



FOR SALE

ECONO LODGE SAN ANTONIO

9503 N Interstate 35, San Antonio, TX 78233

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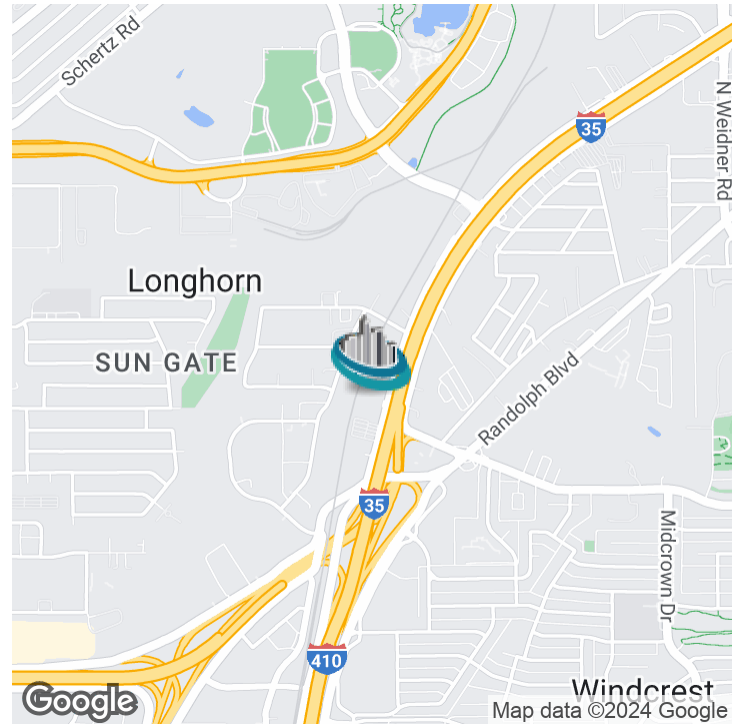
Tabani Realty
15455 Dallas Parkway
Addison, TX 75001
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,990,000
Building Size:	38,043 SF
Lot Size:	1.69 Acres
Number of Rooms:	113
Price / Room:	\$35,300
Cap Rate:	10.76%
NOI:	\$429,316
Year Built:	1972
Zoning:	Commercial
Market:	San Antonio

PROPERTY OVERVIEW

Tabani Realty is pleased to present the Econo Lodge in San Antonio, Texas, located directly on I-35 in the Northeast Submarket of San Antonio. The hotel asset has 113 guestrooms in varying room types and is listed at \$35,300 per key. The Econo Lodge is positioned in a high-traffic area with a 10-minute drive from the San Antonio Airport and a 15-minute drive from Downtown San Antonio.

PROPERTY HIGHLIGHTS

- Underperforming asset offering upside for hands-on management
- Absentee Managed
- Offered at \$35,300 per key
- Located on high-traffic I-35
- 10-minute drive from San Antonio Airport
- 14-minute drive from the Alamodome - Home of San Antonio's NBA team, The Spurs
- 15-minute drive from Downtown Riverwalk & The Alamo



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Additional Photos



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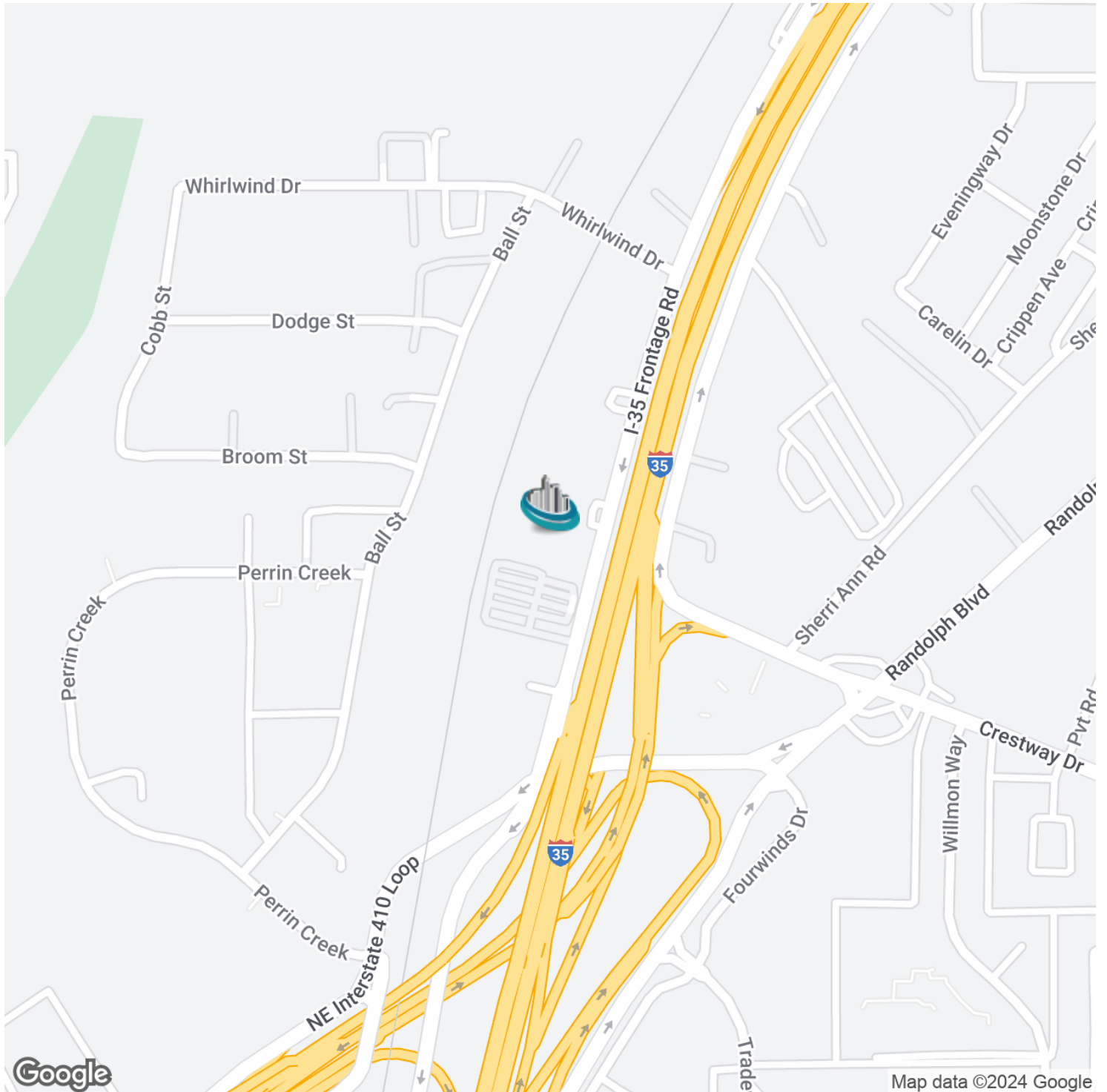
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Location Map

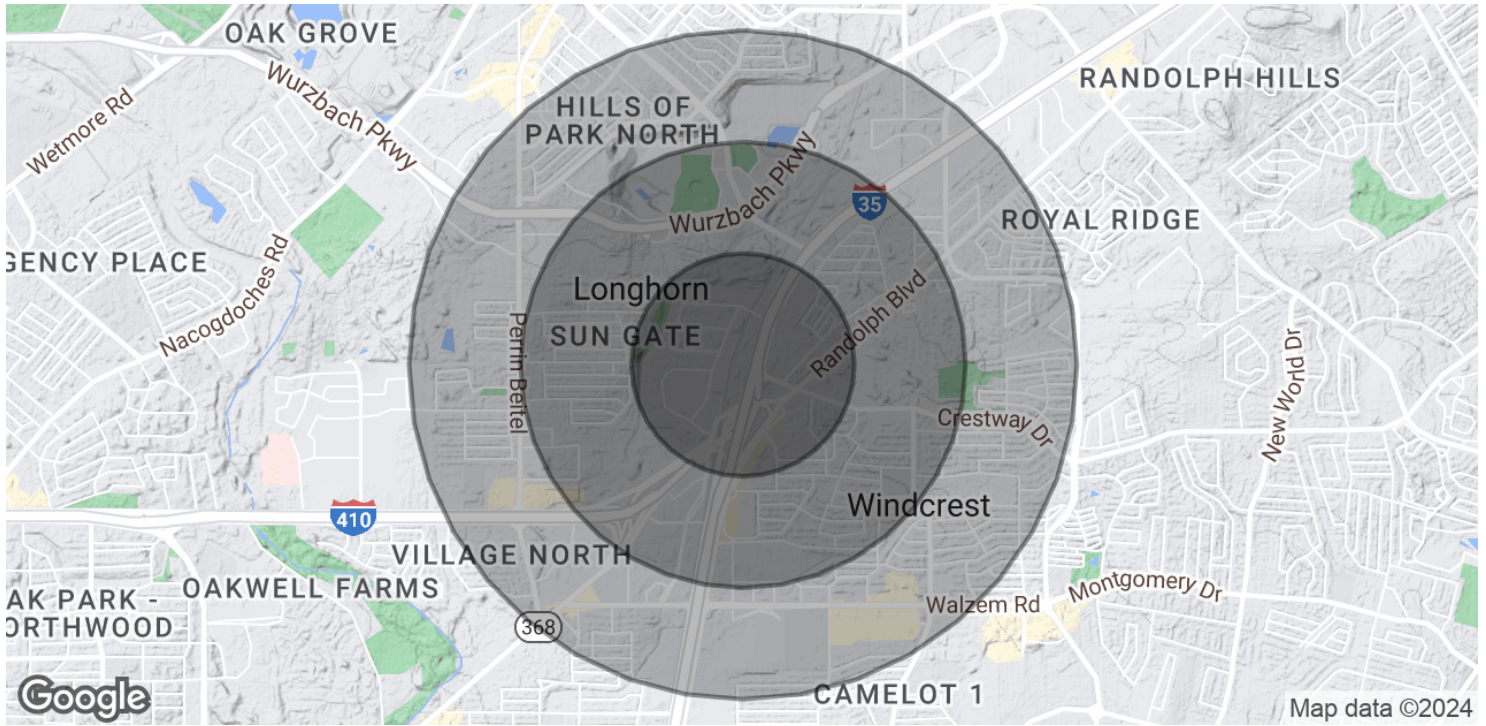




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Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,552	7,163	22,957
Average Age	35.1	36.8	36.1
Average Age (Male)	32.5	33.9	33.0
Average Age (Female)	35.6	38.1	38.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	522	2,557	9,027
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$58,226	\$59,957	\$53,961
Average House Value	\$129,282	\$137,674	\$131,418

* Demographic data derived from 2020 ACS - US Census