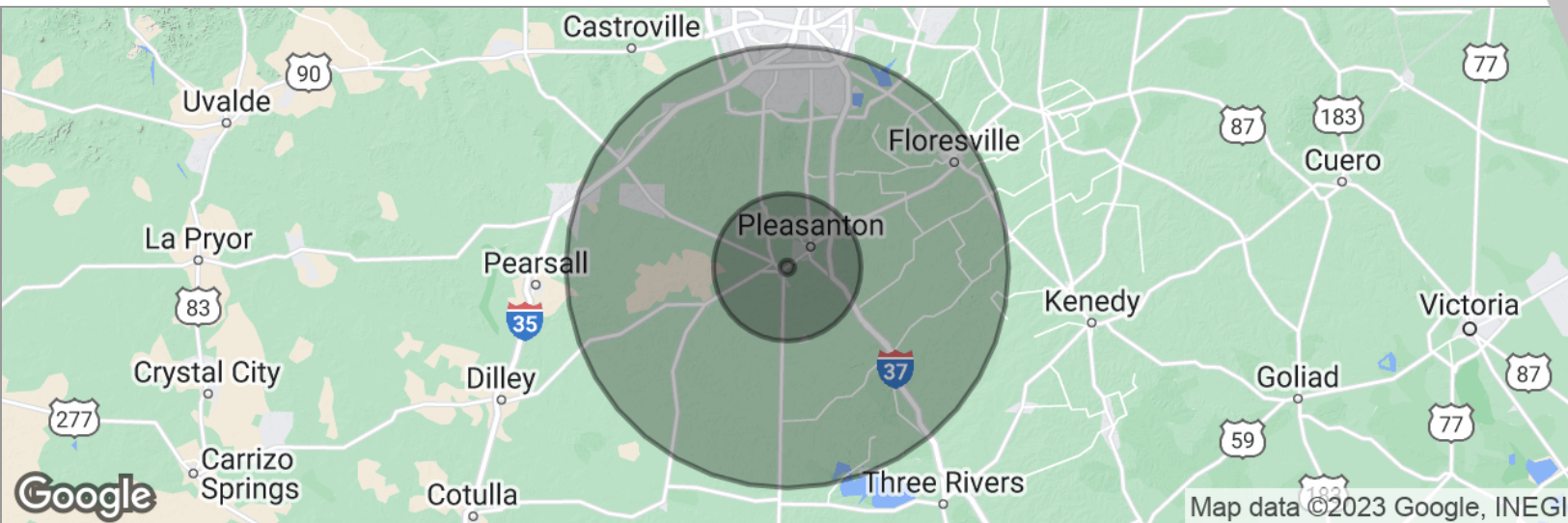
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	95	19,067	218,574
Median age	34.4	35.7	33.1
Median age (male)	32.5	34.0	32.1
Median age (Female)	35.1	36.4	33.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	30	6,380	66,952
# of persons per HH	3.2	3.0	3.3
Average HH income	\$60,828	\$54,757	\$50,038
Average house value	\$141,959	\$134,062	\$107,488

\* Demographic data derived from 2020 ACS - US Census

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### LOCATION DESCRIPTION

La Quinta by Wyndham Jourdanton - Pleasanton is located on the west side of BMT Drive, south of Highway 97 in eastern Jourdanton, Atascosa County, Texas about 42 miles from San Antonio International Airport.

### ABOUT JOURDANTON

The city comprises of 3.5 square miles, with an average elevation of 490 feet. The nearest major city is San Antonio, approximately 30 miles north. Jourdanton is located at the intersection of State Highways 16 and 97 as well as 10 miles west of IH 37.

in 2012 the Eagle Ford Shale was developed in the surrounding areas, bringing in even more people and jobs to the small town. Jourdanton has been upgrading and improving infrastructure for anticipated growth. The City of Jourdanton continues to grow and remains a community rich in culture, heritage, and diversity.

### LOCATION DETAILS

Market	San Antonio
Sub Market	Texas South Area
County	Atascosa
Cross Streets	State Hwy 97
Road Type	Highway
Market Type	Rural
Nearest Highway	State Highway 97
Nearest Airport	San Antonio International Airport

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### RAV SINGH, CCIM

Broker Associate

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Direct: 210.696.9996 | Cell: 210.849.2175

TX #0560351

## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel, land and investment specialist focused on midscale and select service hotels in the chain scale.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

BFA in Graphic Design with Minor in Advertising  
CCIM - Certified Commercial Investment Member

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member  
CIPS - Certified International Property Specialist  
NAR - National Association of Realtors  
TAR - Texas Association of Realtors

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### 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.

### 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.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date