

# AmericInn by Wyndham

110 BELMONT LANE · JACKSON, MINNESOTA 56143



**LISTING PRICE: \$3,900,000**

**52**

ROOMS

**ELEVATOR**

2 STORIES

**4.22 AC**

LAND AREA

**2005**

BUILT

**I-90 / 71**

CORRIDOR

**72**

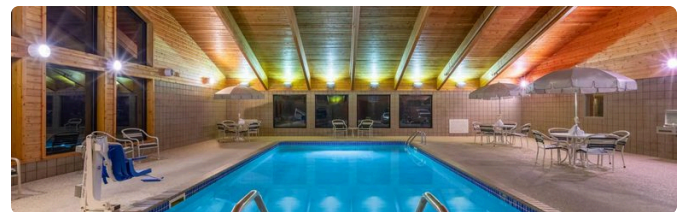
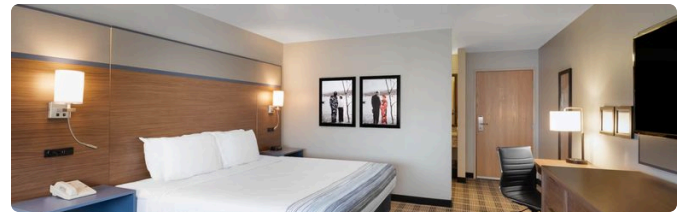
PARKING

## INVESTMENT OVERVIEW

The AmericInn by Wyndham Jackson is a 52-room, two-story interior-corridor midscale hotel positioned directly off Interstate 90 at the US Highway 71 interchange in Jackson, Minnesota. The property sits within minutes of AGCO's 164-acre Jackson manufacturing campus — Jackson County's largest employer — and the adjacent 16,000-square-foot Fendt Lodge, the North American home of the Fendt brand, which together generate year-round corporate, dealer, and contractor lodging demand. Set on 4.22 acres in the supply-disciplined Minnesota South Area submarket, the asset carries a full amenity package including an indoor pool, on-site restaurant and bar, fitness center, and meeting space, and is rightsized for a hands-on owner-operator.

## PROPERTY HIGHLIGHTS

- **Recently Updated** — the property has been recently updated, presenting brand-current and turnkey
- **Interstate Location** — directly off I-90 at the US Highway 71 interchange (Exit 73), Jackson's primary commercial corridor
- **AGCO & Fendt Demand Anchor** — minutes from AGCO's 164-acre Jackson campus and the Fendt Lodge customer experience center
- **Wyndham-Flagged Midscale** — AmericInn by Wyndham affiliation with national reservation distribution and brand standards
- **Full Amenity Set** — indoor pool and hot tub, fitness center, business center, on-site restaurant & bar, meeting space, free high-speed internet
- **Efficient Footprint** — 4.22 acres, interior corridors, 72 surface parking spaces (1.38 per room)
- **Owner-Operator Opportunity** — rightsized 52-key footprint suited to an active, single-asset operator



## KEY DEMAND DRIVERS

### AGCO Jackson Operations

County's largest employer · ~1,000 workers · 164-acre campus

### Fendt Lodge

Fendt's North American home · 16,000 SF · opened 2024

### I-90 / US Hwy 71 Interchange

Transcontinental corridor · Exit 73 · direct access

### Sanford Jackson Medical Center

Critical-access hospital & clinic · county healthcare hub

### Supply-Disciplined Submarket

Only 43 rooms under construction submarket-wide (~0.4%)

### Jackson Industrial Cluster

Pioneer Seed · HitchDoc · Ziegler · 25%+ of county jobs