



# FOR SALE

## RED ROOF INN TEMPLE

400 Sw H K Dodgen Loop, Temple, TX 76504

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**TABANI**  
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### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	41,264 SF
Lot Size:	3.38 Acres
Number of Rooms:	100
Price / Room:	\$45,000
Cap Rate:	9.29%
NOI:	\$417,902
Year Built:	1974
Renovated:	2021
Zoning:	C SPPC
Market:	Central Texas
Submarket:	Temple

### PROPERTY OVERVIEW

We are pleased to present the Red Roof Inn located in Temple, TX, listed exclusively with Tabani Realty. The 41,264 SF hotel has 100 rooms and is offered at \$45K per key and a 10% current cap rate. The Red Roof Inn sits on 3.38 acres which is also included in the sale.

The Red Roof Inn is located on the south side of Temple, Texas, and is approximately one hour and 20 minutes north of Austin, Texas, and 2 hours south of Dallas, Texas. The hotel is near many restaurants, retail shops, and medical centers. The Red Roof Inn is also right next to Temple College. The property is also a 10-minute drive from Draughon-Miller Central Texas Regional Airport (TPL).

### PROPERTY HIGHLIGHTS

- Offered at 9.29% current cap rate
- 110 rooms offered at \$45K per room
- Excellent location near Temple College, Baylor Scott & White Medical Center, and the Temple V.A. Hospital
- Surrounded by a variety of restaurants and local attractions
- Located off of US 190 with easy access to Interstate 35 (I-35)
- Great guest reviews





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Additional Photos

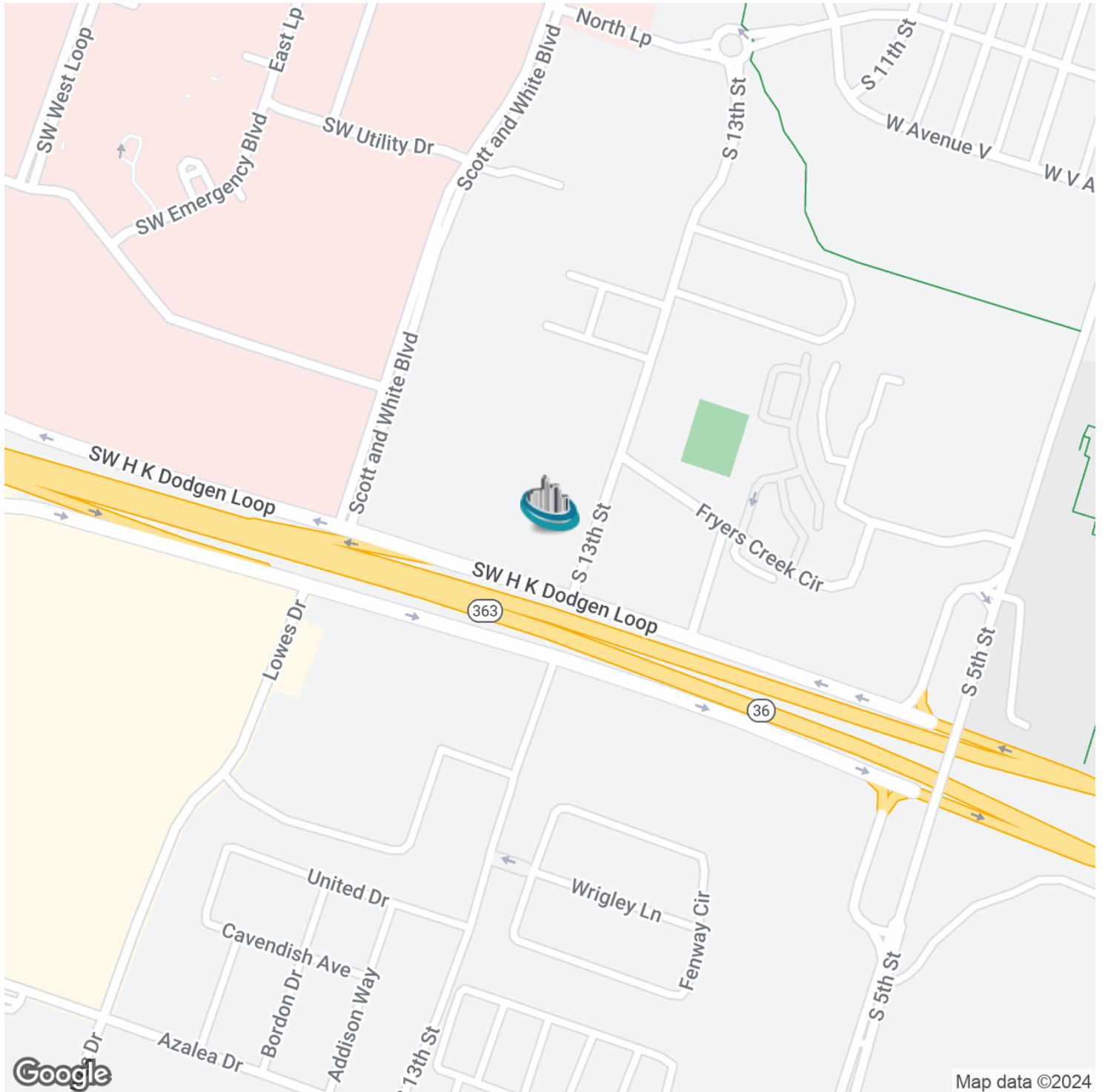




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Location Map



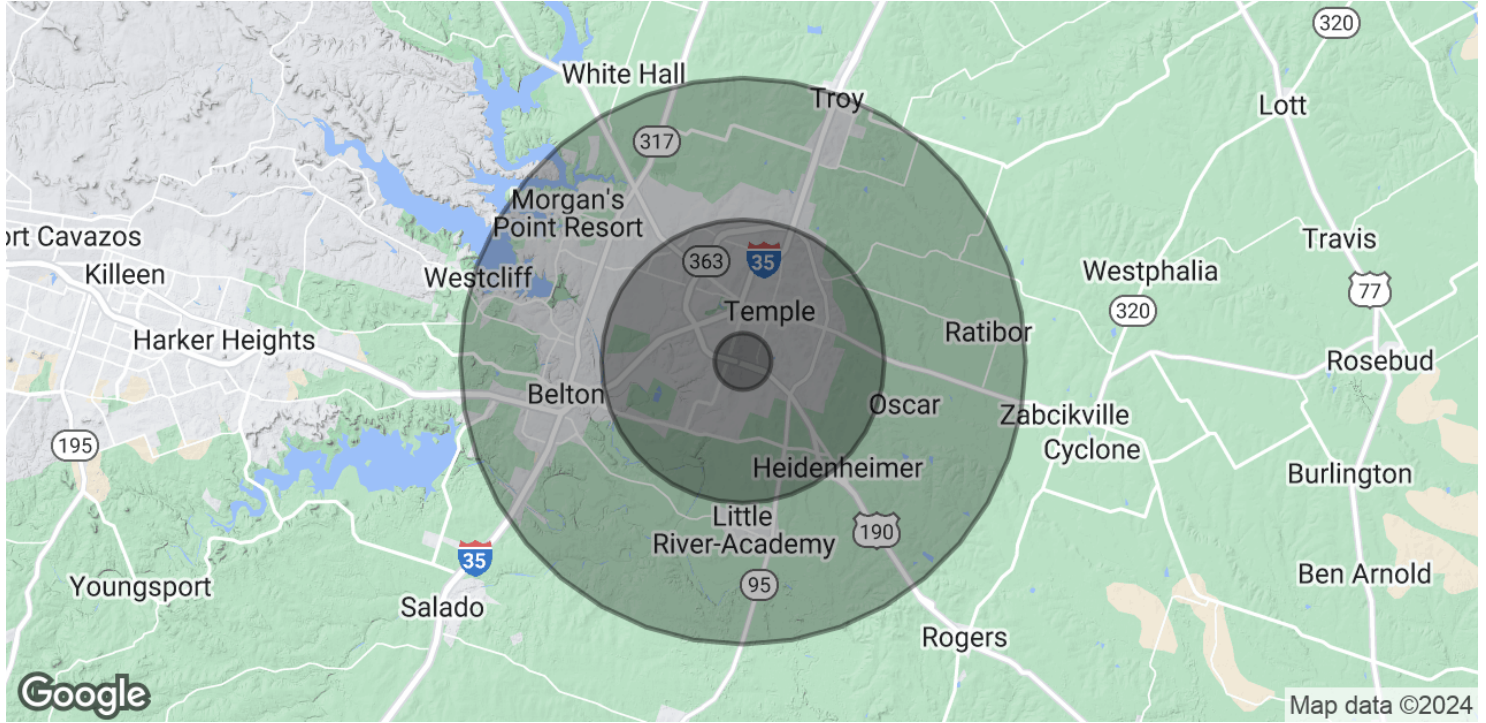




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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,394	67,156	120,409
Average Age	34.3	36.4	35.3
Average Age (Male)	33.5	34.5	33.6
Average Age (Female)	34.8	36.2	35.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,301	28,304	47,532
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$42,704	\$60,105	\$68,897
Average House Value	\$57,548	\$122,894	\$148,980

\* Demographic data derived from 2020 ACS - US Census



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