



# FOR SALE

## SUBURBAN STUDIOS LEWISVILLE

1920 Lakepointe Dr, Lewisville, TX 75057

**Salman (Sam) Tabani**  
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**TABANI**  
REALTY

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972.810.7729  
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### Executive Summary



### OFFERING SUMMARY

Sale Price:	Call for Offer
Building Size:	62,869 SF
Lot Size:	2.3 Acres
Number of Rooms:	145
Cap Rate:	8.48%
NOI:	\$932,991
Year Built:	1998
Renovated:	2020
Zoning:	F1 Commercial
Market:	Dallas-Fort Worth
Submarket:	Lewisville

### PROPERTY OVERVIEW

Discover an exceptional investment opportunity with the Suburban Studios Hotel, ideally nestled in the vibrant heart of the Dallas Fort Worth metroplex. This expansive property boasts 145 rooms spread across three floors on a spacious 2.3-acre lot, offering a solid foundation built in 1998. With interior corridors and full ADA compliance, the hotel ensures convenience and accessibility for all guests. Guests can relax in the inviting outdoor pool or maintain their fitness routine at the on-site fitness center. The strategic location places it just minutes away from key attractions, including the Grapevine Mills Mall (9 minutes), Gaylord Texan Convention Center (12 minutes), and the upscale shopping and dining paradise of Legacy West (14 minutes). Don't miss this prime opportunity to own a versatile hotel in a thriving area bustling with tourism and business potential.

### PROPERTY HIGHLIGHTS

- Located just off Interstate 35E in Lewisville
- Central location makes it easy to reach attractions throughout the Metroplex
- Grapevine Mills Mall (9 minutes)
- Gaylord Texan Convention Center (12 minutes)
- Legacy West (14 minutes)





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Additional Photos

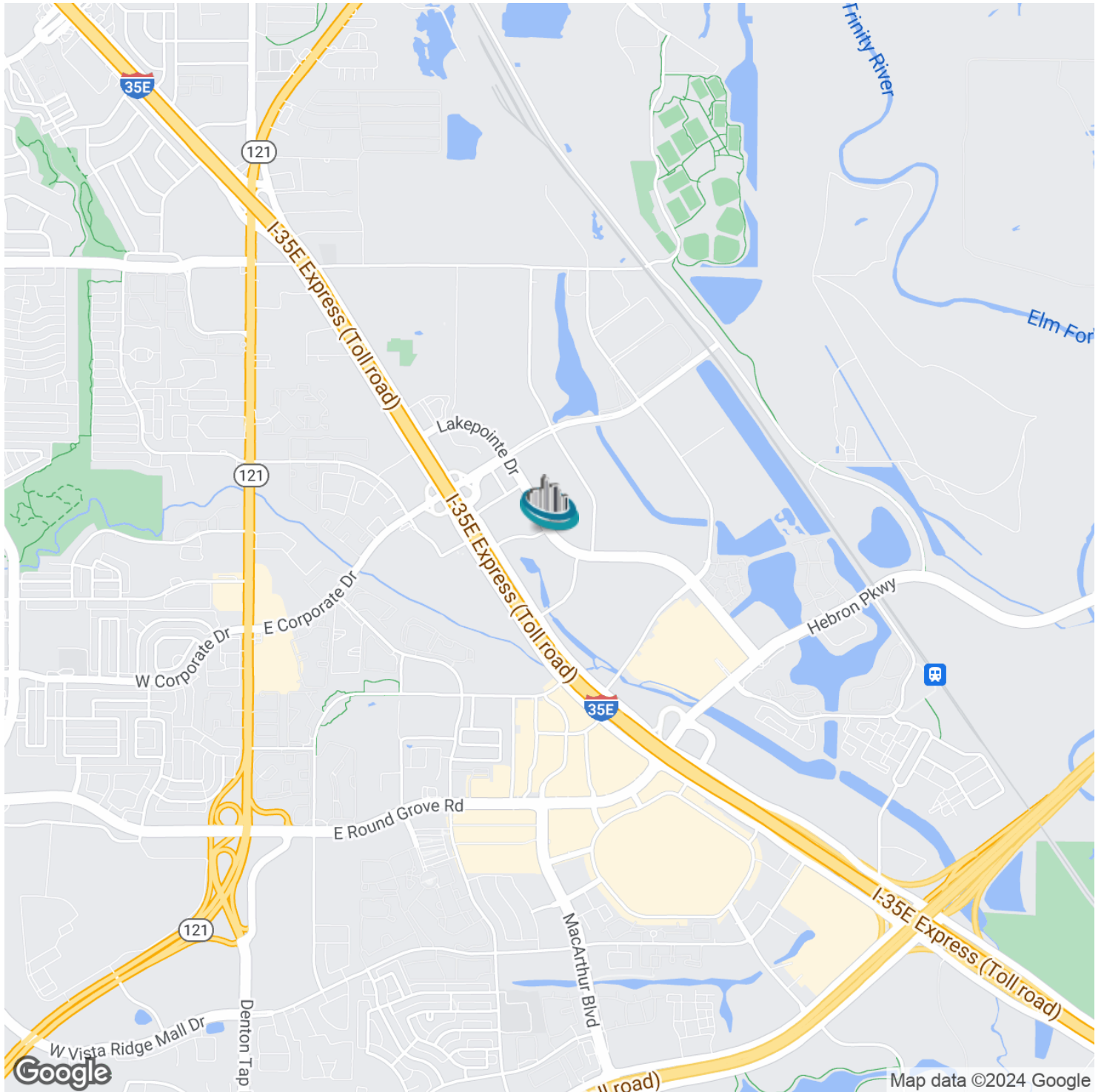




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Location Map



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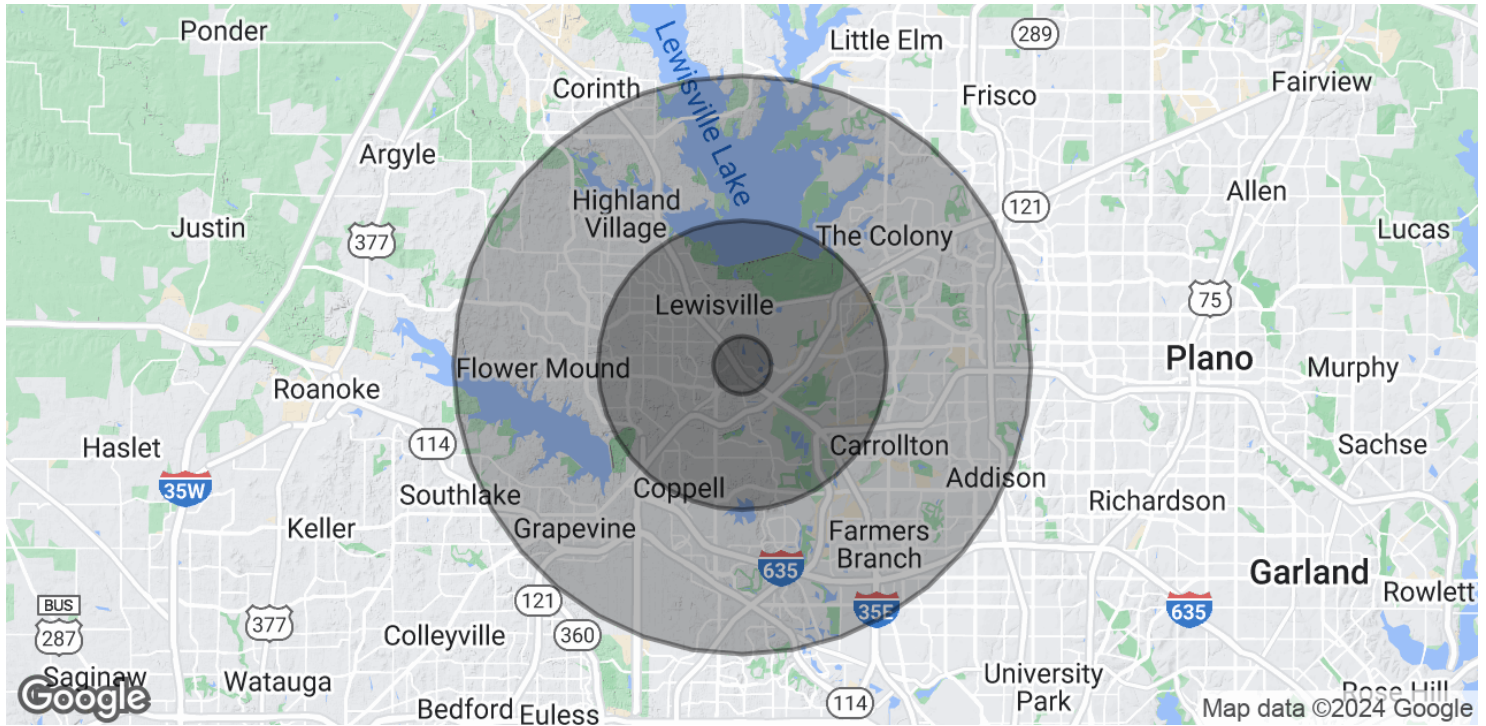




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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,187	221,976	760,644
Average Age	30.3	37.2	38.2
Average Age (Male)	29.1	35.9	37.3
Average Age (Female)	31.2	38.3	38.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,371	85,495	313,156
# of Persons per HH	2.1	2.6	2.4
Average HH Income	\$57,066	\$105,475	\$111,409
Average House Value	\$53,625	\$273,770	\$284,161

\* Demographic data derived from 2020 ACS - US Census