



# FOR SALE

## FAIRFIELD INN & SUITES DALLAS LAS COLINAS

630 West John Carpenter Freeway, Irving, TX 75039

**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com



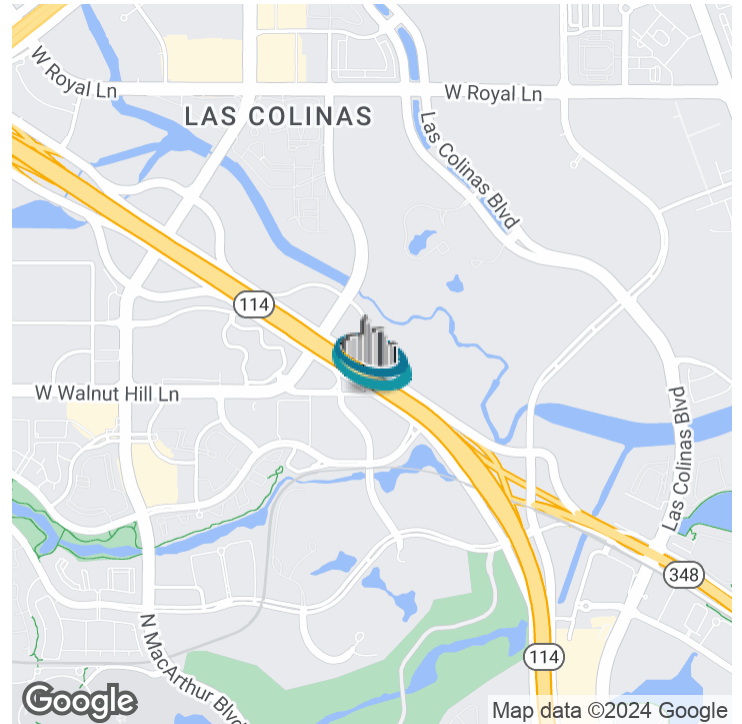
Tabani Realty  
15455 Dallas Parkway  
Addison, TX 75001  
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### Executive Summary



### OFFERING SUMMARY

|                  |                         |
|------------------|-------------------------|
| Sale Price:      | Call Broker For Pricing |
| Building Size:   | 52,095 SF               |
| Lot Size:        | 2.17 Acres              |
| Number of Rooms: | 116                     |
| Year Built:      | 1997                    |
| Renovated:       | 2020                    |
| Zoning:          | Commercial              |
| Market:          | Irving                  |
| Submarket:       | Dallas                  |

### PROPERTY OVERVIEW

The Fairfield Inn & Suites in Las Colinas consists of 116 rooms; 22 of those being suites. The hotel offers amenities such as a business center, fitness center, and meeting room. It was built in 1997 and recently renovated in 2020. The Fairfield Inn & Suites is located 1 mile away from the Irving Convention Center which hosts numerous big events throughout the year. Conveniently, the hotel is only 14 minutes away from the DFW International Airport. This centrally located Irving hotel in Las Colinas is just minutes from popular shopping spots, restaurants and museums in Downtown Grapevine, Dallas and Fort Worth, as well as AT&T Stadium, Globe Life Park in Arlington and American Airlines Center. It is also 2 miles away from the newly opened Toyota Music Factory that hosts numbers events, concerts, theater productions, and also has restaurants.

### FOR ADDITIONAL INFORMATION

Please note that this is a brief informational flyer. To get more info, like financials and STR reports, please create an account on our website and sign an electronic confidentiality agreement by pushing the 'Hotel OM' button. Or contact us at [info@tabanirealty.com](mailto:info@tabanirealty.com) for assistance.





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Additional Photos



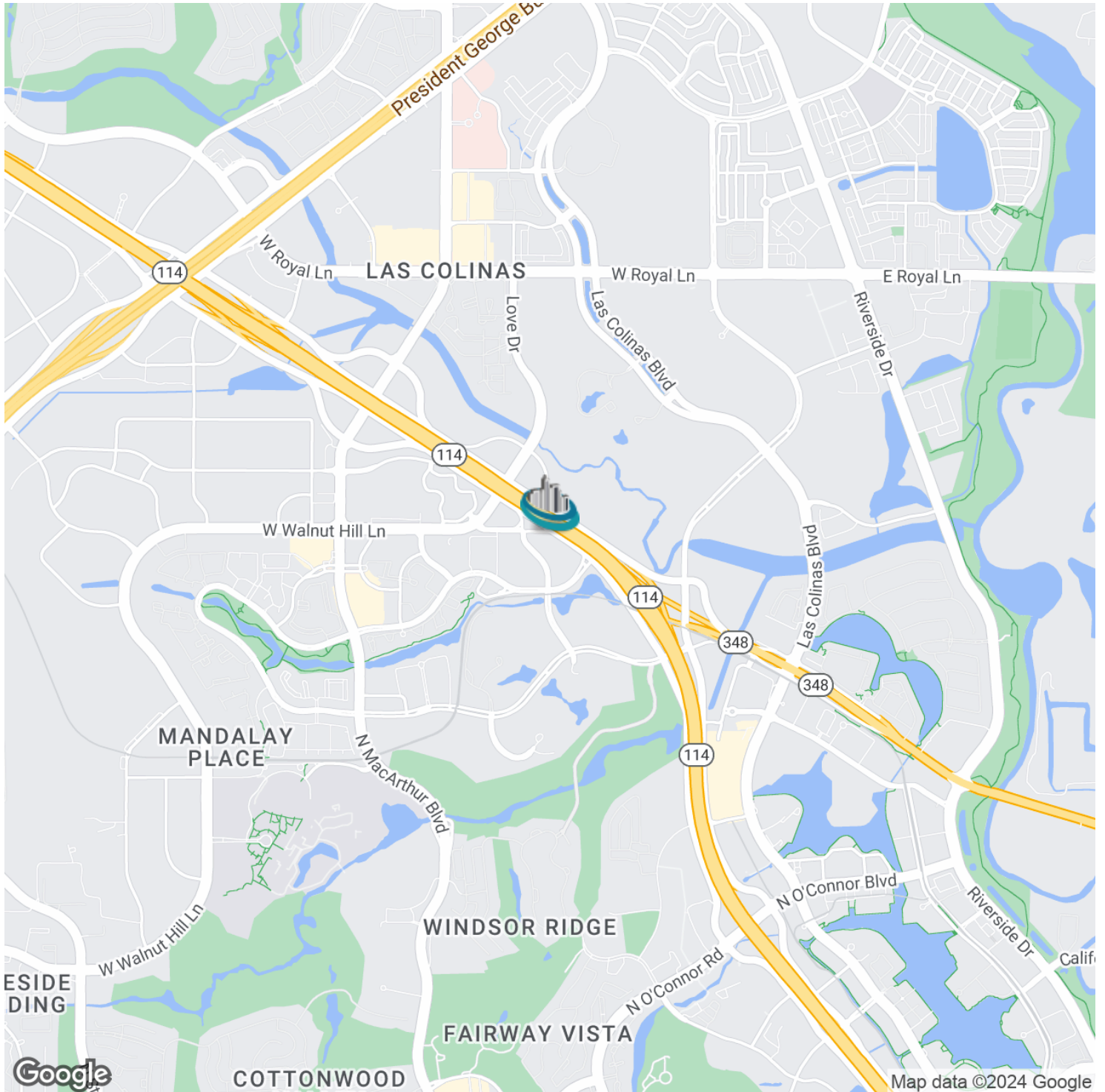




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Location Map



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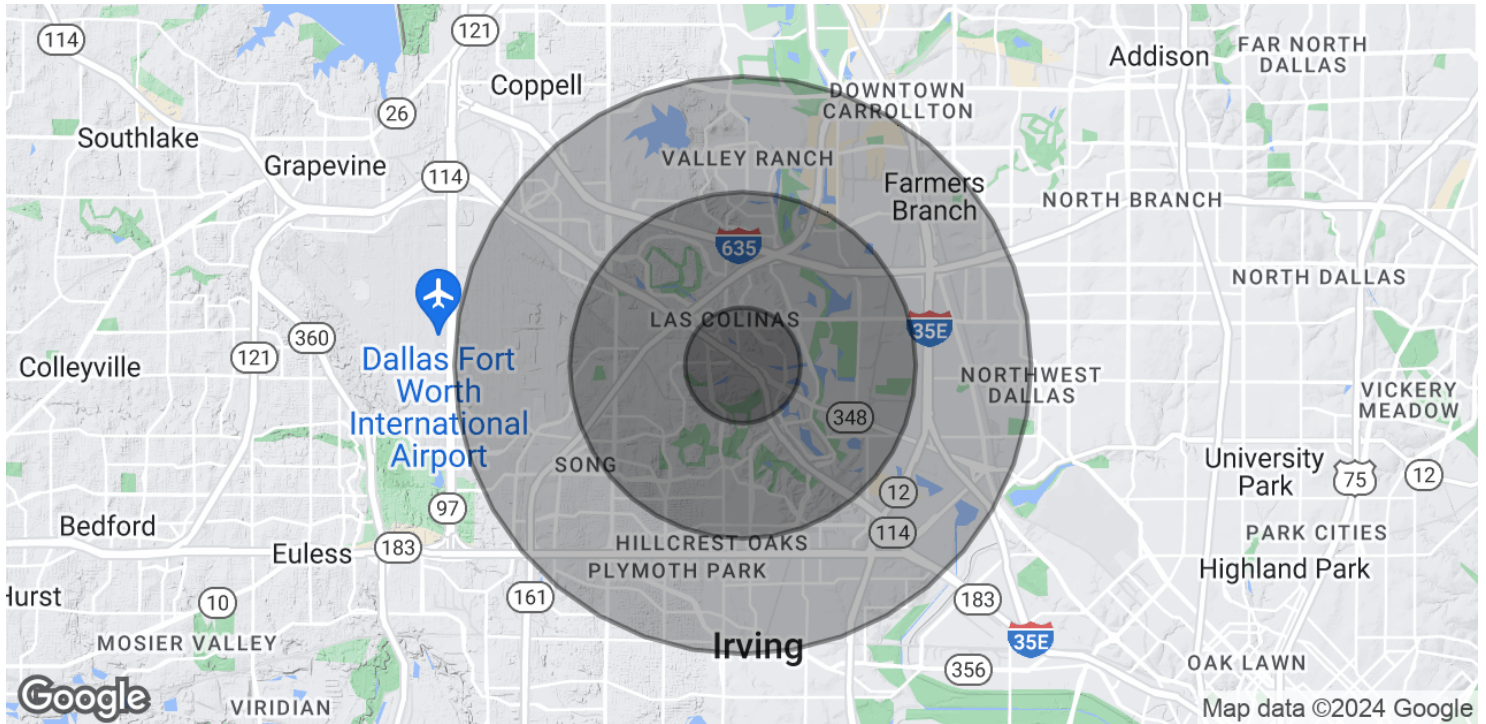
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### Demographics Map & Report



#### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,553  | 64,087  | 198,905 |
| Average Age          | 30.6   | 32.4    | 31.6    |
| Average Age (Male)   | 31.3   | 32.9    | 31.4    |
| Average Age (Female) | 29.6   | 32.0    | 31.7    |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,344     | 28,987    | 78,852    |
| # of Persons per HH | 2.0       | 2.2       | 2.5       |
| Average HH Income   | \$97,945  | \$83,195  | \$68,889  |
| Average House Value | \$520,552 | \$382,332 | \$241,873 |

\* Demographic data derived from 2020 ACS - US Census



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