



FOR SALE

MOTEL 6 CLEBURNE

1720 W Henderson, Cleburne, TX 76033

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TABANI
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,600,000
Price / SF:	\$118.67
Cap Rate:	8.33%
NOI:	\$299,849
Lot Size:	2.51 Acres
Year Built:	2011
Building Size:	30,336 SF
Zoning:	F1 Real Commercial
Market:	Fort Worth
Submarket:	Cleburne

PROPERTY OVERVIEW

The Motel 6 in Cleburne is exclusively listed by Tabani Realty. The property was built in 2011 and has been maintained in excellent condition. The property has 79 rooms with an overall living space of 30,336 SF across 3 floors with interior corridors. The hotel sits on 2.509 acres of land that is also included in the sale. The location of the hotel is ideal since it is located right off of State Highway 67 and not far from TX-174, a main road for the area. The hotel is also close to major employers in the area, which is convenient for business travelers.

Motel 6 has many amenities that they offer for their guests. Some of the features that the hotel offers are 24-hour front desk availability, an outdoor pool, on-site self-service laundry facilities, free wifi and cable, free coffee/tea in the lobby, and free parking with RV/bus parking available. The property is near some of the popular local attractions and the big businesses based in the area.

ADDITIONAL INFORMATION

Please note that this is only a brief informational flyer. To get more information, such as STR reports and financial information, please go to our website. Once at the listings page, click on this listing and then click on the button with a lock that says 'Studio 6 Bay City' and create an account to sign an electronic CA. Or inquire directly with info@tabanirealty.com.



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Additional Photos

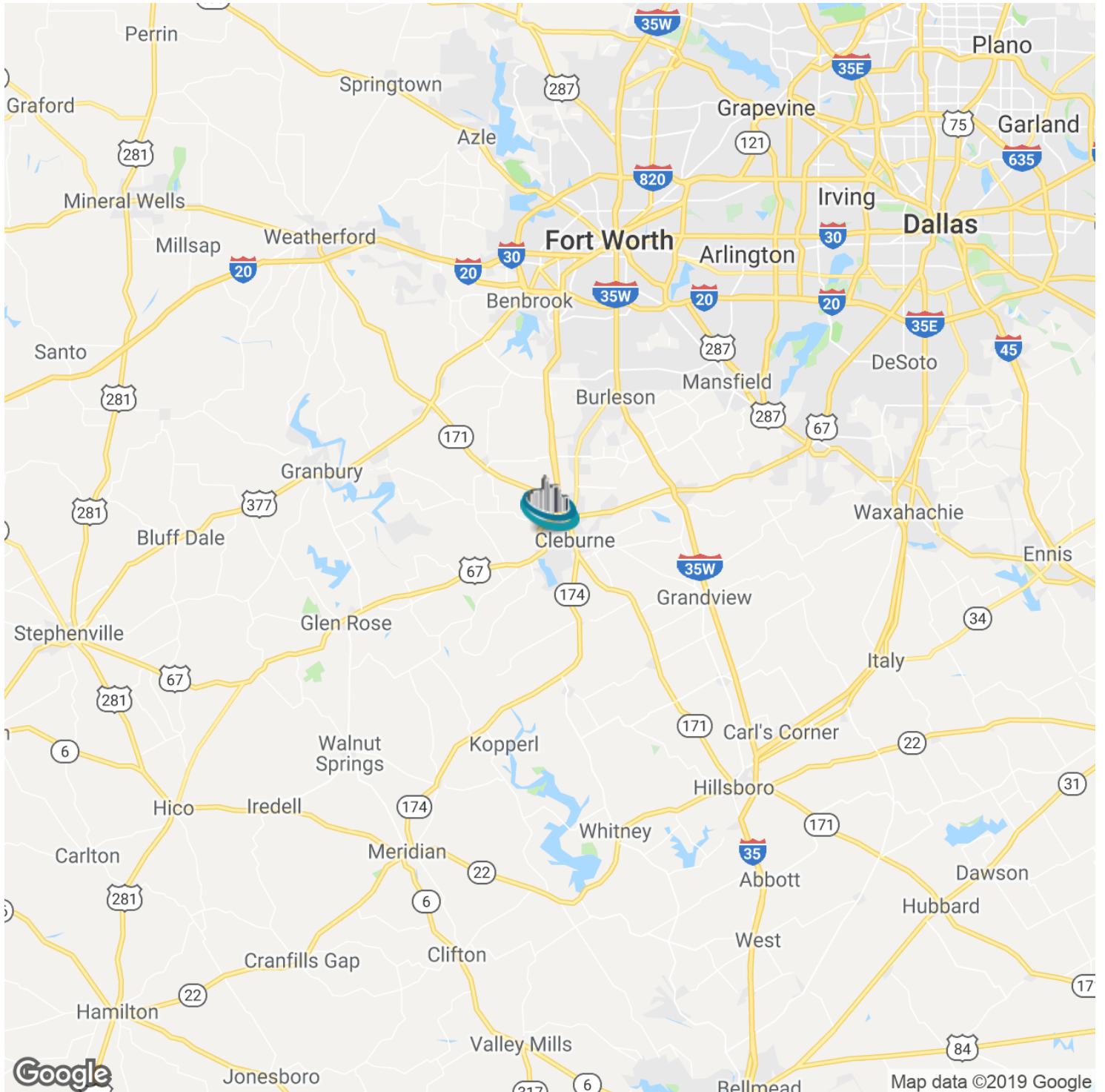




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Location Maps



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Retailer Map

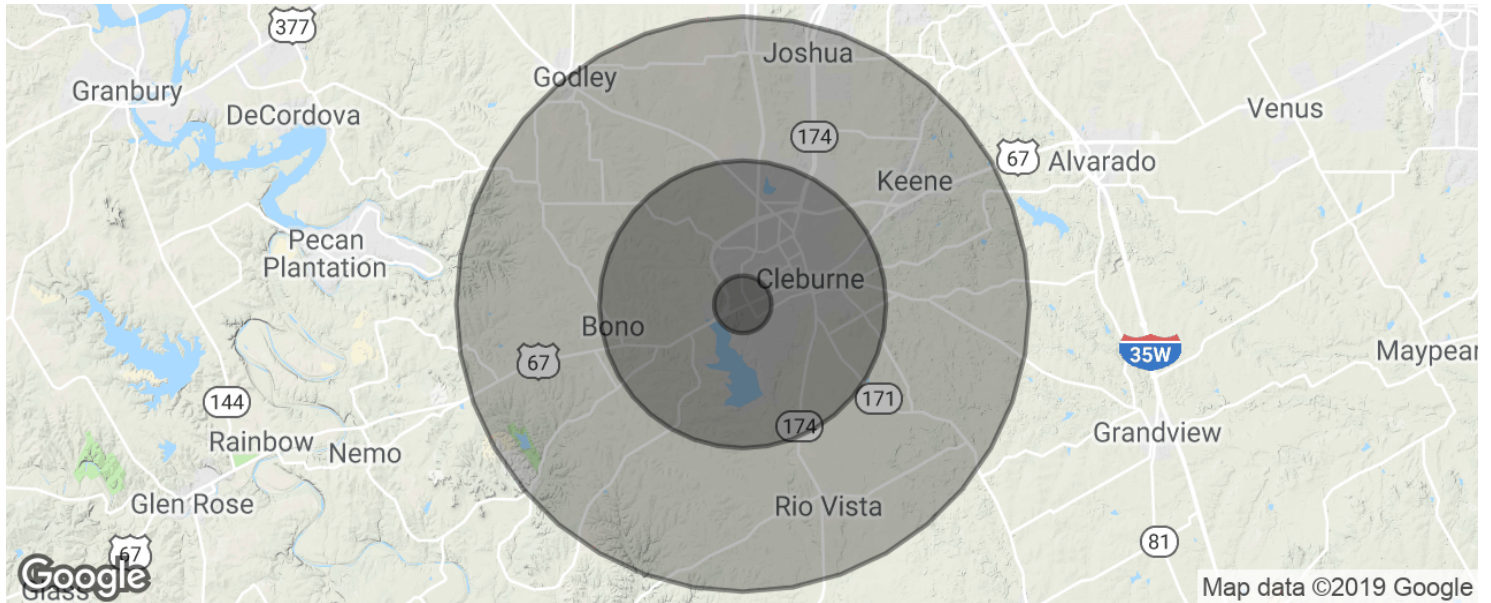




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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,677	32,404	64,908
Median age	37.3	35.6	36.6
Median age (Male)	37.1	34.8	35.3
Median age (Female)	38.6	36.3	37.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	599	11,421	22,770
# of persons per HH	2.8	2.8	2.9
Average HH income	\$61,506	\$58,021	\$60,459
Average house value	\$245,221	\$138,473	\$161,344

* Demographic data derived from 2010 US Census



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