



FOR SALE

STUDIO 6 EL PASO, TX – EAST

11049 Gateway Blvd W, El Paso, TX 79935

Salman (Sam) Tabani
972.810.7729 x1
stabani@tabanirealty.com



TABANI
REALTY

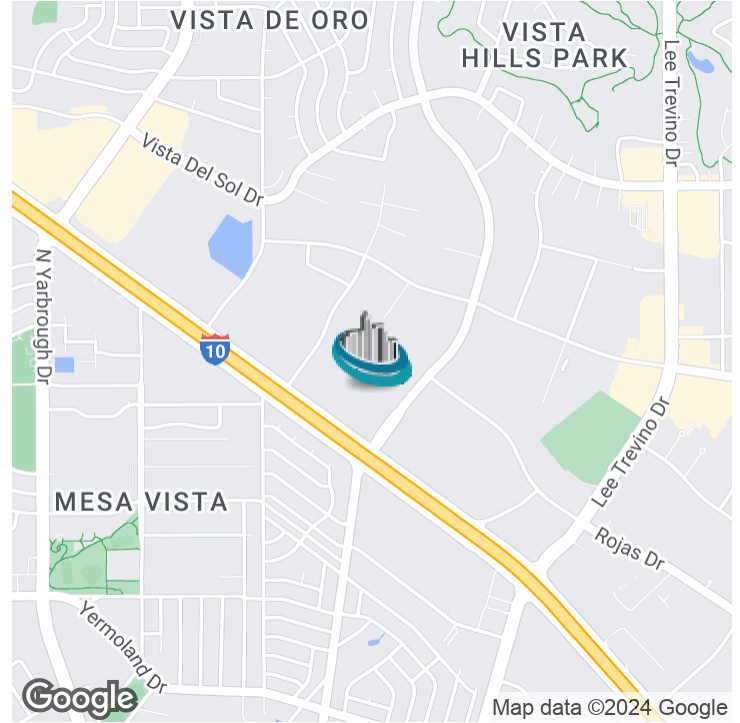
Tabani Realty
15455 Dallas Parkway
Addison, TX 75001
972.810.7729
tabanirealty.com



FOR SALE | STUDIO 6 EL PASO, TX – EAST

11049 Gateway Blvd W, El Paso, TX 79935

Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,700,000
Price/Room:	\$61,300
Building Size:	50,504 SF
Lot Size:	2.65 Acres
Number of Rooms:	93
Price / SF:	\$112.86
Cap Rate:	9.02%
NOI:	\$514,166
Year Built:	1978
Zoning:	C3
Market:	Texas West
Submarket:	El Paso

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of El Paso! This charming hotel, boasting 93 rooms spread across 2 floors, is strategically situated just off Interstate 10, ensuring convenient access for travelers. With exterior corridors providing ease of movement, guests can enjoy seamless transitions throughout their stay.

The hotel's prime location offers proximity to popular attractions such as the El Paso Zoo and Fort Bliss, catering to both leisure and business travelers alike. Additionally, the Del Sol Medical Center is merely a 2-minute drive away, providing convenience for medical tourists. For those arriving by air, the El Paso International Airport (ELP) is just a short 10-minute drive. This promising investment opportunity is offered at a competitive price with an attractive Caprate, promising substantial returns. Don't miss out on this chance to own a thriving hospitality business in a bustling city!

PROPERTY HIGHLIGHTS

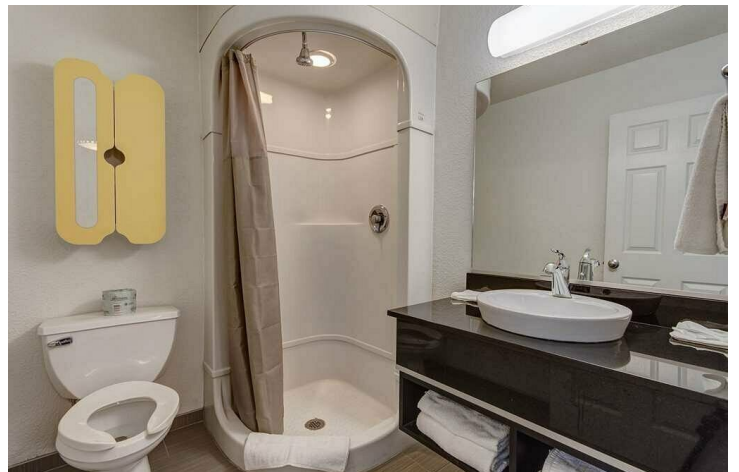
- 93 rooms arranged over 2 floors
- Located off Interstate 10
- Exterior Corridors



FOR SALE | STUDIO 6 EL PASO, TX – EAST

11049 Gateway Blvd W, El Paso, TX 79935

Additional Photos

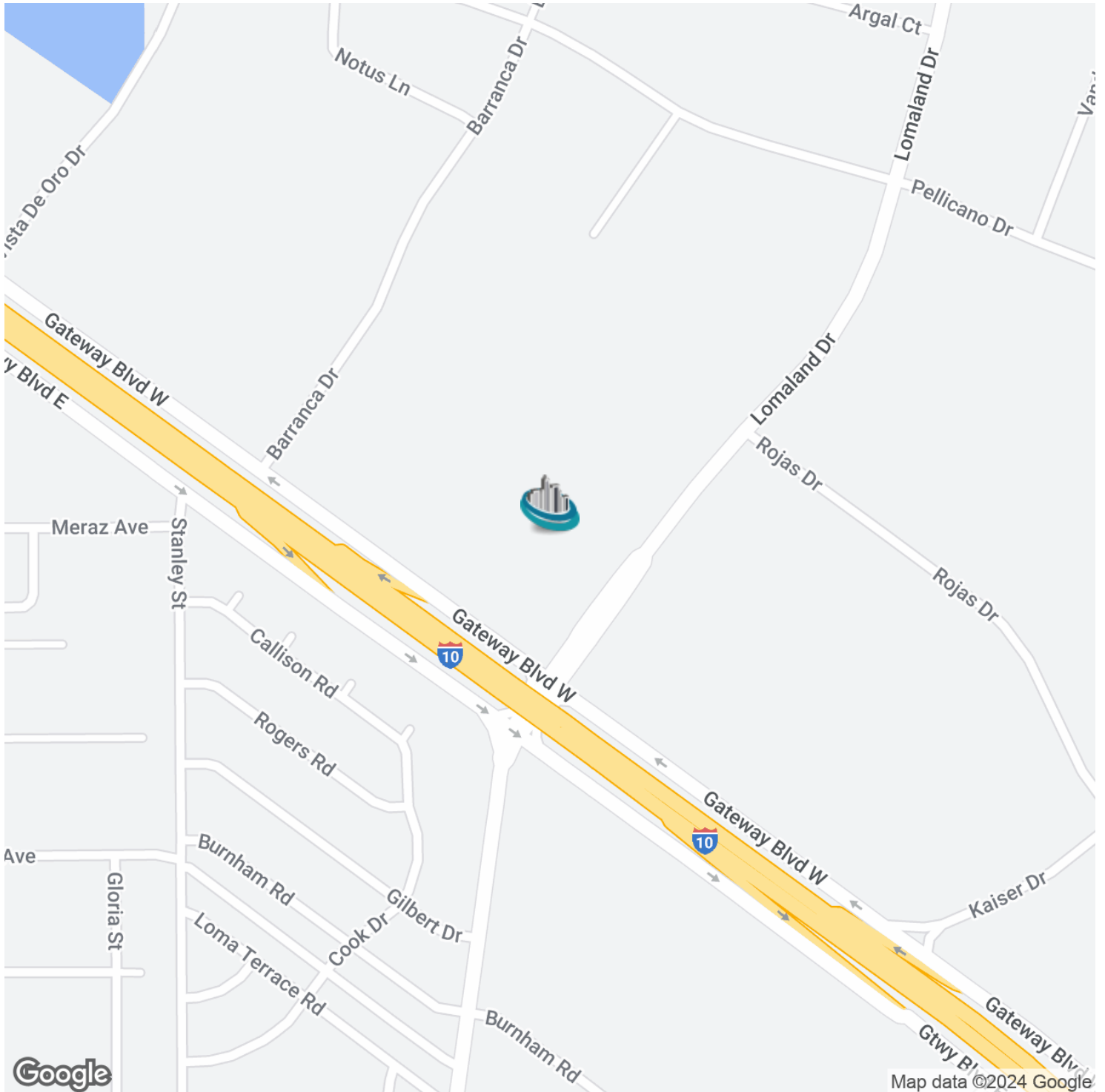




FOR SALE | STUDIO 6 EL PASO, TX – EAST

11049 Gateway Blvd W, El Paso, TX 79935

Location Map

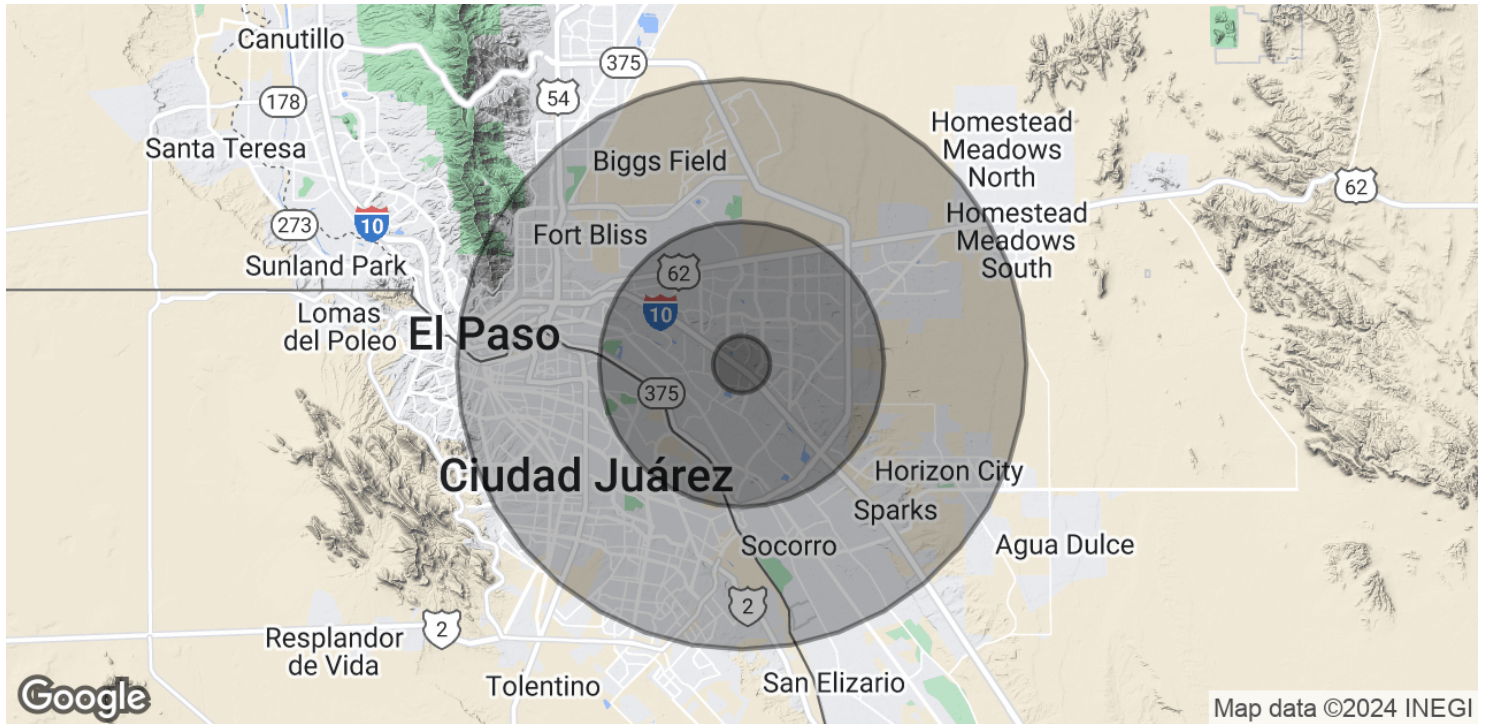




FOR SALE | STUDIO 6 EL PASO, TX – EAST

11049 Gateway Blvd W, El Paso, TX 79935

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,314	277,991	538,581
Average Age	32.9	35.5	34.2
Average Age (Male)	29.8	33.2	32.7
Average Age (Female)	35.0	37.5	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,087	97,195	187,334
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$52,133	\$57,445	\$54,842
Average House Value	\$109,262	\$126,415	\$118,593

2020 American Community Survey (ACS)



TABANI
REALTY