



# FOR SALE

## ECONO LODGE

2010 Lomas Del Sur, Laredo, TX 78046

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### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$5,750,000
Price/Room:	
Building Size:	37,009 SF
Available SF:	
Lot Size:	1.56 Acres
Number of Rooms:	83
Price / SF:	\$155.37
Cap Rate:	8.96%
NOI:	\$515,443
Year Built:	2007
Zoning:	B-3
Market:	Texas South
Submarket:	Laredo

### PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the heart of Laredo, Texas! This immaculate hotel, featuring 83 rooms spread across two floors, is meticulously designed for comfort and convenience. Boasting a 100% smoke-free environment, guests can indulge in a pristine atmosphere. Strategically situated just 4.6 miles from Laredo International Airport and a short drive from the renowned Outlet Shoppes at Laredo, its location ensures maximum accessibility and attraction. With Texas A&M International University nearby and easy access to the Mexican border, the hotel appeals to a diverse range of guests.

Furthermore, its proximity to cultural landmarks such as the Laredo Center for the Arts and Laredo Arena adds to its allure. Positioned in close proximity to the Port of Laredo, the nation's premier port, this investment promises immense potential with \$69,300 per room. Don't miss out on this golden opportunity to own a slice of Laredo's thriving hospitality industry!

### PROPERTY HIGHLIGHTS

- 83 Rooms arranged over 3 Floors
- 100% smoke-free
- Laredo International Airport - 4.6 mi





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Additional Photos

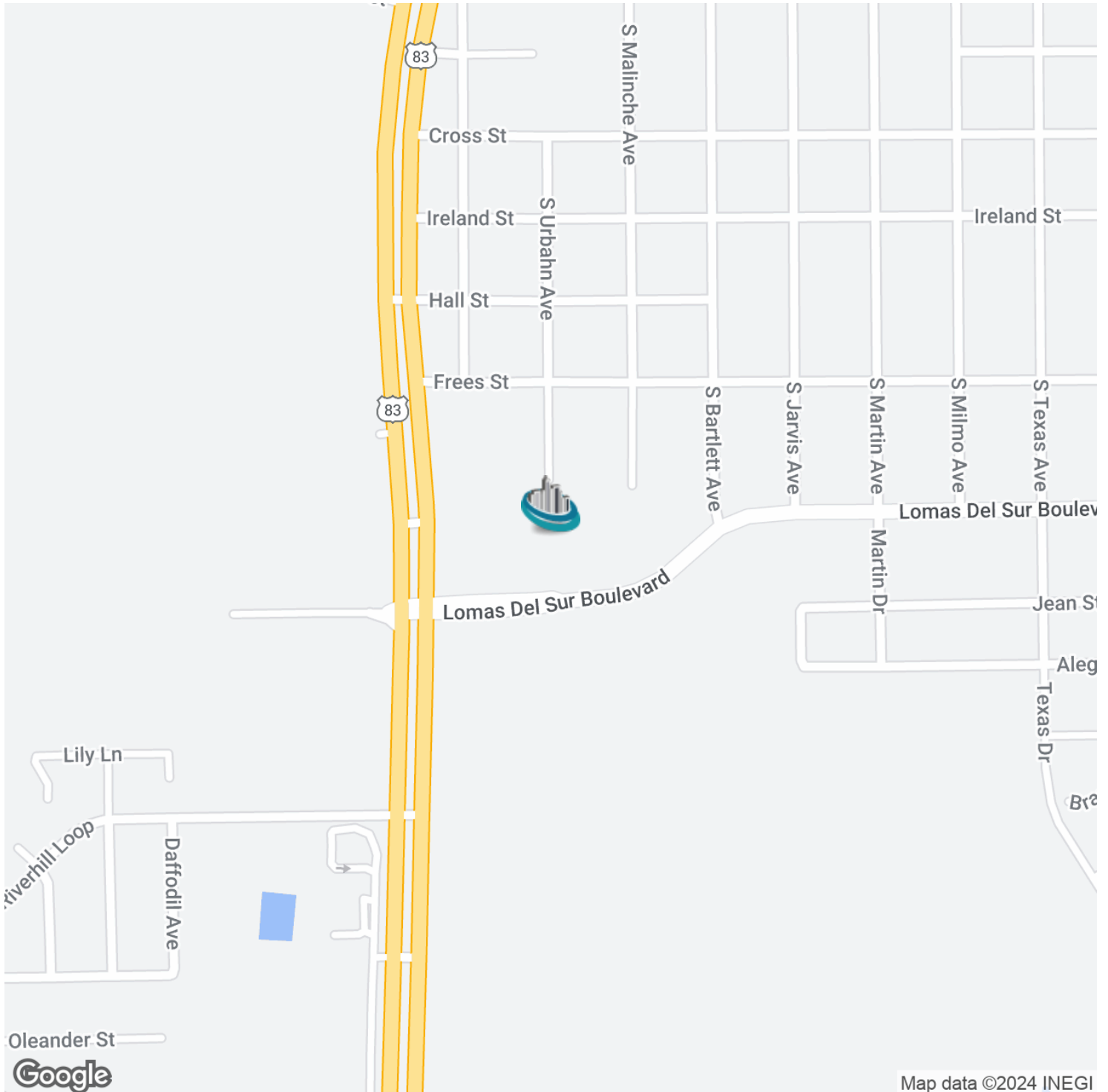




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Location Map



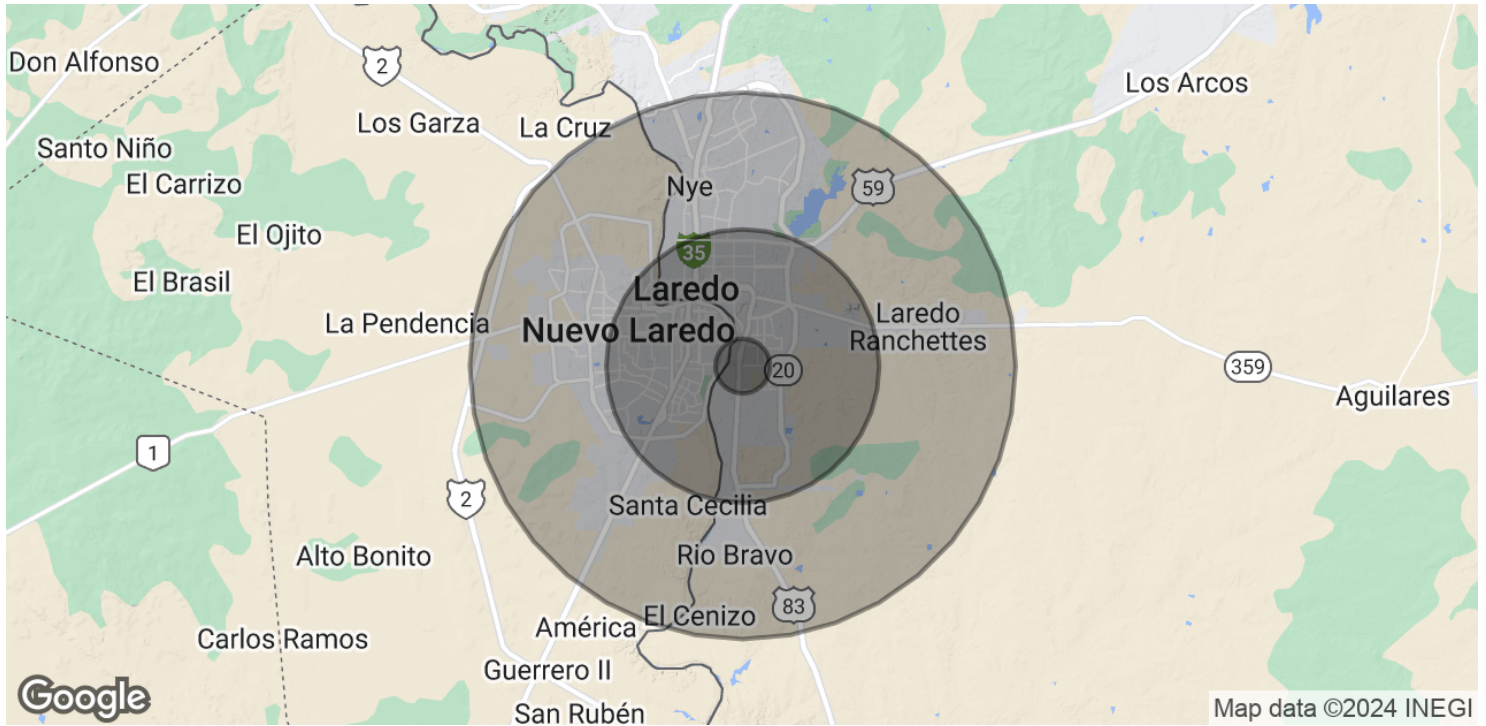
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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11,976	144,149	253,569
Average Age	24.8	27.7	29.8
Average Age (Male)	23.9	26.2	28.4
Average Age (Female)	26.5	30.1	31.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,267	43,290	77,836
# of Persons per HH	3.7	3.3	3.3
Average HH Income	\$42,222	\$46,030	\$58,407
Average House Value	\$111,340	\$104,971	\$130,537

\* Demographic data derived from 2020 ACS - US Census