

Columbus Inn

Columbus Inn. for sale: A 72-unit motel plus restaurant

@ I-10 West /State highway 71 South, Columbus city.

Owner retiring.

3.1 acres land with 31,946 SF improvement. (28392 s.f. of Motel, and 3554 s.f. restaurant space). Columbus Inn was once Holiday Inn.

It is surrounded by all restaurants: on site Formosa Chinese Restaurant, Burger King, Whataburger (at entrance of Columbus Inn), Popeyes Louisiana Kitchen, Jack in the box, Pizza Hut, HEB, Walmart, next to hospital, Exxon...in the Columbus CBD.

Per county appraisal district, buildings were built in 1991, . Per owner, never flood. Tax rate 1.5%.

A. Motel Room rental gross revenue: \$568,719(2023 tax basis). \$587,914 (2024 tax basis). \$619,138(2025 tax basis).

B. Motel Other income:

1.. \$3000 monthly lease payment from the on-site Formosa Chinese Restaurant to the Columbus Inn. (per owner it is the only Chinese restaurant in Columbus). Per owner, the restaurant is currently making around \$400,000 per year which is not included in Columbus Inn revenue. Operation of Formosa restaurant is currently owner separate personal income, since 2005, the current motel owner is also operating the restaurant business. There is no lease. The chef of this restaurant may remain if so requested by new owner. New owner has the option either to operate the restaurant business or just lease the space as landlord.

2. \$1000 per month Whataburger signage. (per owner, this sign has two additional signage space for lease @interstate 71 /I10 visibility).

Motel other recent remodeling's:

1. Two water heaters 2022 and 2023
2. Water softener 2024
3. Air conditioner -recently replaced 40 units
4. Roof- 1/2026 resurfaced with new paint
5. New furniture in all units in 2023. (Owner will pay off furniture loan at closing.)

6. Restaurant- one new cooler 2025 and second cooler 2024.

7. Restaurant storage has new roof.

8, Owner will pay off all outstanding loan at closing

9. Currently owner operates the Motel and Restaurant (Restaurant pays \$3000/month rent to Columbus Inn. Owner keeps the Formosa Chinese restaurant business income).

10. Other than owner, current employees may stay if so requested by new owner.

Happy to work with investors, brokers. Buyer agent commission 1.5%. Please contact Johnathan Ling Broker 713-319-6456 or Lily Ling broker, 713-385-1188, or contact Julie Yen, Team assistant 832-488-8399. All data and information need to be further verified by Buyer and Buyer agent.