

# COMFORT SUITES IN GAINESVILLE, TX

OFFERING MEMORANDUM

1715 N I-35  
GAINESVILLE, TX 76240



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# COMFORT SUITES IN GAINESVILLE, TX

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- ibas

*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	1715 N I-35 GAINESVILLE TX 76240
COUNTY	COOKE
MARKET	DFW
SUBMARKET	DENTON-GAINESVILLE
BUILDING SF	29,250 SF
LAND ACRES	1.8
TOTAL ROOMS	72
LAND SF	78,408 SF
YEAR BUILT	2007
YEAR RENOVATED	2019
APN	009902000000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$7,600,000
PRICE PER KEY	\$105,556
PRICE PSF	\$259.83

## PROPOSED FINANCING

LOAN TYPE	
DOWN PAYMENT	\$7,600,000
LOAN AMOUNT	\$0
INTEREST RATE	0.00 %
LOAN TO VALUE	0 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	2,505	17,733	21,685
2021 Median HH Income	\$38,094	\$46,718	\$50,332
2021 Average HH Income	\$47,236	\$60,512	\$66,555



## COMFORT SUITES IN GAINESVILLE, TX

- JP & Associates, Vipul Shah are pleased to present exclusively the 72room COMFORT SUITES in GAINESVILLE, TX. Four-story, interior corridor limited-service Hotel. The property occupies a prominent 1.8-acre site. The property got Built in 2007, Completely remodeled with "MOVE TO MODERN" in 2020 so the new owner will have no PIP to very minimum PIP.

The property is offered unencumbered debt and management, a new owner has the opportunity to implement more aggressive revenue and expense strategies, driving further operating efficiencies and margin expansion. The hotel amenities include a fitness center, market center (grab and go), meeting space, and an indoor pool.

Offered fee simple, unencumbered of debt & Management, increasing overall return and profitability.

Great proximity to core demand generators.

## COMFORT SUITES IN GAINESVILLE, TX

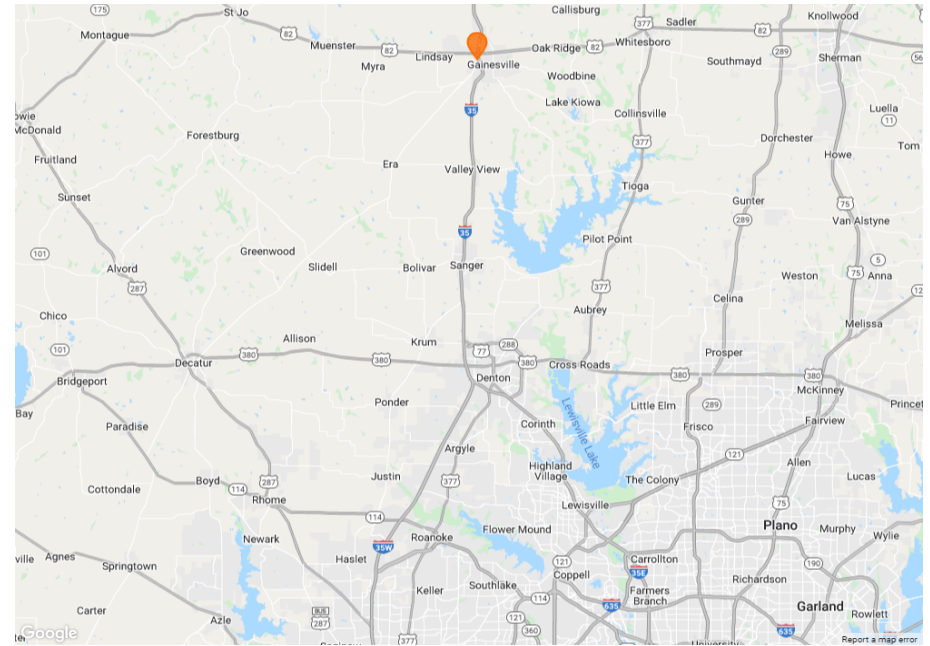
- Gainesville is located slightly east of the center of Cooke County. The town is located at the interchange of two major thoroughfares: U.S. Route 82 going east/west passing over Interstate 35 (north/south). It is an exurb of the Dallas-Fort Worth metroplex, 71 miles north of the center of Dallas and 65 miles north of the center of Fort Worth. It is also a part of the Texoma region.

## COMFORT SUITES IN GAINESVILLE, TX

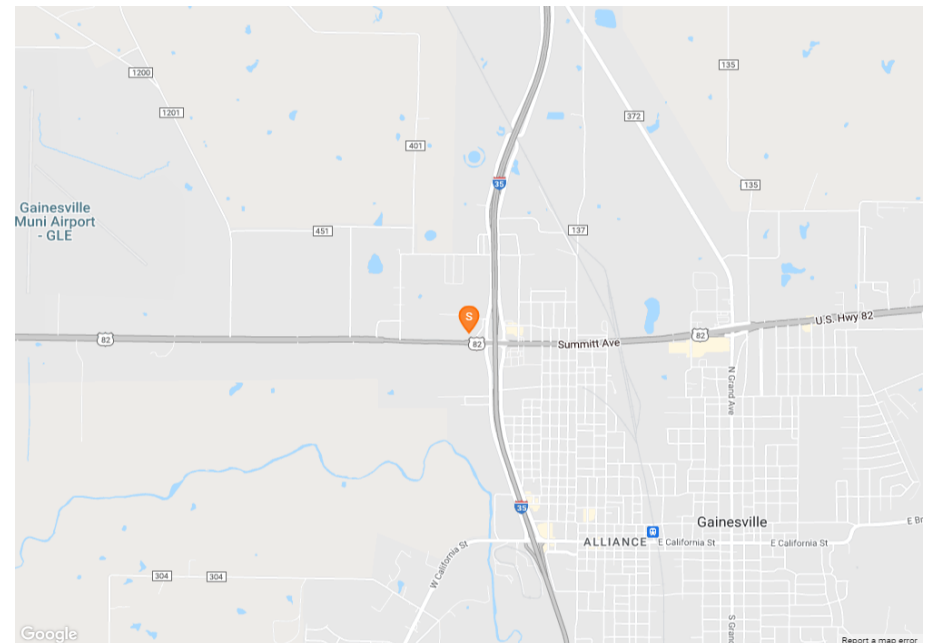
- Gainesville is the headquarters of Safran Seats USA LLC a company dedicated to the design and manufacturing of commercial airline seat systems. defense company with headquarters in Paris, France. Since its inception, SSUSA has consistently ranked as one of the largest manufacturers of commercial airline seats in the world, as well as the holder of several notable patents for products created by its employees. With around 1,500 employees (as of 2019), SSUSA is the largest single employer located within Gainesville/Cooke County. In addition to the main headquarters facility in Gainesville.

Though most forms of gambling are not legal in Texas, Gainesville is commonly associated with the pastime due to its close proximity to WinStar World Casino. The casino, located less than 10 miles north of Gainesville across the Red River in Thackerville, Oklahoma, has experienced exponential growth over the last decade and is now considered the largest casino in the world by total area. At over a mile long from end to end, the casino contains two hotel towers, a Global Events Center used for concerts and other events, and an 18-hole golf course. Casino visitors typically stayed in Gainesville-area hotels. The casino has played host to numerous events over the years, and because of the soon to be constructed convention center, is expected to be the site for a Built Ford Tough Series competition of Professional Bull Riders. The convention center and/or the Winstar Global Events Center will also host the World Series of Poker tournaments in the coming years.

Regional Map



Locator Map





02

**Property Description**

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

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## PROPERTY FEATURES

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TOTAL ROOMS	72
BUILDING SF	29,250
LAND SF	78,408
LAND ACRES	1.8
YEAR BUILT	2007
YEAR RENOVATED	2019
# OF PARCELS	1
ZONING TYPE	COMMERCIAL
BUILDING CLASS	A
TOPOGRAPHY	FLAT
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
LOT DIMENSION	RECTANGULAR
NUMBER OF PARKING SPACES	80
NON SMOKING ROOMS	72

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## MECHANICAL

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HVAC	PTEC
FIRE SPRINKLERS	WET
ELECTRICAL / POWER	HEAVY
LIGHTING	LED

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## CONSTRUCTION

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FOUNDATION	SLAB
FRAMING	WOOD
EXTERIOR	STUCCO
PARKING SURFACE	CONCRETE
ROOF	SINGHLES
FIRE PROTECTION	YES
ADA COMPLIANT	YES
ELEVATOR	1

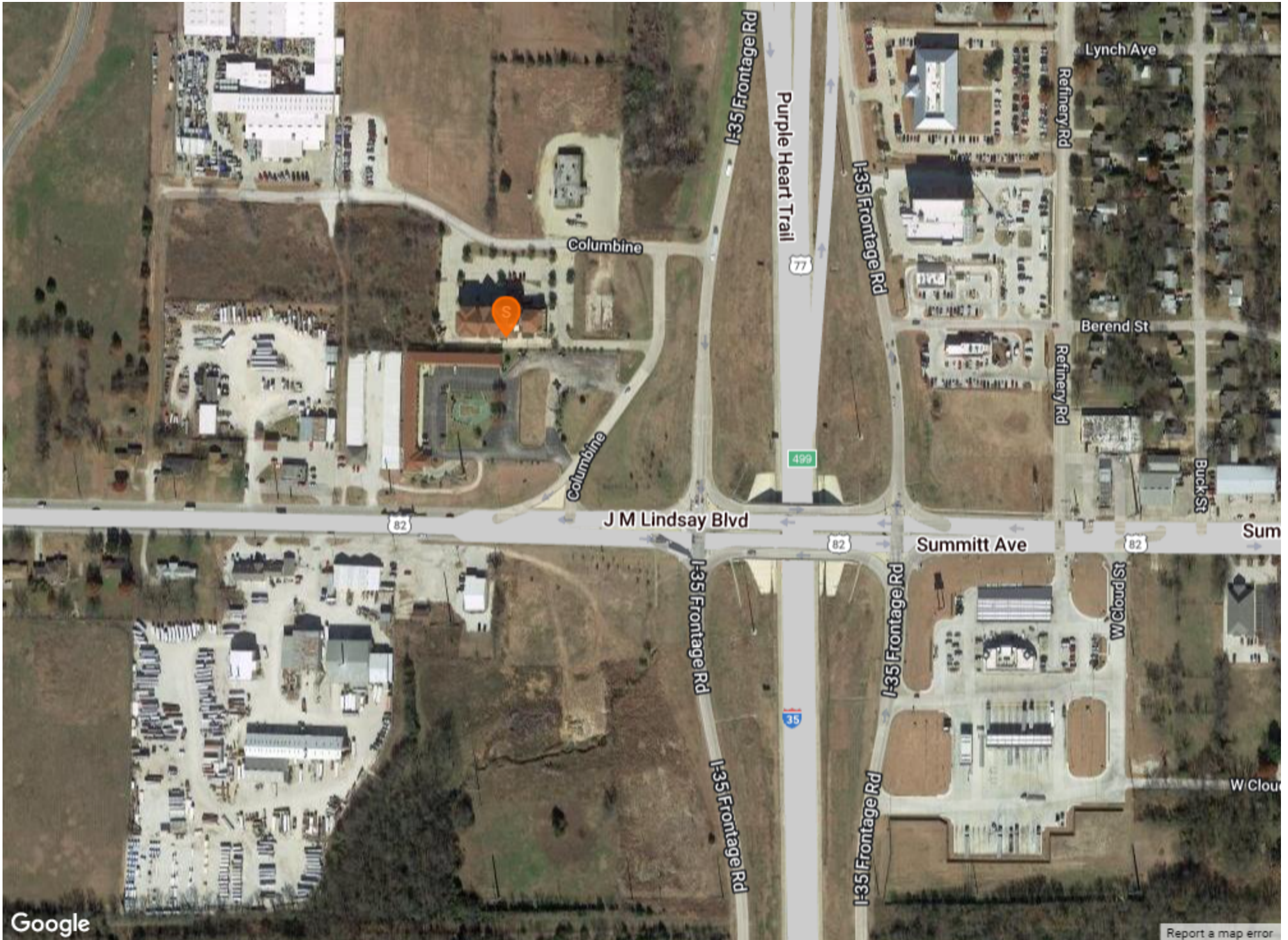
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## AMENITIES

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SPA	YES
POOL	INDOOR
COMPLIMENTARY BREAKFAST	YES
ICE/VENDING MACHINES	YES
BUSINESS CENTER	YES
WIFI	YES
FITNESS CENTER	YES





Google

Report a map error

COMFORT SUITES IN GAINESVILLE, TX | Common Area Amenities



# Common Amenities

» COMFORT SUITES IN GAINESVILLE, TX

COMFORT SUITES IN GAINESVILLE, TX | Unit Amenities









03

Company Bio



**Vipul Shah**

When it's come to hotels, I think, we know the Business. Experienced Hotel Consultant with a demonstrated history of working in the hospitality industry. Skilled in Negotiation, Real Estate Sales & Purchase, Strategic Planning, Land & Hotel Development, Financing & Marketing.

Whether it is Development, Acquisition, or Sales of the Hotels, we know the Business. From conceptualization to the finished project, we can handle the entire development of any Brand Hotel. If you like to know more about our Expertise for Acquisition, Sales, or Development of Hotels, please give us a call on 214-357-3700 or send us an email at [Sonkrish@gmail.com](mailto:Sonkrish@gmail.com)



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Additional Information

ibas



## Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Vipul Shah</u>	<u>441129</u>	<u>sonkrish@gmail.com</u>	<u>(214)357-3700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Vipul Shah

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FAIRFIELD INN

# COMFORT SUITES IN GAINESVILLE, TX

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JP & Associates and it should not be made available to any other person or entity without the written consent of JP & Associates.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JP & Associates. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. JP & Associates has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JP & Associates has not verified, and will not verify, any of the information contained herein, nor has JP & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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