



# FOR SALE

## SUPER 8 BY WYNDHAM TYLER TX

2616 W Northwest Loop 323, Tyler, TX 75702

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REALTY

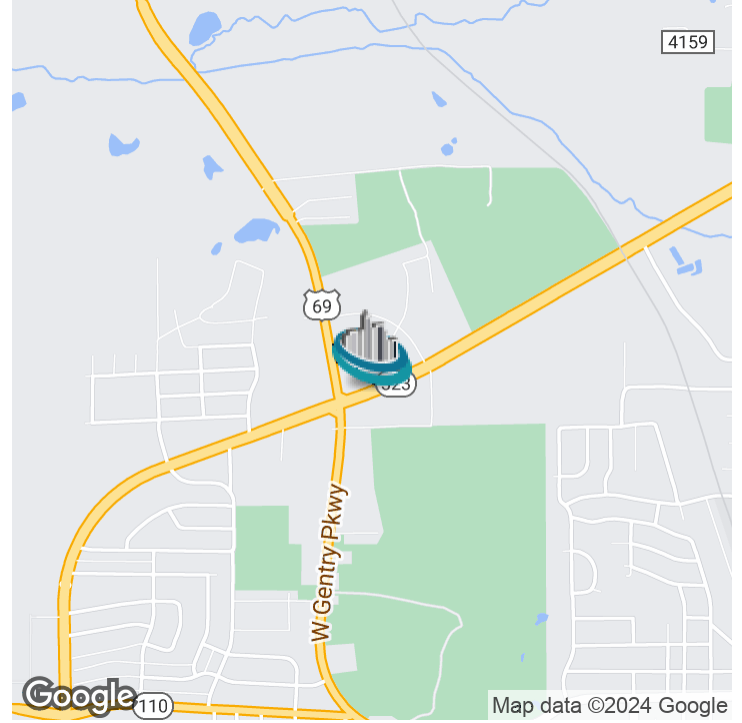
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### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$4,490,000
Building Size:	45,143 SF
Lot Size:	3.269 Acres
Number of Rooms:	126
Cap Rate:	8.02%
NOI:	\$360,000
Year Built:	1973
Renovated:	2020
Zoning:	Commercial
Market:	Tyler
Submarket:	East Texas

### PROPERTY OVERVIEW

The Super 8 in Tyler, Texas is listed exclusively with Tabani Realty. The hotel has 126 guestrooms with 2 buildings with exterior corridors. The hotel was built in 1973 and most recently renovated in 2020. The Super 8 offers free parking, free WIFI, and free breakfast. There is also an outdoor pool, a fitness center, and a business center. Each guest room comes with a coffee/tea maker, a microwave, and mini-refrigerator. Overall, the hotel has good guest reviews and is ranked highly as a place to stay in Tyler.

For the years of 2021-2022, the hotel is currently being leased out. The monthly rental income that the seller receives is \$25k per month. The new owner has the option to continue to carry out this leasing arrangement or to end the lease terms with a 30 day notice and start running the property. Additionally, there is a bar included in the sale that is currently leased out for \$60,000 per year.

### PROPERTY HIGHLIGHTS

- 126 guestrooms
- Renovated in 2020
- Located at intersection of 2 main highways





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Additional Photos

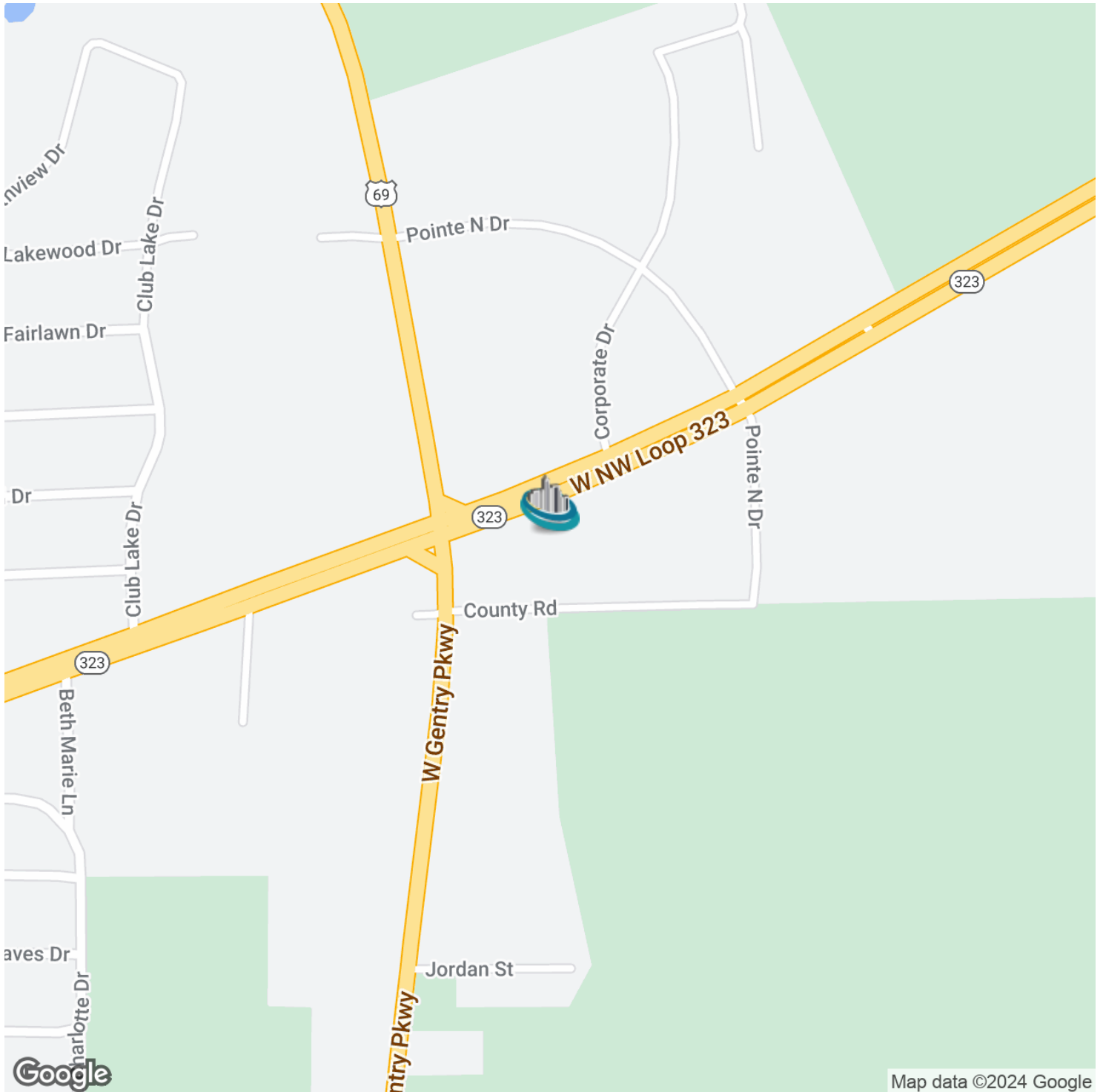




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Location Map

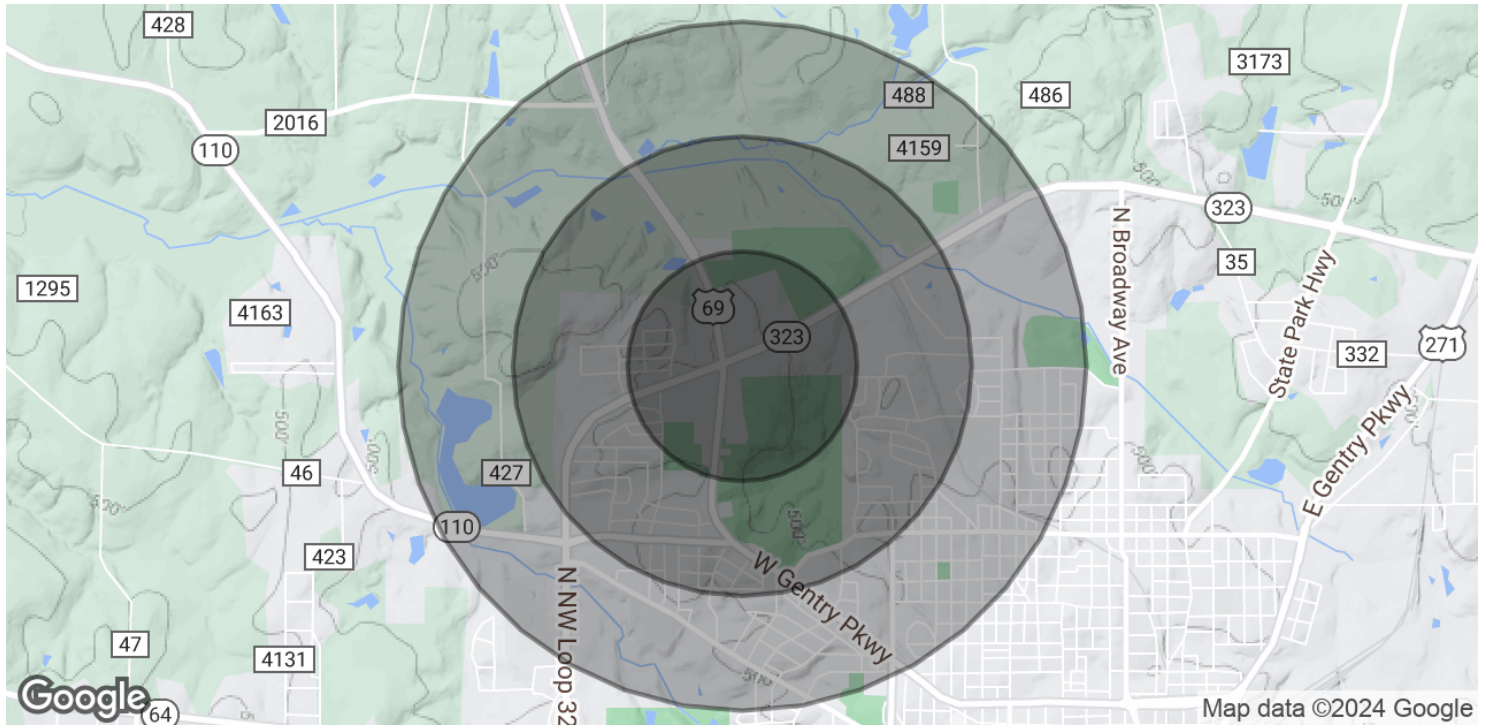




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## Demographics Map & Report



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,020	4,532	9,055
Average Age	31.8	35.9	34.9
Average Age (Male)	27.3	26.9	27.6
Average Age (Female)	39.6	42.0	40.3

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	323	1,569	3,405
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$46,683	\$47,914	\$43,486
Average House Value	\$80,242	\$80,384	\$82,035

\* Demographic data derived from 2020 ACS - US Census





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