

# Holiday Inn Express & Suites Tulsa West

101 W Morrow Rd, Sand Springs OK 74063



O F F E R I N G   M E M O R A N D U M

# Holiday Inn Express & Suites Tulsa West

## CONTENTS

### 01 Executive Summary

Investment Summary	5
Location Summary	6

### 02 Property Description

Property Features	8
Floor Plan	9
Property Images	13

### 03 Demographics

Demographics	23
Demographic Charts	25

*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

Location Summary

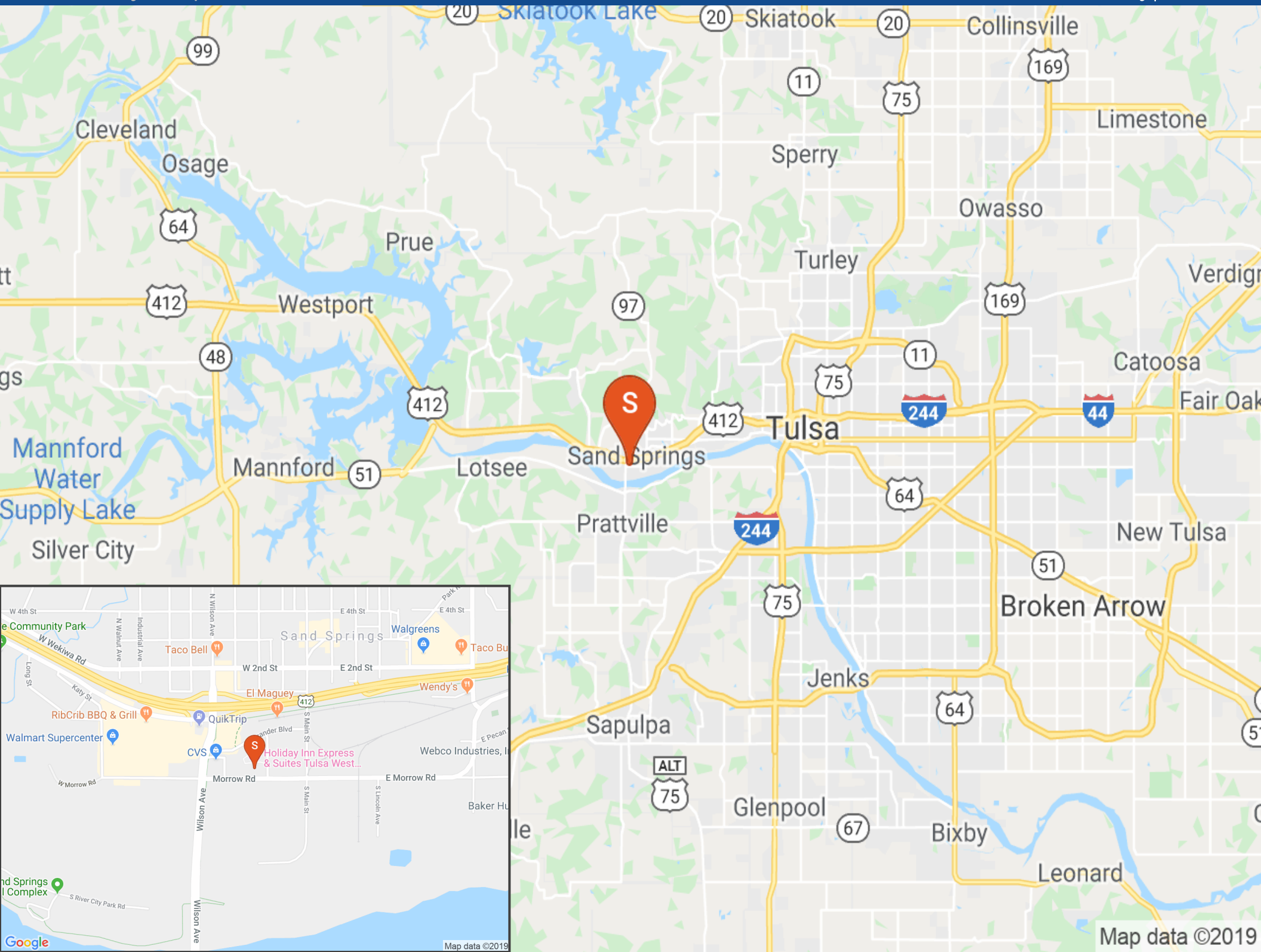
**OFFERING SUMMARY**

ADDRESS	101 W Morrow Rd Sand Springs OK 74063
COUNTY	Tulsa
MARKET	Tulsa, OK
SUBMARKET	Tulsa CBD/Airport, OK
BUILDING SF	42,300
TOTAL ROOMS	71
LAND SF	64,457 SF
YEAR BUILT	2015
YEAR RENOVATED	2018
APN	62290-91-11-39110
OWNERSHIP TYPE	Fee Simple

**FINANCIAL SUMMARY**

OFFERING PRICE	\$7,400,000
PRICE PER KEY	\$104,225
PRICE PSF	\$174.94

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	2,996	21,073	38,132
2019 Median HH Income	\$36,948	\$53,008	\$51,512
2019 Average HH Income	\$43,655	\$67,990	\$65,726





02

Property Description

Property Features

Floor Plan

Aerial Map

Property Images

## PROPERTY FEATURES

TOTAL ROOMS	71
BUILDING SF	42,300
LAND SF	64,457
LAND ACRES	1.48
YEAR BUILT	2015
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	CS
TOPOGRAPHY	Flat
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	73
PARKING RATIO	1.03
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
ROOMS SOLD	14908
ROOMS FOR SALE	25915

## AMENITIES

SPA	No
POOL	Yes
COMPLIMENTARY BREAKFAST	Yes
ICE/VENDING MACHINES	Yes
BUSINESS CENTER	Yes
WIFI	Yes
RESTAURANT	No



THESE DRAWINGS ARE PRELIMINARY. IN WHOLE AND IN PART, THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANYONE WHOSE NAME IS ON THESE DRAWINGS IS NOT TO BE USED FOR CONSTRUCTION.

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 TULSA, OK 74163  
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 — Licensed Professional Architect —  
**JOHN SANFORD,**  
 AIA  
 NCARB

NOT VALID FOR CONSTRUCTION  
 UNLESS SHOWN IN THIS DOCUMENT

**HOLIDAY INN EXPRESS & SUITES**  
 SANDSPRINGS, OKLAHOMA

**Holiday Inn Express & Suites**

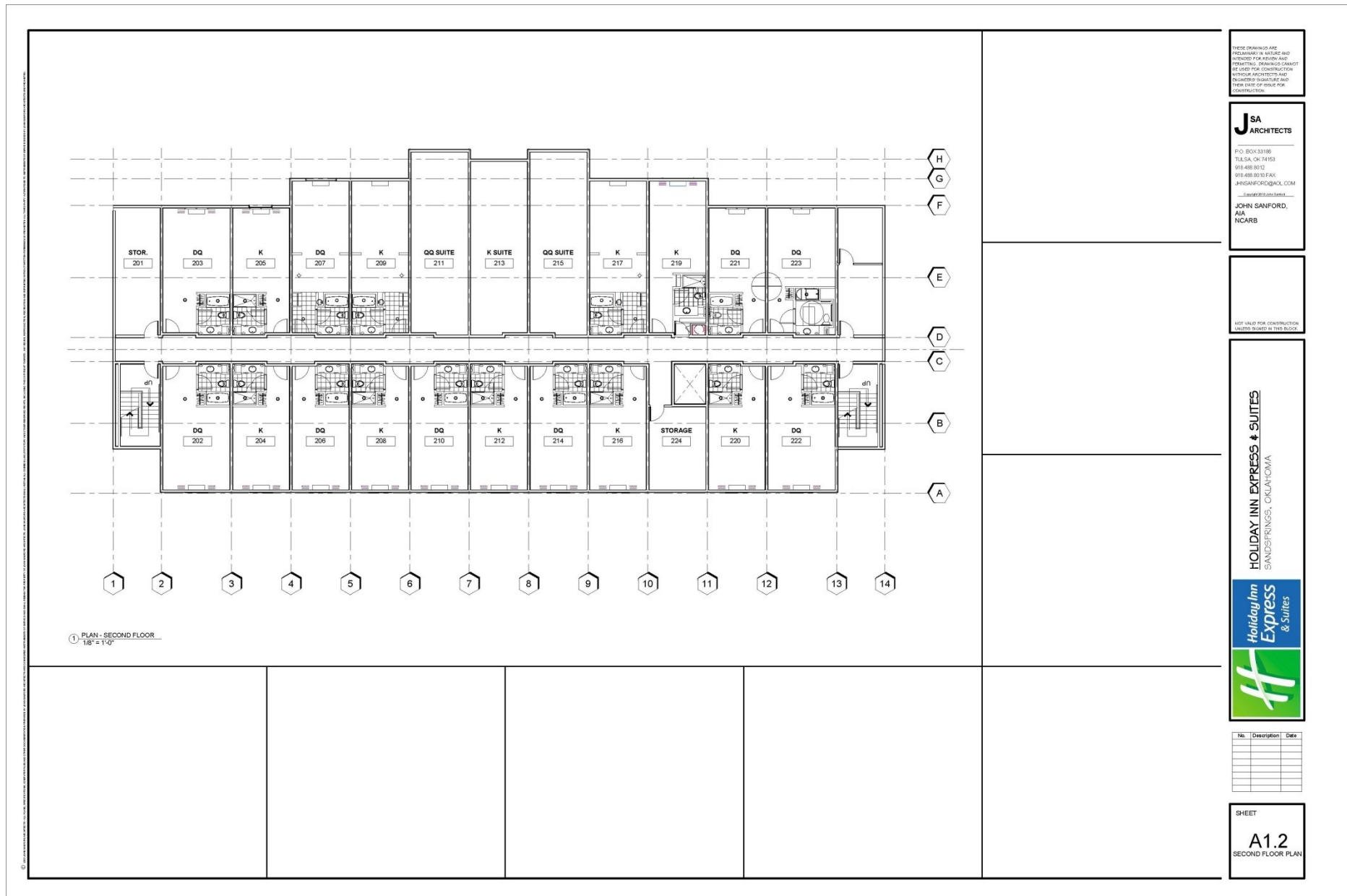
No.	Description	Date

**SHEET**  
**A1.1**  
 FIRST FLOOR PLAN

1 PLAN - FIRST FLOOR  
 1/8" = 1'-0"

Improvements Description and Analysis

43



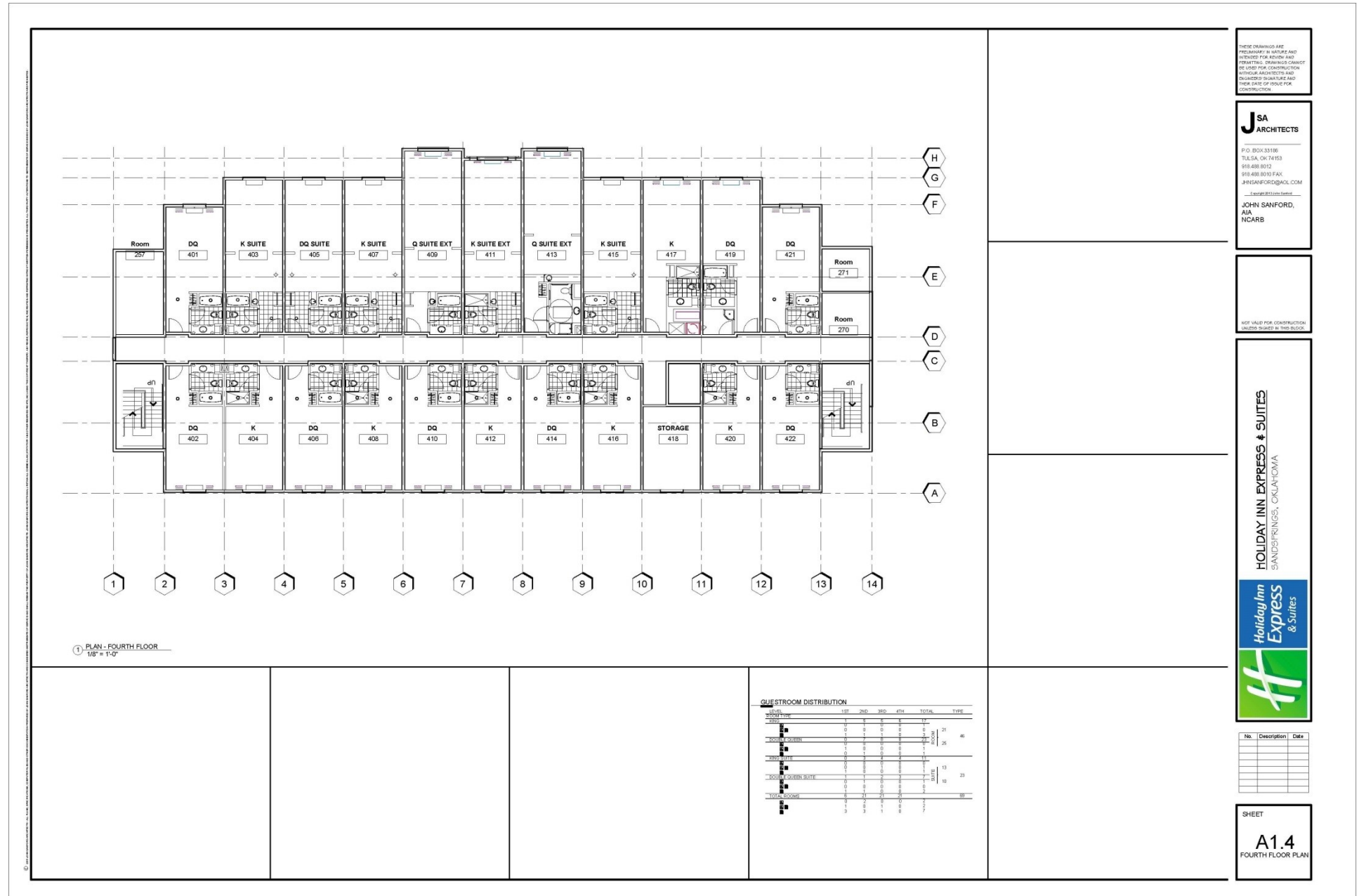
Improvements Description and Analysis

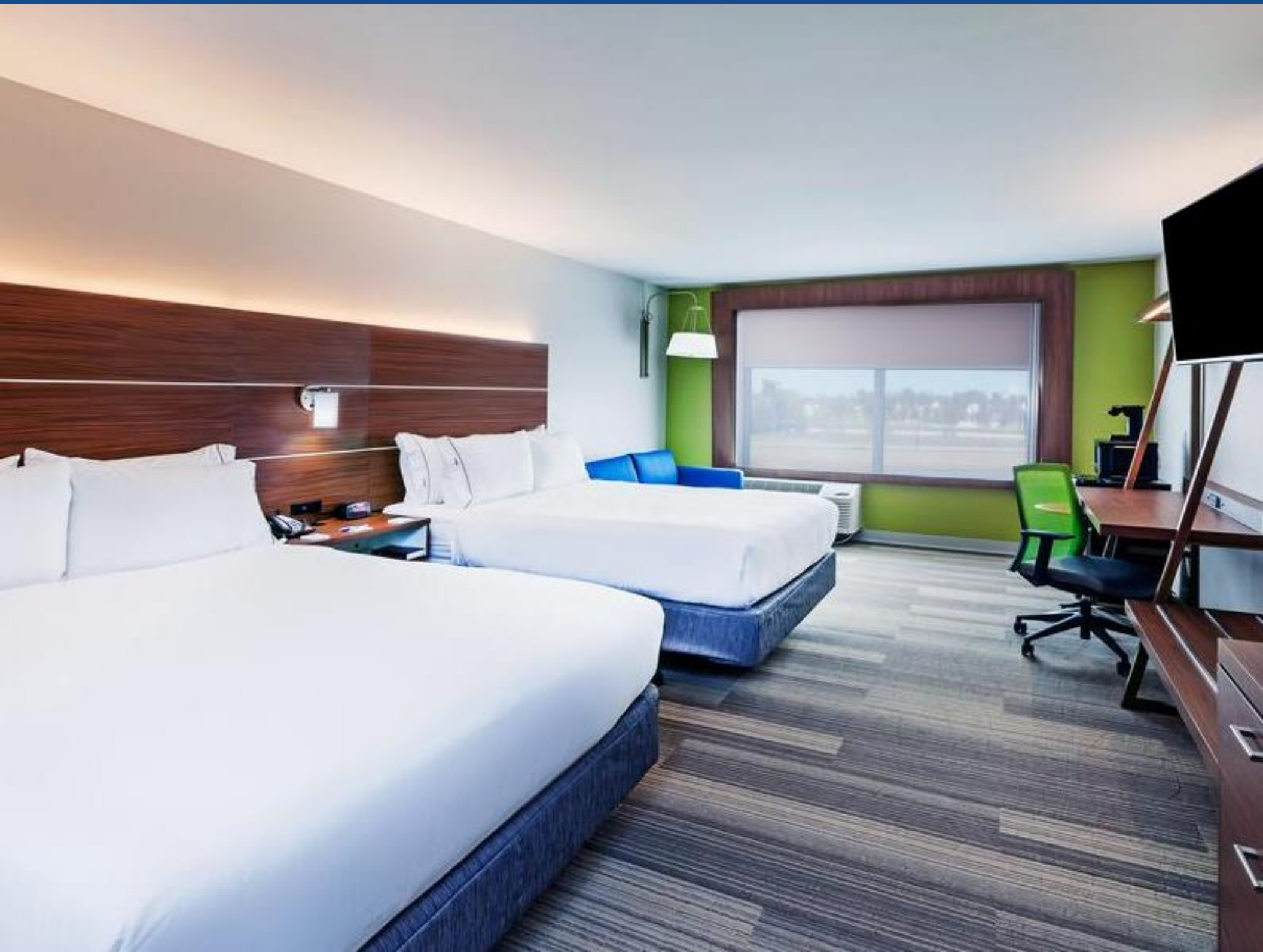
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Improvements Description and Analysis

45





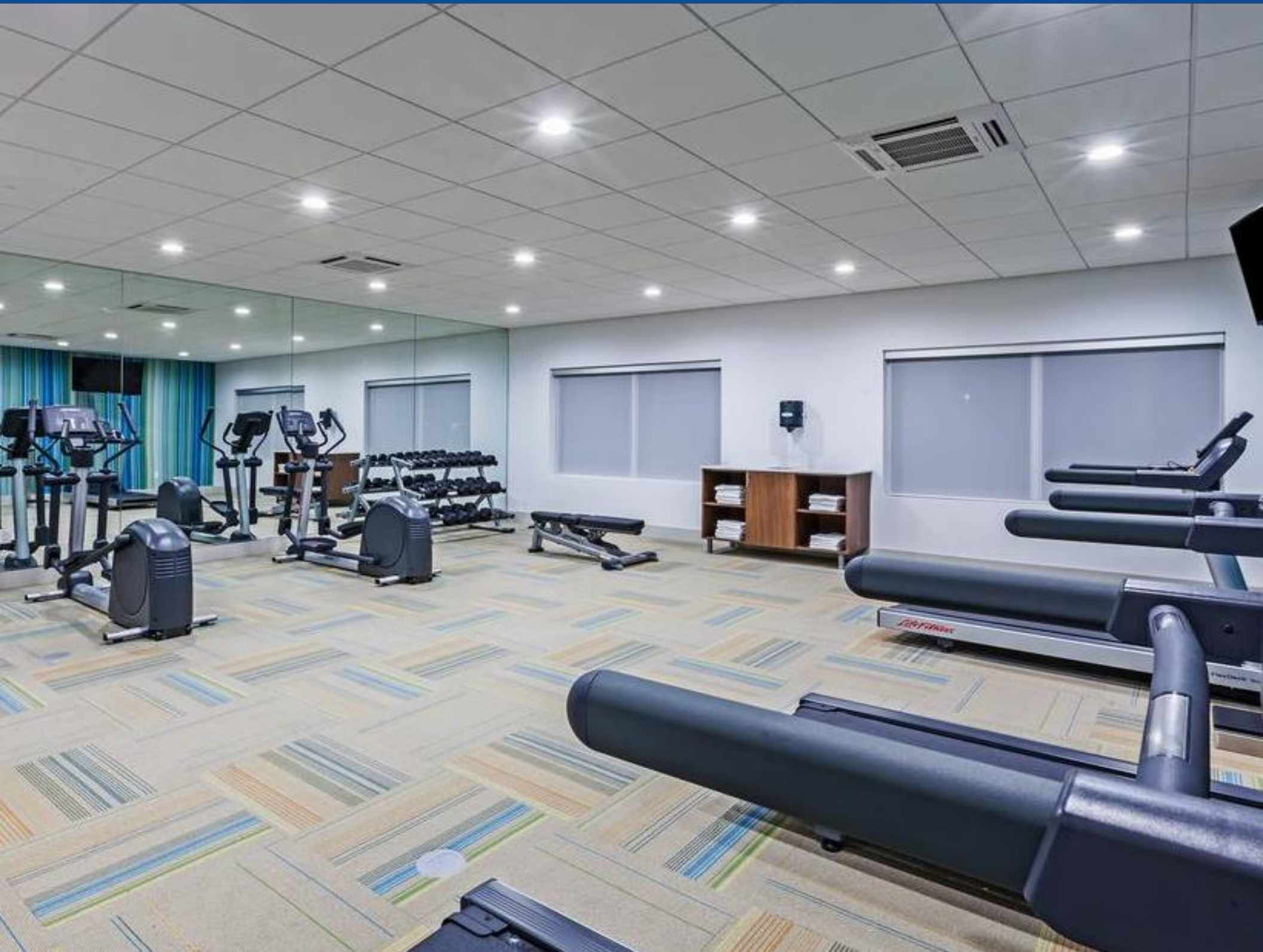


















03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,589	20,589	36,606
2010 Population	3,146	20,590	36,849
2019 Population	2,996	21,073	38,132
2024 Population	2,962	21,451	38,911
2019 African American	45	600	1,183
2019 American Indian	307	2,138	4,057
2019 Asian	9	183	277
2019 Hispanic	202	969	2,005
2019 Other Race	68	262	693
2019 White	2,336	16,402	29,200
2019 Multiracial	232	1,484	2,705
2019-2024: Population: Growth Rate	-1.15 %	1.80 %	2.05 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	185	836	1,645
\$15,000-\$24,999	215	892	1,699
\$25,000-\$34,999	173	848	1,541
\$35,000-\$49,999	257	1,173	2,171
\$50,000-\$74,999	269	1,780	3,110
\$75,000-\$99,999	90	1,123	1,872
\$100,000-\$149,999	38	935	1,735
\$150,000-\$199,999	14	318	580
\$200,000 or greater	0	227	335
Median HH Income	\$36,948	\$53,008	\$51,512
Average HH Income	\$43,655	\$67,990	\$65,726

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,678	8,355	15,065
2010 Total Households	1,314	8,027	14,329
2019 Total Households	1,240	8,131	14,689
2024 Total Households	1,221	8,249	14,943
2019 Average Household Size	2.42	2.56	2.57
2000 Owner Occupied Housing	714	5,744	10,527
2000 Renter Occupied Housing	758	2,095	3,454
2019 Owner Occupied Housing	558	5,511	10,235
2019 Renter Occupied Housing	682	2,620	4,454
2019 Vacant Housing	343	899	1,842
2019 Total Housing	1,583	9,030	16,531
2024 Owner Occupied Housing	567	5,703	10,599
2024 Renter Occupied Housing	654	2,545	4,345
2024 Vacant Housing	362	920	1,886
2024 Total Housing	1,583	9,169	16,829
2019-2024: Households: Growth Rate	-1.55 %	1.45 %	1.70 %

Source: esri

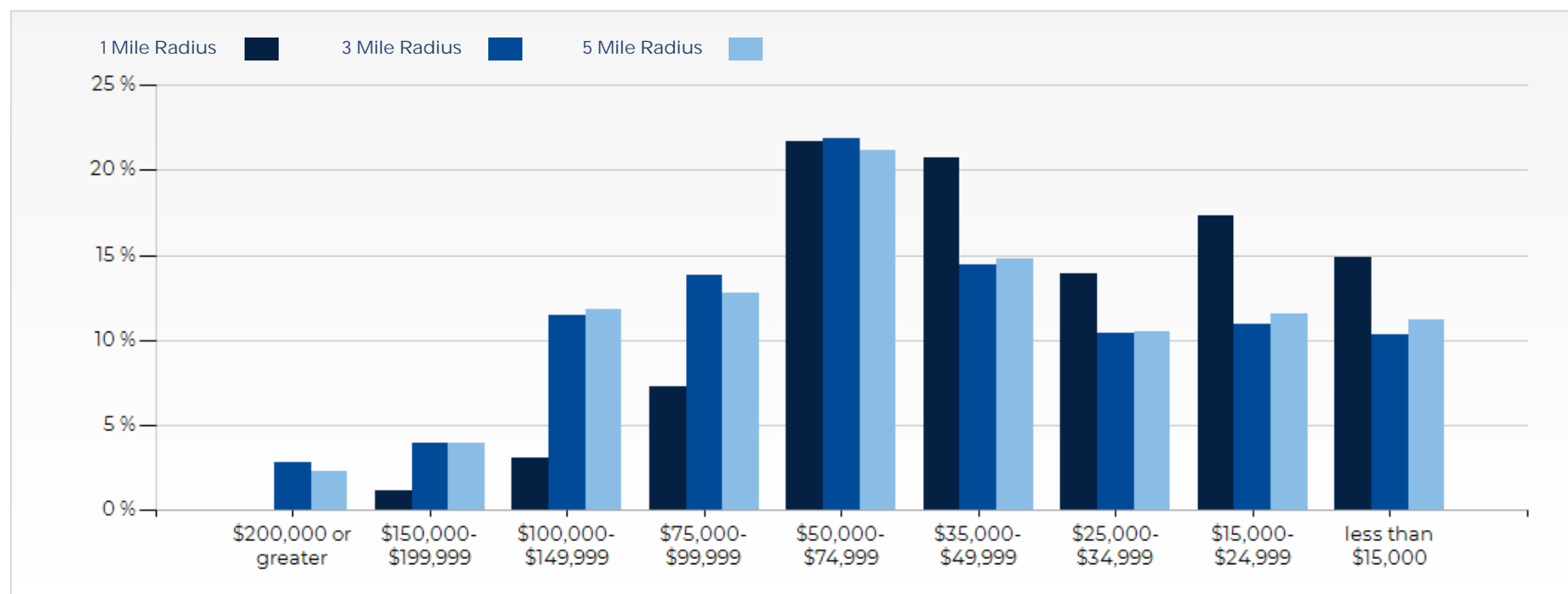
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	216	1,357	2,360
2019 Population Age 35-39	194	1,403	2,460
2019 Population Age 40-44	162	1,241	2,268
2019 Population Age 45-49	190	1,290	2,350
2019 Population Age 50-54	181	1,284	2,380
2019 Population Age 55-59	208	1,449	2,700
2019 Population Age 60-64	187	1,365	2,563
2019 Population Age 65-69	179	1,177	2,184
2019 Population Age 70-74	108	906	1,722
2019 Population Age 75-79	92	647	1,200
2019 Population Age 80-84	63	436	777
2019 Population Age 85+	56	397	712
2019 Population Age 18+	2,338	16,018	29,205
2019 Median Age	38	39	40

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,081	\$55,771	\$55,003
Average Household Income 25-34	\$49,396	\$67,615	\$66,565
Median Household Income 35-44	\$42,792	\$62,756	\$61,649
Average Household Income 35-44	\$49,545	\$78,655	\$77,340
Median Household Income 45-54	\$42,780	\$61,500	\$60,192
Average Household Income 45-54	\$49,930	\$78,342	\$76,093
Median Household Income 55-64	\$39,581	\$58,369	\$55,777
Average Household Income 55-64	\$43,913	\$71,703	\$67,893
Median Household Income 65-74	\$32,584	\$47,792	\$45,191
Average Household Income 65-74	\$35,108	\$65,435	\$62,189
Average Household Income 75+	\$33,045	\$43,680	\$42,031

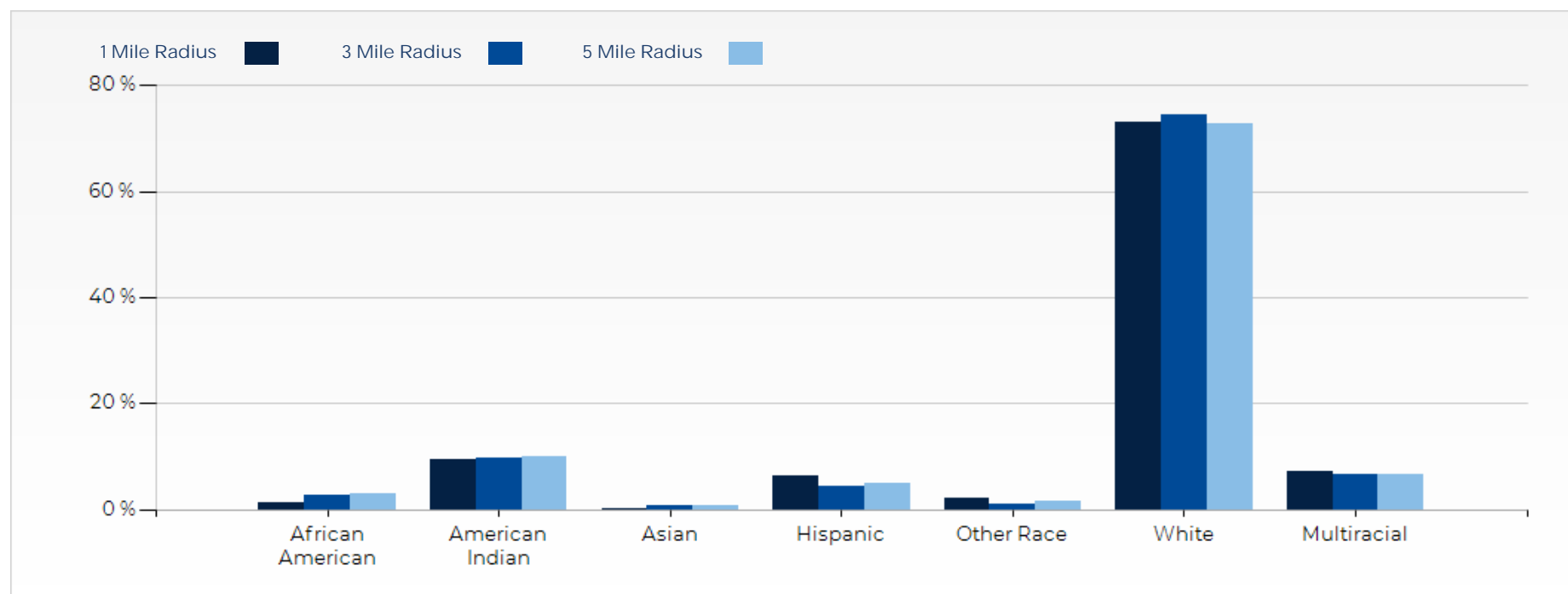
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	215	1,401	2,537
2024 Population Age 35-39	209	1,431	2,461
2024 Population Age 40-44	183	1,433	2,508
2024 Population Age 45-49	161	1,264	2,312
2024 Population Age 50-54	173	1,254	2,318
2024 Population Age 55-59	177	1,264	2,341
2024 Population Age 60-64	198	1,389	2,617
2024 Population Age 65-69	194	1,303	2,418
2024 Population Age 70-74	120	1,005	1,916
2024 Population Age 75-79	115	806	1,497
2024 Population Age 80-84	75	506	920
2024 Population Age 85+	56	424	751
2024 Population Age 18+	2,302	16,298	29,752
2024 Median Age	39	40	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,617	\$62,475	\$61,791
Average Household Income 25-34	\$57,238	\$79,503	\$77,595
Median Household Income 35-44	\$49,279	\$72,776	\$71,657
Average Household Income 35-44	\$57,880	\$90,505	\$89,027
Median Household Income 45-54	\$50,776	\$73,482	\$71,562
Average Household Income 45-54	\$60,739	\$93,764	\$91,171
Median Household Income 55-64	\$46,847	\$65,985	\$63,536
Average Household Income 55-64	\$52,662	\$84,218	\$80,491
Median Household Income 65-74	\$35,887	\$54,496	\$52,407
Average Household Income 65-74	\$40,093	\$78,009	\$74,470
Average Household Income 75+	\$39,919	\$53,801	\$51,996

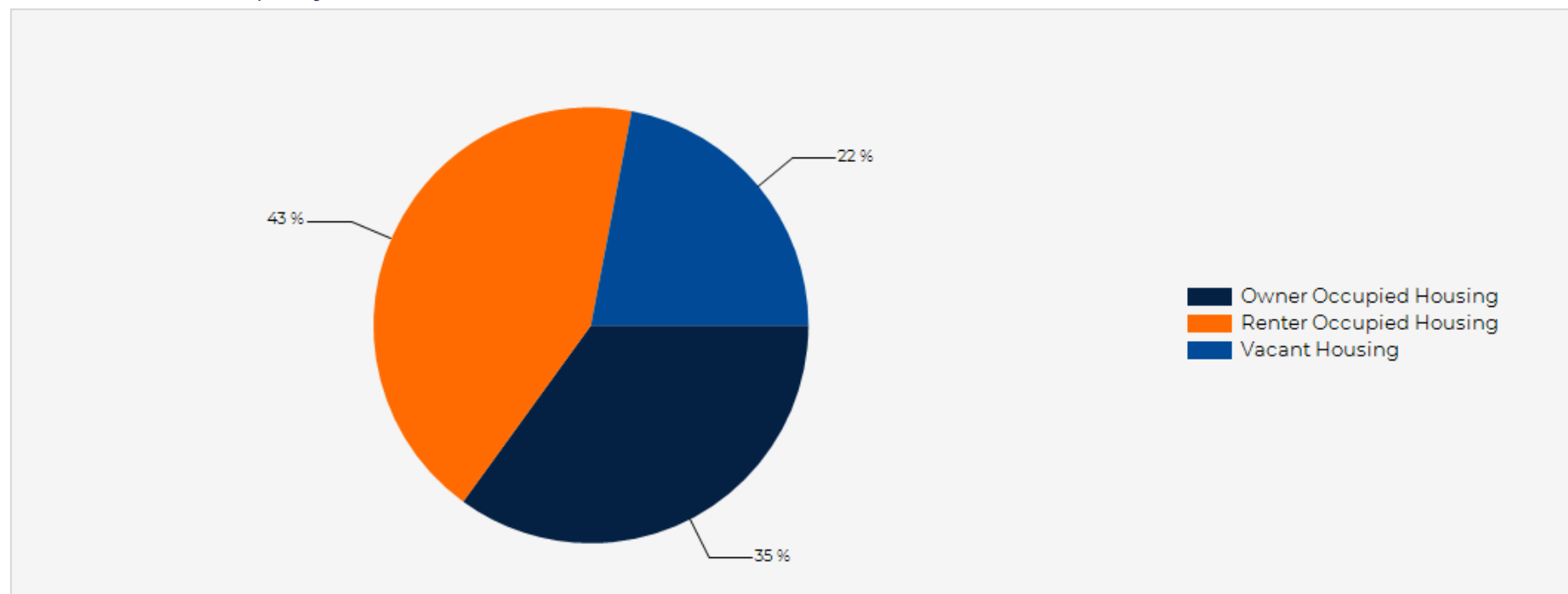
2019 Household Income



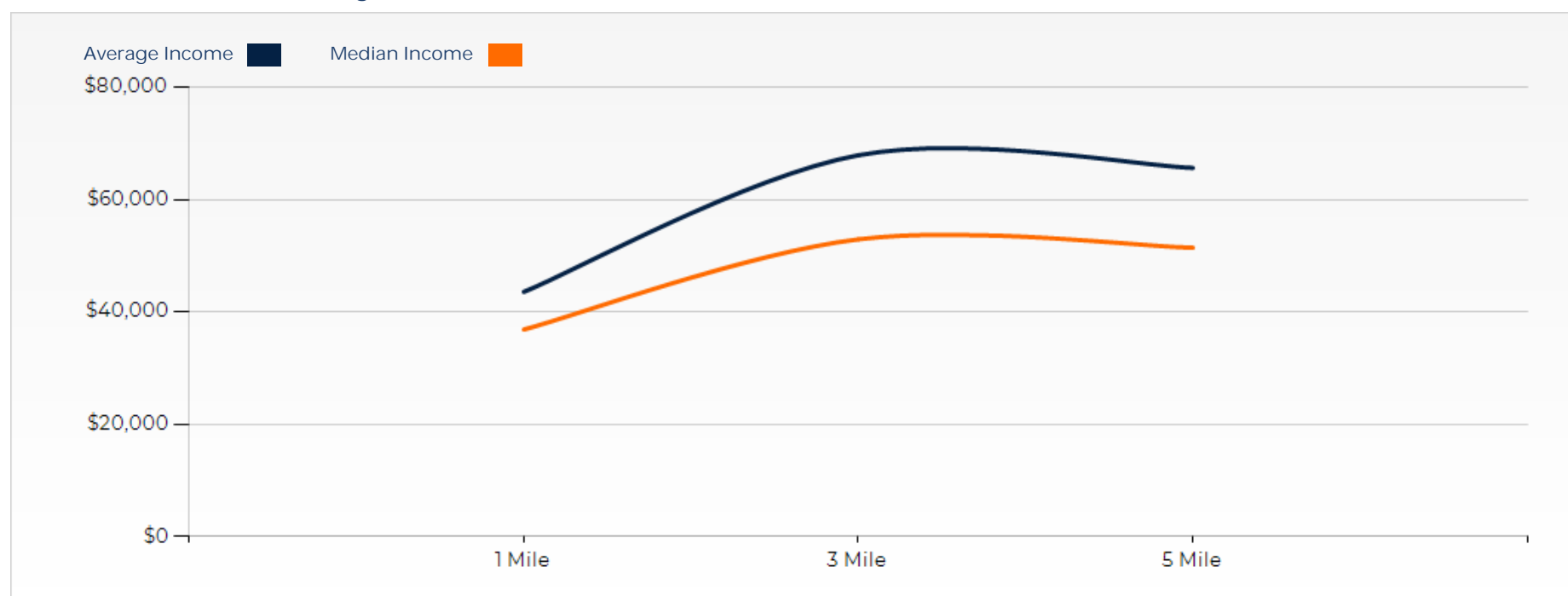
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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