



# FOR SALE

## MOTEL 6 SONORA

1312 N Service Rd, Sonora, TX 76950

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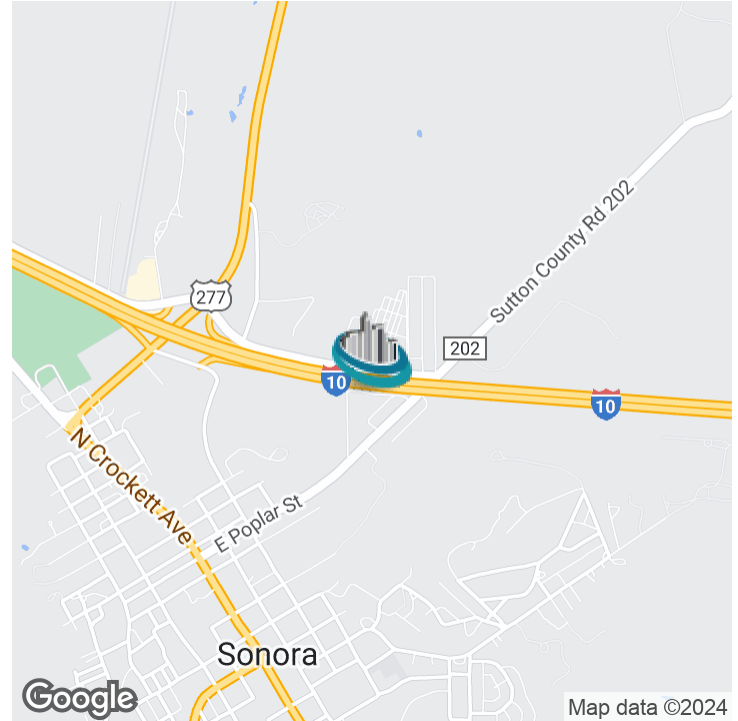
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### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$2,970,000
Price Per Room:	\$30,000
Building Size:	27,194 SF
Lot Size:	3.105 Acres
Number of Rooms:	99
Price / SF:	\$109.22
Cap Rate:	7.35%
NOI:	\$218,414
Year Built:	1970
Renovated:	2013
Zoning:	Commercial
Market:	Sonora

### PROPERTY OVERVIEW

We are pleased to present Motel 6 in Sonora, Texas, listed exclusively with Tabani Realty. The subject hotel has 99 guestrooms and is offered at \$30,000 per key. The hotel is equipped with exterior corridors and guestrooms are spread across two floors. The overall building size is 27,194 SF and sits on 3.105 acres of land which is included in the sale.

The motel is popular among transient visitors needing a place to stay along their route to a destination. Located at mile marker 400 on Interstate Highway 10, Sonora is exactly halfway between the Florida and California coastlines and exactly halfway across the State of Texas, between Beaumont and El Paso. Sonora is situated on U.S. Hwy 277 and is a member of the coalition of communities developing the north/south Ports-to-Plains International Trade Corridor connecting the United States and our major trading partners, Mexico and Canada.

### PROPERTY HIGHLIGHTS

- Excellent highway access for the transportation of goods and services
- Popular lodging choice among those traveling long distances
- Strategically located at the intersection of I-10 and US-277
- Profitable business (2020 decline due to pandemic)
- Meeting room and conference space on site





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Additional Photos

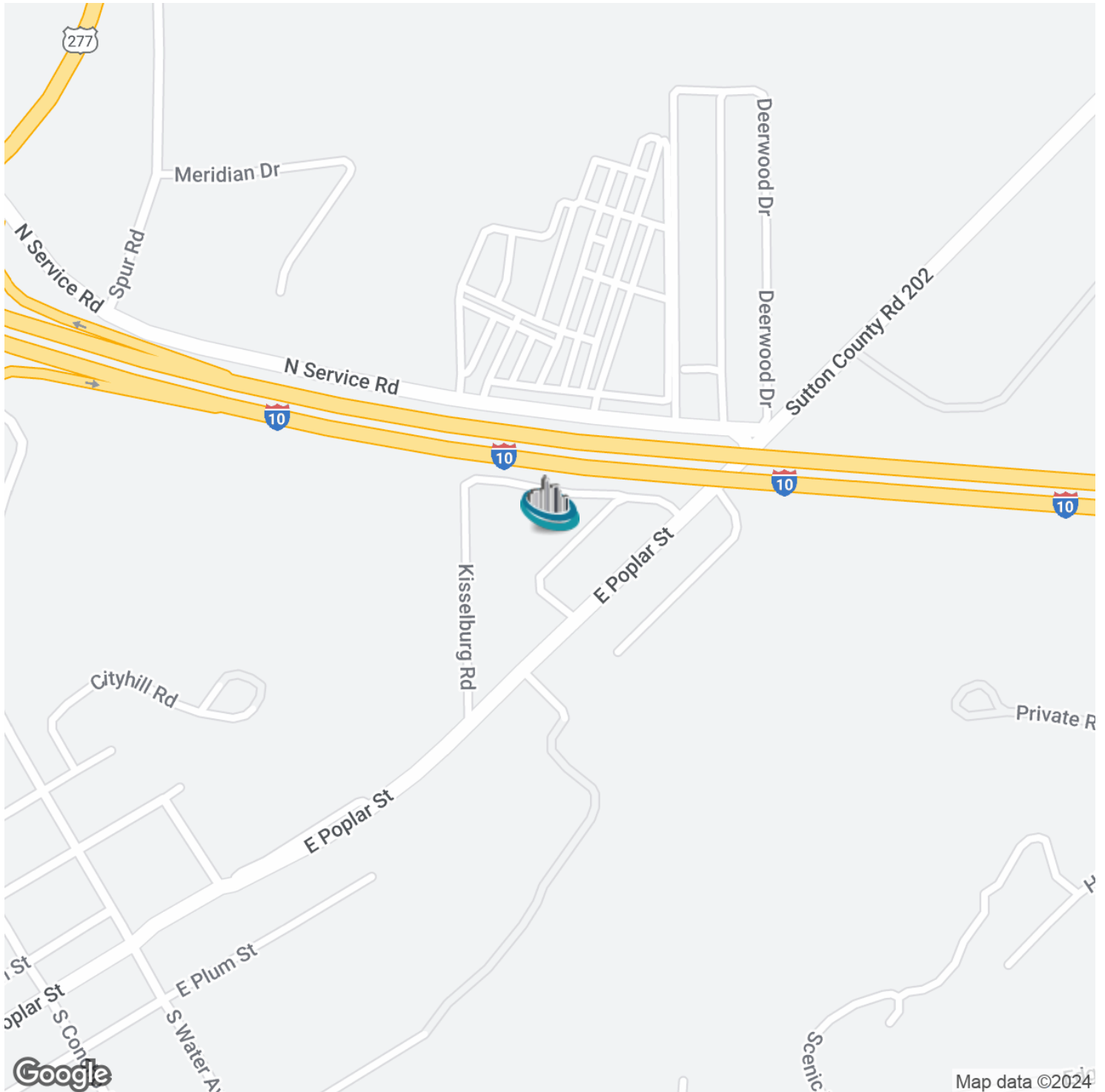




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Location Map



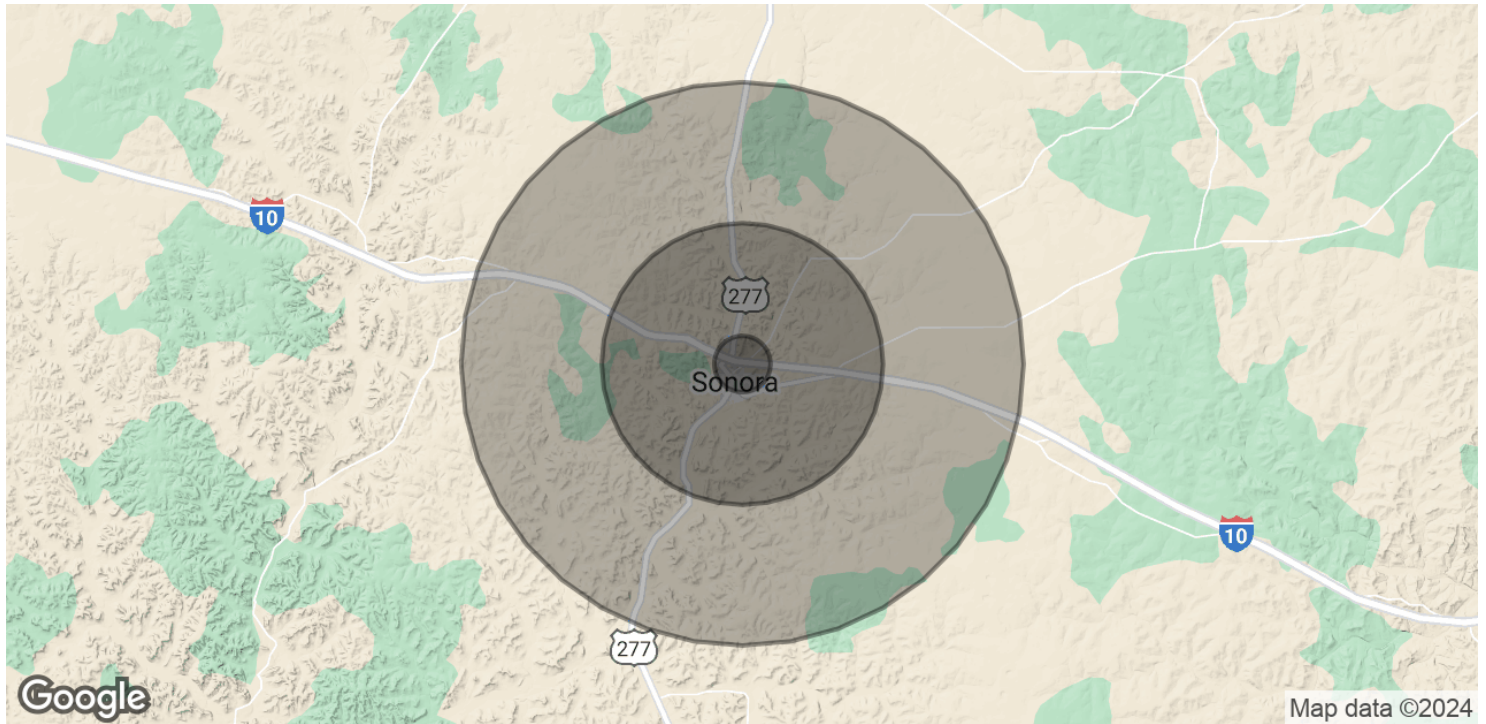




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### Demographics Map & Report



#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	285	2,501	2,988
Average Age	36.8	37.4	36.4
Average Age (Male)	28.8	33.8	33.2
Average Age (Female)	44.6	41.1	39.8

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	127	1,256	1,495
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$77,010	\$51,966	\$48,083
Average House Value	\$156,461	\$102,790	\$101,506

\* Demographic data derived from 2020 ACS - US Census