



FOR SALE

LA QUINTA INN BY WYNDHAM WICHITA FALLS

1128 Central Fwy, Wichita Falls, TX 76036

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,400,000
Building Size:	49,996 SF
Lot Size:	2.89 Acres
Number of Rooms:	139
Price / SF:	\$88.01
Cap Rate:	-1.97%
NOI:	-\$86,713
Year Built:	1972
Renovated:	2014
Zoning:	G6 Commercial
Market:	Wichita Falls

PROPERTY OVERVIEW

Tabani Realty is pleased to present the La Quinta Inn by Wyndham in Wichita Falls, Texas. The limited-service hotel has 139 guestrooms and is listed at \$31,654 per key. The La Quinta in Wichita Falls is a mismanaged property with the potential to cut costs and increase NOI. The property offers 139 guestrooms with interior corridors which were renovated in 2014. The building has an overall living space of 49,996 SF across two floors. The La Quinta Inn sits on 2.98 acres of land which is also included in the sale.

The La Quinta Inn by Wyndham in Wichita Falls Event Center North sits directly on I-44, close to the heart of Wichita Falls. This location experiences high volumes of pass-through traffic due to both the major thoroughway and the large Wichita Falls Sports Complex.

PROPERTY HIGHLIGHTS

- ADR & RevPAR lower than comps, scope for improvement for new ownership.
- Offered at \$31,654 per key.
- Offered at 7.5% Cap Rate.
- Mismanaged property, absentee operator, potential to cut costs and increase NOI and Revenue.



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Additional Photos

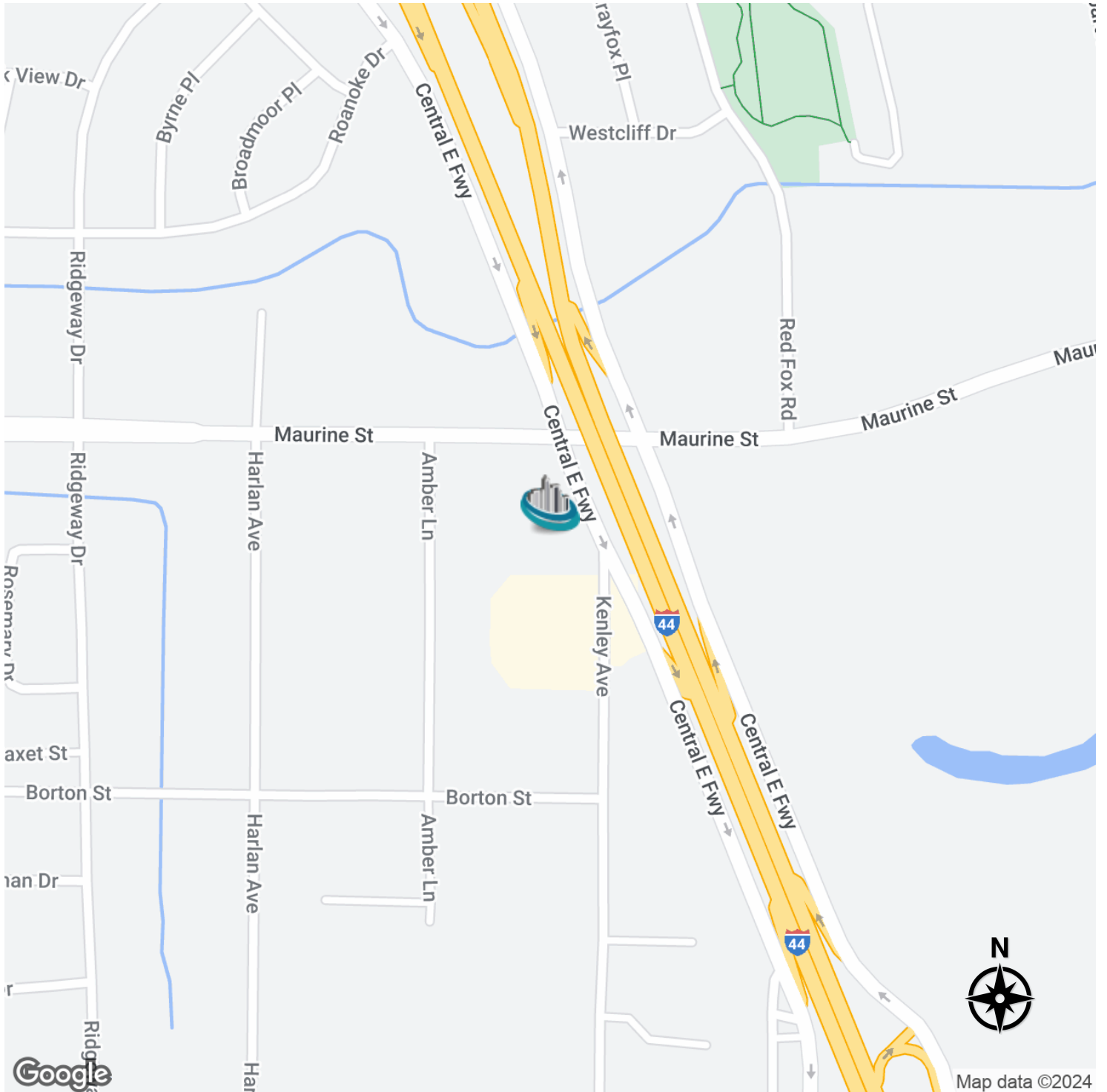




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Location Map



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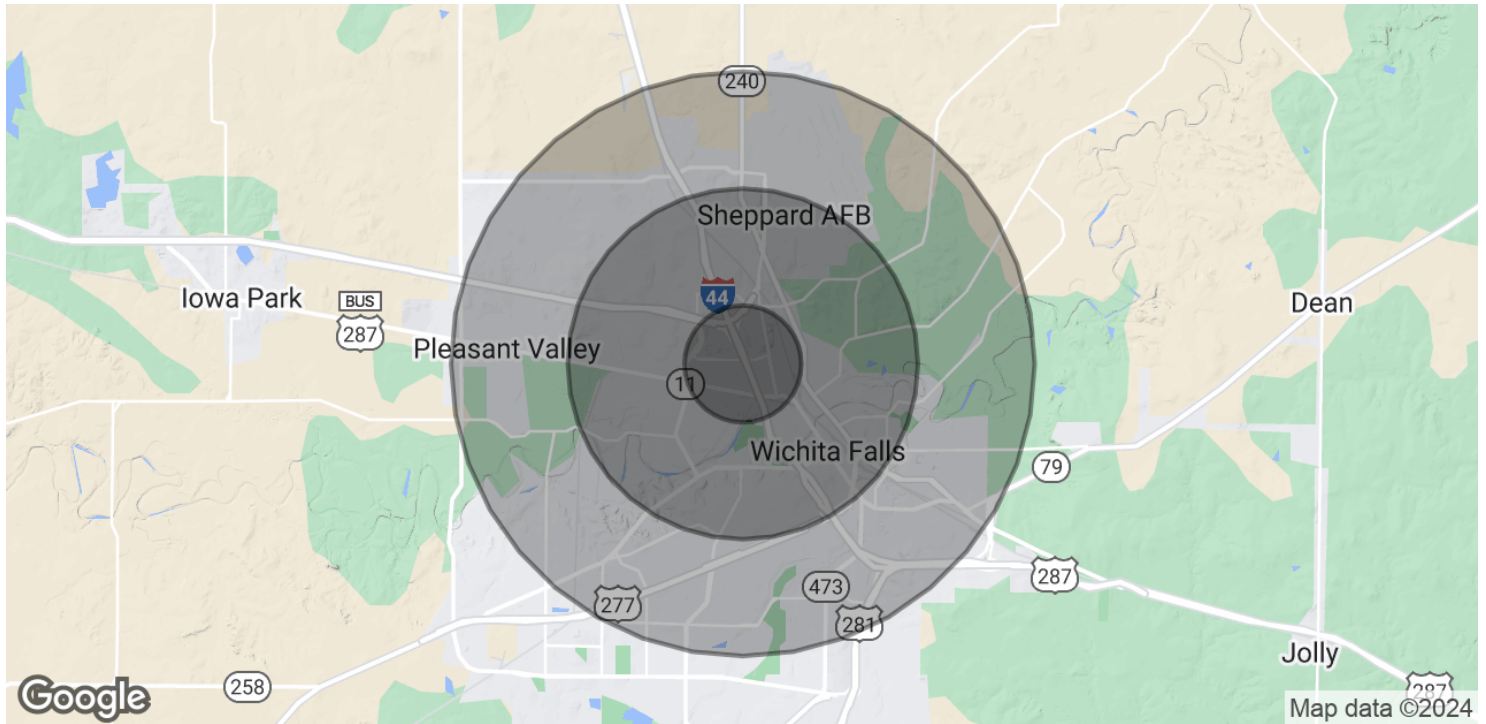
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,505	30,751	68,975
Average Age	40.7	34.7	34.8
Average Age (Male)	34.9	30.9	32.8
Average Age (Female)	46.5	37.6	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,749	13,384	28,461
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$34,779	\$39,051	\$49,996
Average House Value	\$46,480	\$60,835	\$96,237

* Demographic data derived from 2020 ACS - US Census