

Fairfield Inn & Suites By Marriott

4209 Mall Dr, Texarkana TX 75503

OFFERING MEMORANDUM



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CONTENTS

01 Executive Summary

Investment Summary	4
Location Summary	5

02 Property Description

Property Features	7
Aerial Map	8
Common Amenities	9
Unit Amenities	10
Property Images	11

03 Demographics

Demographics	23
Demographic Charts	25
Advisor Profile	27

Exclusively Marketed by:



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01 Executive Summary
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	4209 Mall Dr Texarkana TX 75503
COUNTY	Bowle
MARKET	TEXARKANA
SUBMARKET	TEXARKANA
BUILDING SF	46,316 SF
TOTAL ROOMS	83
LAND SF	87,643 SF
YEAR BUILT	2009
YEAR RENOVATED	2019-2020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$5,500,000
PRICE PER KEY	\$66,265
PRICE PSF	\$118.75

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	3,824	41,107	75,189
2020 Median HH Income	\$38,061	\$44,267	\$42,325
2020 Average HH Income	\$51,572	\$63,136	\$61,224

- 83 ROOMS FAIRFIELD INN & SUITES BY MARRIOTT, BELOW REPLACEMENT COST, ZERO PIP.



JP & ASSOCIATES, Vipul Shah, exclusively retain to present 83 rooms Fairfield Inn & Suites in Texarkana TX. The property is offered unencumbered of management, providing the new buyer the opportunity to revamp the operational strategies of the hotel, implement new marketing and strategic cost control initiatives, while employing more aggressive revenue management strategies. This represents a significant operational upside for a potential investor.

The Hotel represents a unique opportunity to acquire an asset unencumbered of management. A new investor will have a remarkable opportunity to acquire the Property at a significant discount to replacement cost, making this a value-add transaction. It is absolutely great opportunity to acquire 83 Rooms Marriott Brand hotel with ZERO PIP, WITH PIP COMPLETION CERTIFICATE ON HAND BY MARRIOTT.

Asking price is \$5,500,00.00 which is only 3.5 times Room Revenue Multiplier of 2020 projected Total Sales. It is very unique opportunity for buyer to acquire a hotel, which is dominating asset in the market with Occupancy, ADR and REVPAR among COMPSET in the city.

83 ROOMS FAIRFIELD INN & SUITES BY MARRIOTT, BELOW REPLACEMENT COST, ZERO PIP WITH HIGHER REVENUE THAN SAME PERIOD LAST YEAR.

TILL SEPTEMBER 2019 revenue was \$1,061,298.00

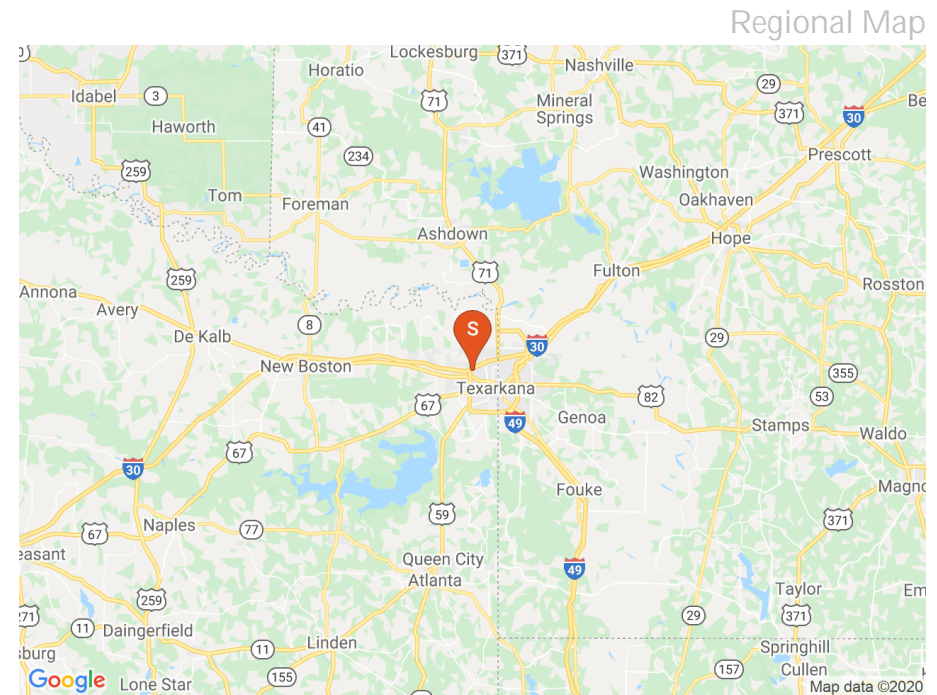
TILL SEPTEMBER 2020 Revenue is \$ 1,143,059.00

These property even during the "COVID TIME" revenue is up, hard to believe, but it is facts

Marvelous Location & Great Assets.

- Texarkana is a city in Bowie County, Texas, United States, located in the Ark-La-Tex region. Located approximately 180 miles from Dallas, Texarkana is a twin city with neighboring Texarkana, Arkansas. The population of the Texas city was 36,411 at the 2010 census. The city and its Arkansas counterpart form the core of the Texarkana Metropolitan Statistical Area, encompassing all of Bowie County, Texas, and Miller County, Arkansas. The two cities had a combined population of 67,592 at the 2017 census, and the metropolitan area had a total population of 150,098.

Texarkana is located at the junction of Interstate 30 and US highways 59, 67, 71, and 82 in extreme northeast Texas on the Texas-Arkansas border. It is bordered by the city of Texarkana, Arkansas, to the east.





02 [Property Description](#)

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Additional Maps](#)

[Amenities](#)

[Pictures with Captions](#)

PROPERTY FEATURES

TOTAL ROOMS	83
BUILDING SF	46,316
LAND SF	87,643
LAND ACRES	2.01
YEAR BUILT	2009
YEAR RENOVATED	2019-2020
# 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	90
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

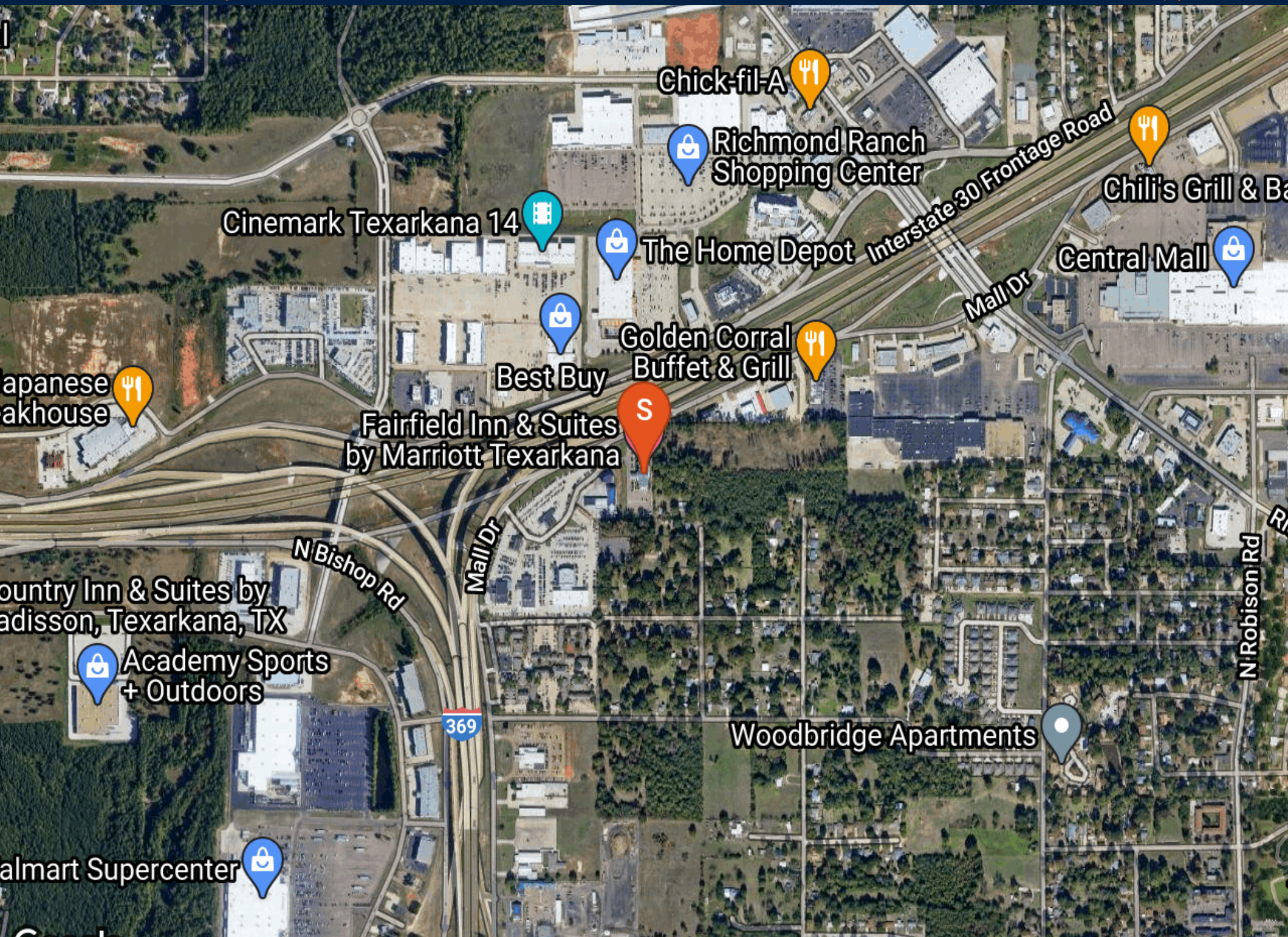
HVAC	PTEC
FIRE SPRINKLERS	WET

CONSTRUCTION

FOUNDATION	SLAB
FRAMING	WOOD
EXTERIOR	STUCCO,STONE
PARKING SURFACE	CONCRETE
ROOF	SHINGLES
ADA COMPLIANT	YES
CEILING HEIGHT	10
ELEVATOR	2
FIRE PROTECTION	YES.

AMENITIES

MARKET CENTER.	YES
POOL	YES
COMPLIMENTARY BREAKFAST	YES
ICE/VENDING MACHINES	YES
BUSINESS CENTER	YES
WIFI	YES
FITNESS CENTER	YES



Common Amenities

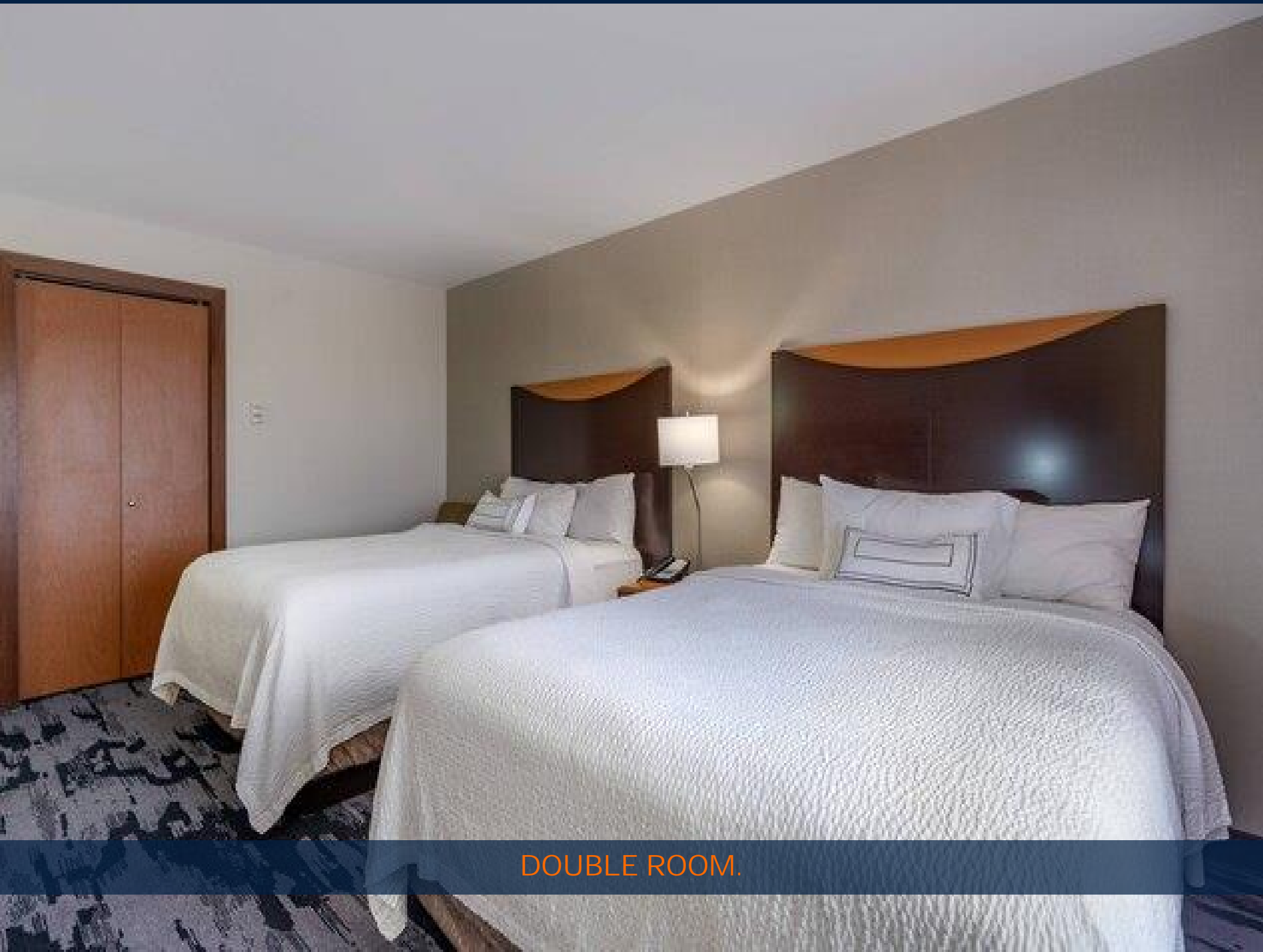
» BUSINESS CENTER.





Unit Amenities

» POOL



DOUBLE ROOM.



DOUBLE ROOM.



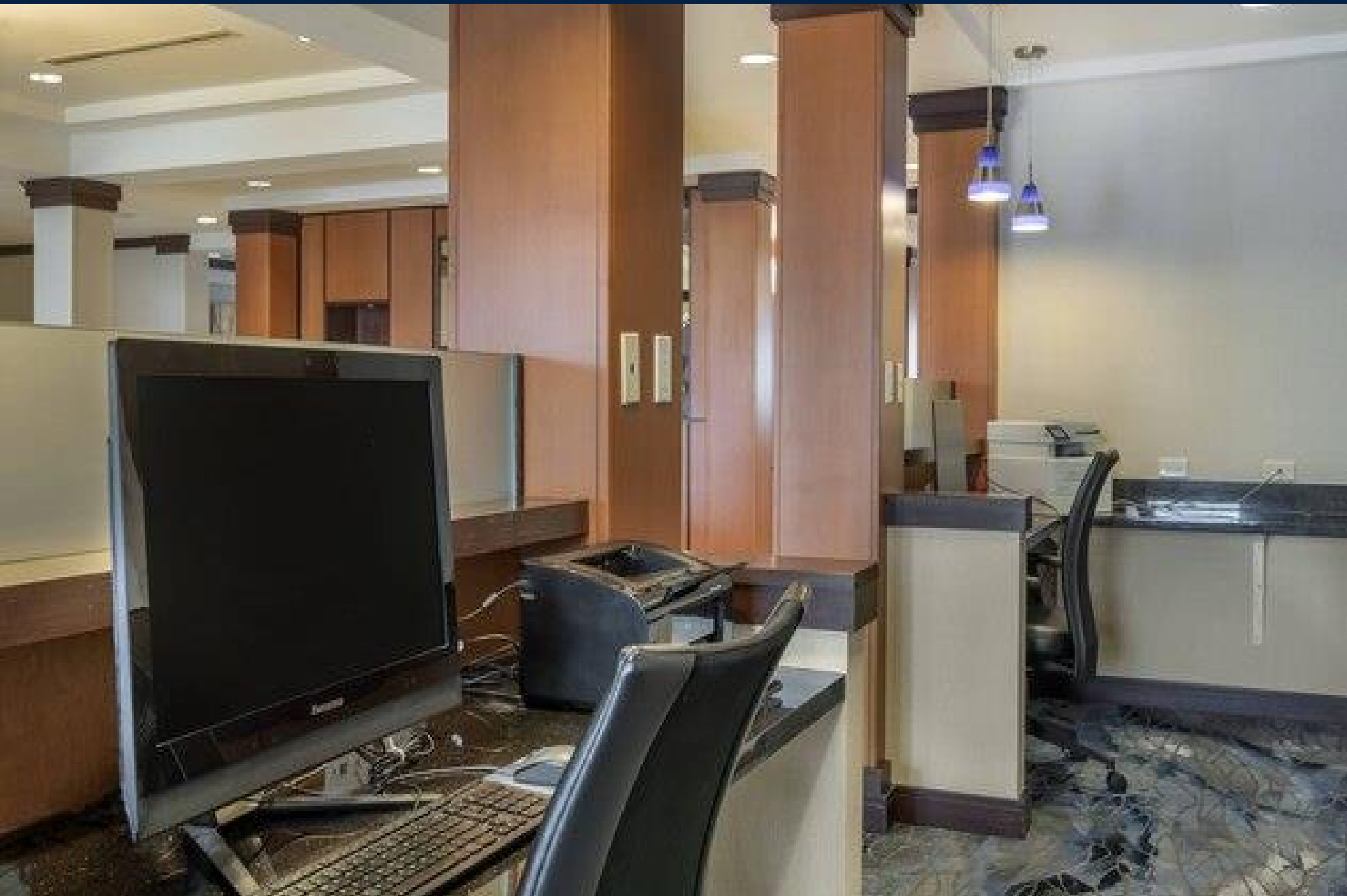
SUITES.



SUITES



BREAKFAST AREA.



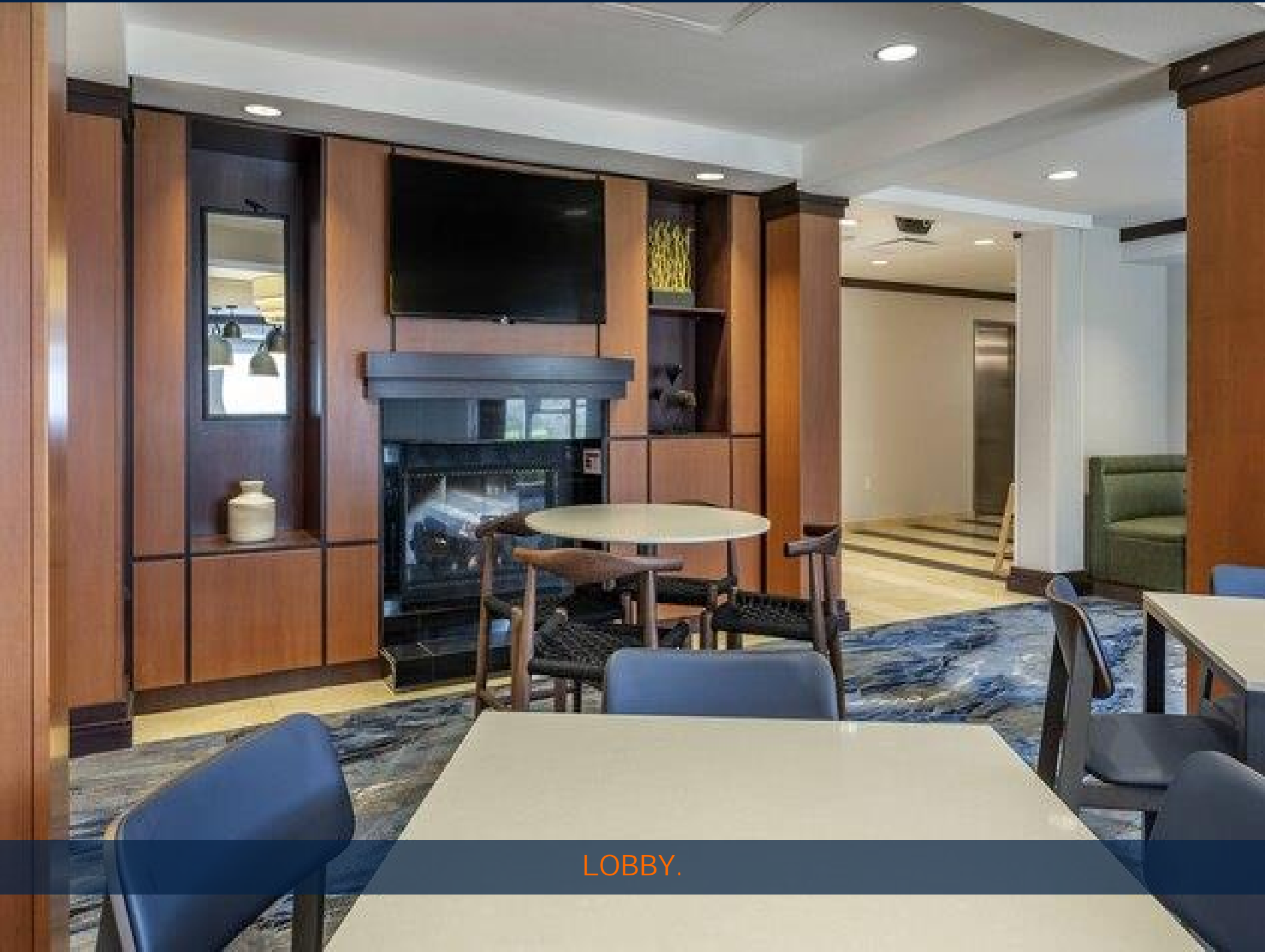
BUSINESS CENTER.



BREAKFAST AREA.



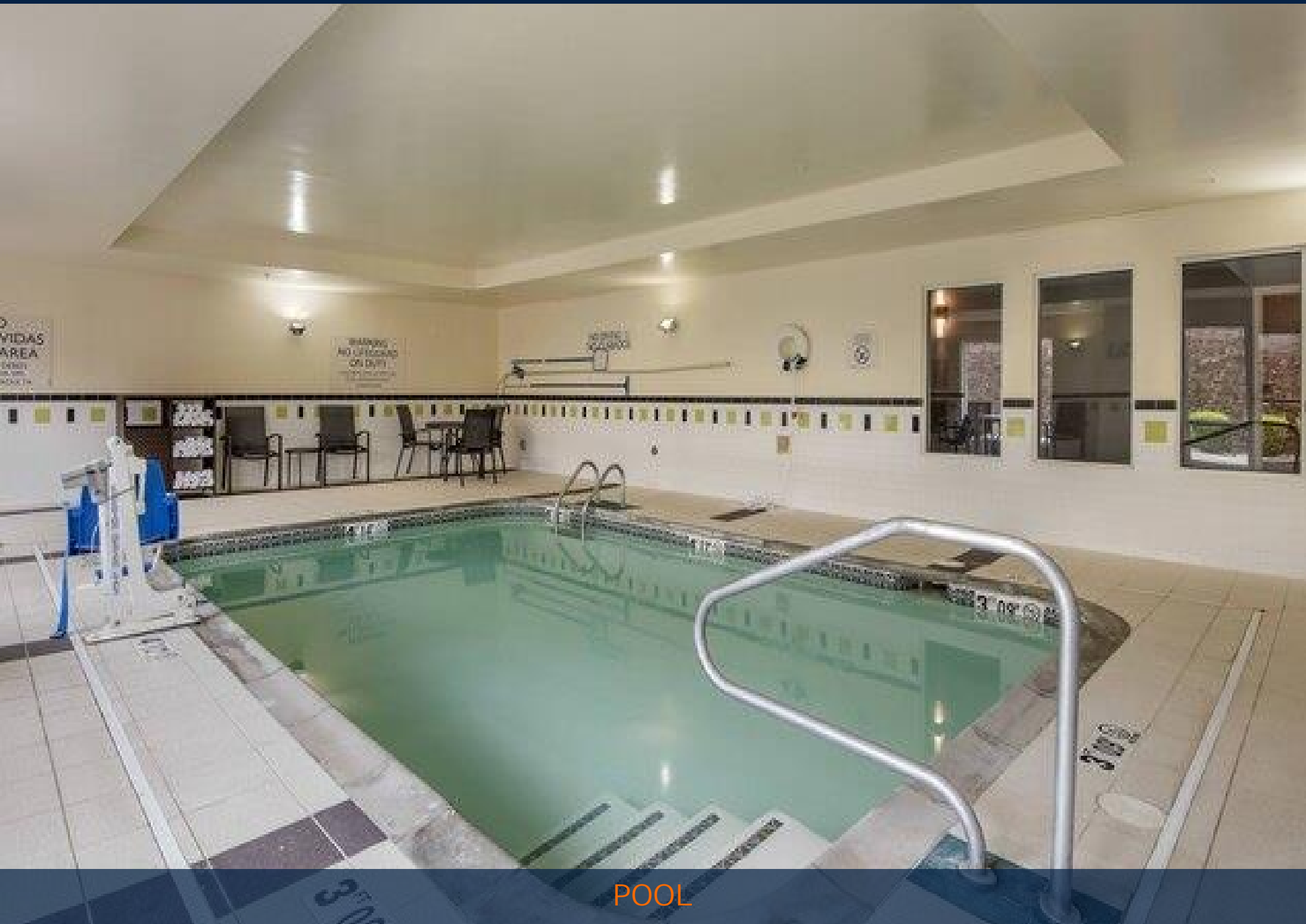
FITNESS CENTER.



LOBBY.



LOBBY.



POOL



03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,485	37,281	68,967
2010 Population	3,837	39,207	73,046
2020 Population	3,824	41,107	75,189
2025 Population	3,855	41,775	76,057
2020 African American	1,409	13,774	26,340
2020 American Indian	19	276	524
2020 Asian	133	987	1,297
2020 Hispanic	278	3,561	5,683
2020 Other Race	140	1,961	2,878
2020 White	2,011	22,871	41,937
2020 Multiracial	112	1,211	2,160
2020-2025: Population: Growth Rate	0.80 %	1.60 %	1.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	310	3,496	6,084
\$15,000-\$24,999	290	1,631	3,467
\$25,000-\$34,999	169	1,461	2,966
\$35,000-\$49,999	213	2,408	4,304
\$50,000-\$74,999	303	2,930	5,010
\$75,000-\$99,999	132	1,331	2,634
\$100,000-\$149,999	182	1,957	3,322
\$150,000-\$199,999	39	796	1,336
\$200,000 or greater	11	486	800
Median HH Income	\$38,061	\$44,267	\$42,325
Average HH Income	\$51,572	\$63,136	\$61,224

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,677	16,509	30,235
2010 Total Households	1,689	15,905	29,199
2020 Total Households	1,648	16,497	29,924
2025 Total Households	1,662	16,733	30,259
2020 Average Household Size	2.32	2.45	2.40
2000 Owner Occupied Housing	798	9,106	16,834
2000 Renter Occupied Housing	770	5,854	10,268
2020 Owner Occupied Housing	520	7,247	14,102
2020 Renter Occupied Housing	1,129	9,250	15,821
2020 Vacant Housing	214	2,088	3,776
2020 Total Housing	1,862	18,585	33,700
2025 Owner Occupied Housing	527	7,326	14,209
2025 Renter Occupied Housing	1,135	9,407	16,050
2025 Vacant Housing	231	2,241	4,005
2025 Total Housing	1,893	18,974	34,264
2020-2025: Households: Growth Rate	0.85 %	1.40 %	1.10 %



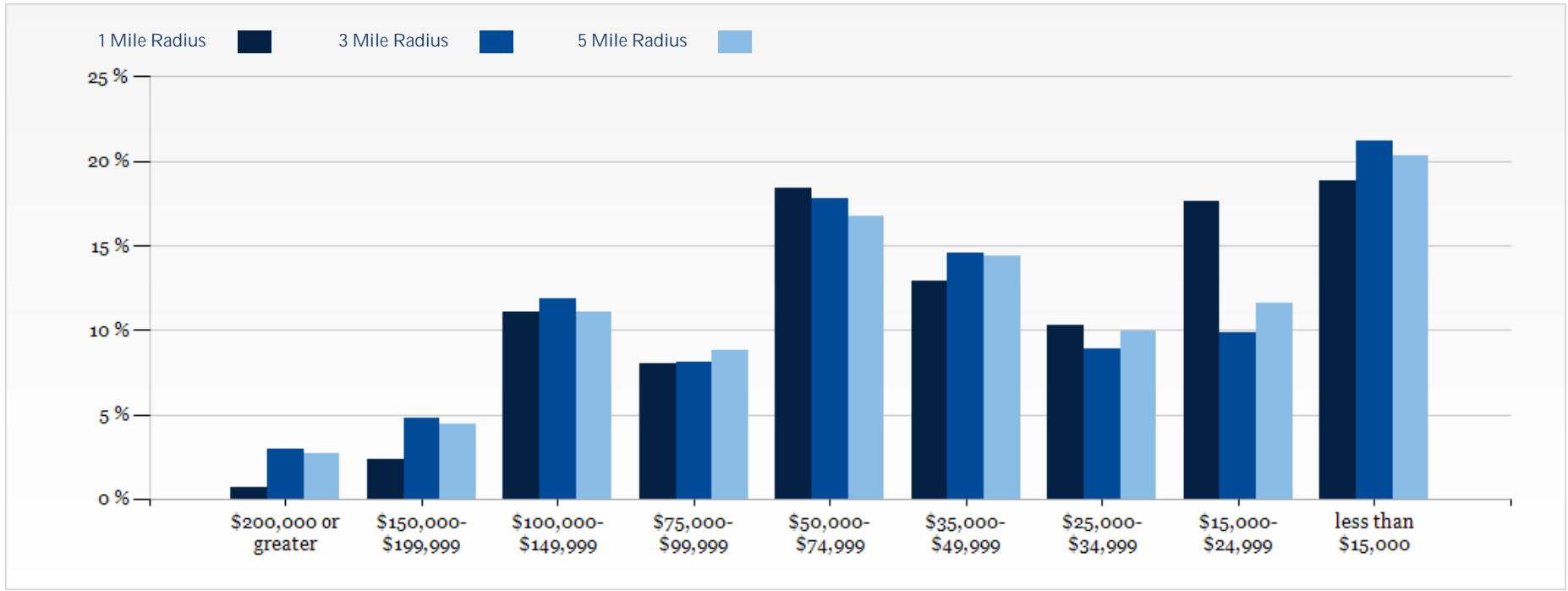
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	300	2,795	5,157
2020 Population Age 35-39	274	2,618	4,878
2020 Population Age 40-44	232	2,510	4,650
2020 Population Age 45-49	224	2,405	4,518
2020 Population Age 50-54	231	2,422	4,516
2020 Population Age 55-59	225	2,618	4,757
2020 Population Age 60-64	186	2,435	4,409
2020 Population Age 65-69	159	2,021	3,837
2020 Population Age 70-74	133	1,740	3,170
2020 Population Age 75-79	92	1,245	2,283
2020 Population Age 80-84	59	862	1,505
2020 Population Age 85+	75	1,109	1,821
2020 Population Age 18+	2,979	31,452	57,941
2020 Median Age	35	38	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,220	\$45,770	\$45,555
Average Household Income 25-34	\$53,911	\$60,154	\$59,174
Median Household Income 35-44	\$44,998	\$51,298	\$49,609
Average Household Income 35-44	\$58,936	\$71,459	\$68,430
Median Household Income 45-54	\$45,216	\$53,469	\$52,204
Average Household Income 45-54	\$58,074	\$79,433	\$77,301
Median Household Income 55-64	\$44,026	\$49,452	\$46,806
Average Household Income 55-64	\$53,980	\$68,132	\$65,925
Median Household Income 65-74	\$33,616	\$44,447	\$41,041
Average Household Income 65-74	\$44,487	\$58,197	\$56,048
Average Household Income 75+	\$35,590	\$43,951	\$42,469

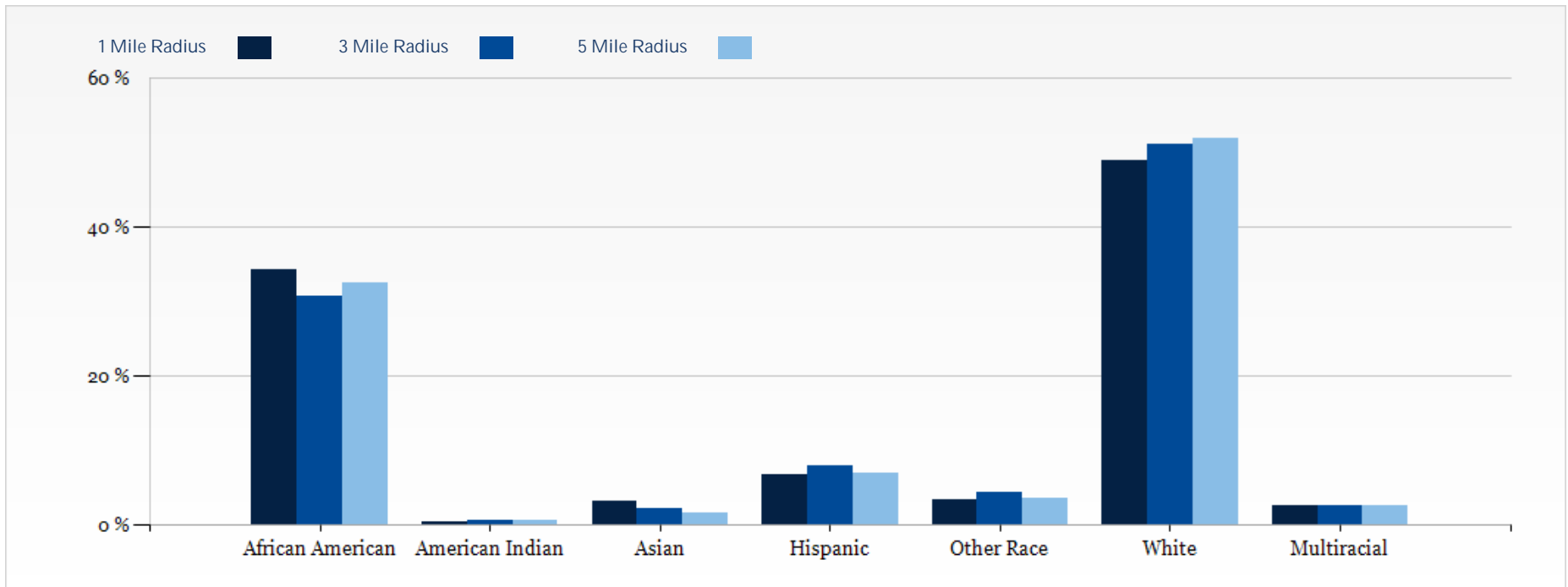
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	306	2,958	5,322
2025 Population Age 35-39	271	2,716	4,961
2025 Population Age 40-44	259	2,567	4,772
2025 Population Age 45-49	226	2,507	4,598
2025 Population Age 50-54	217	2,382	4,443
2025 Population Age 55-59	221	2,374	4,377
2025 Population Age 60-64	212	2,475	4,455
2025 Population Age 65-69	171	2,228	4,061
2025 Population Age 70-74	140	1,867	3,487
2025 Population Age 75-79	111	1,555	2,805
2025 Population Age 80-84	69	1,048	1,861
2025 Population Age 85+	66	1,094	1,817
2025 Population Age 18+	3,028	32,131	58,860
2025 Median Age	36	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,145	\$47,813	\$47,701
Average Household Income 25-34	\$56,120	\$63,606	\$62,947
Median Household Income 35-44	\$46,223	\$52,986	\$51,934
Average Household Income 35-44	\$63,470	\$77,802	\$75,272
Median Household Income 45-54	\$45,705	\$55,213	\$54,750
Average Household Income 45-54	\$61,651	\$86,335	\$84,910
Median Household Income 55-64	\$47,213	\$51,985	\$50,684
Average Household Income 55-64	\$58,244	\$75,753	\$74,074
Median Household Income 65-74	\$35,403	\$46,746	\$43,231
Average Household Income 65-74	\$47,464	\$63,502	\$61,750
Average Household Income 75+	\$39,058	\$47,986	\$46,928

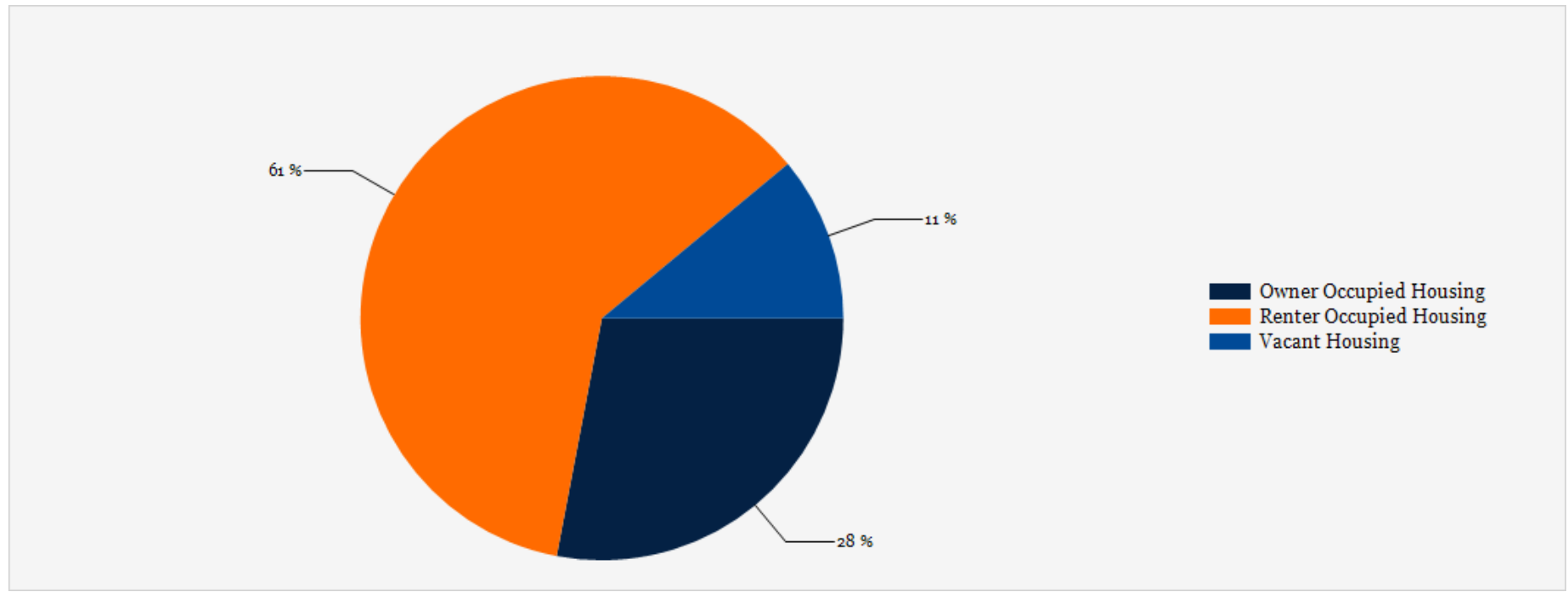
2020 Household Income



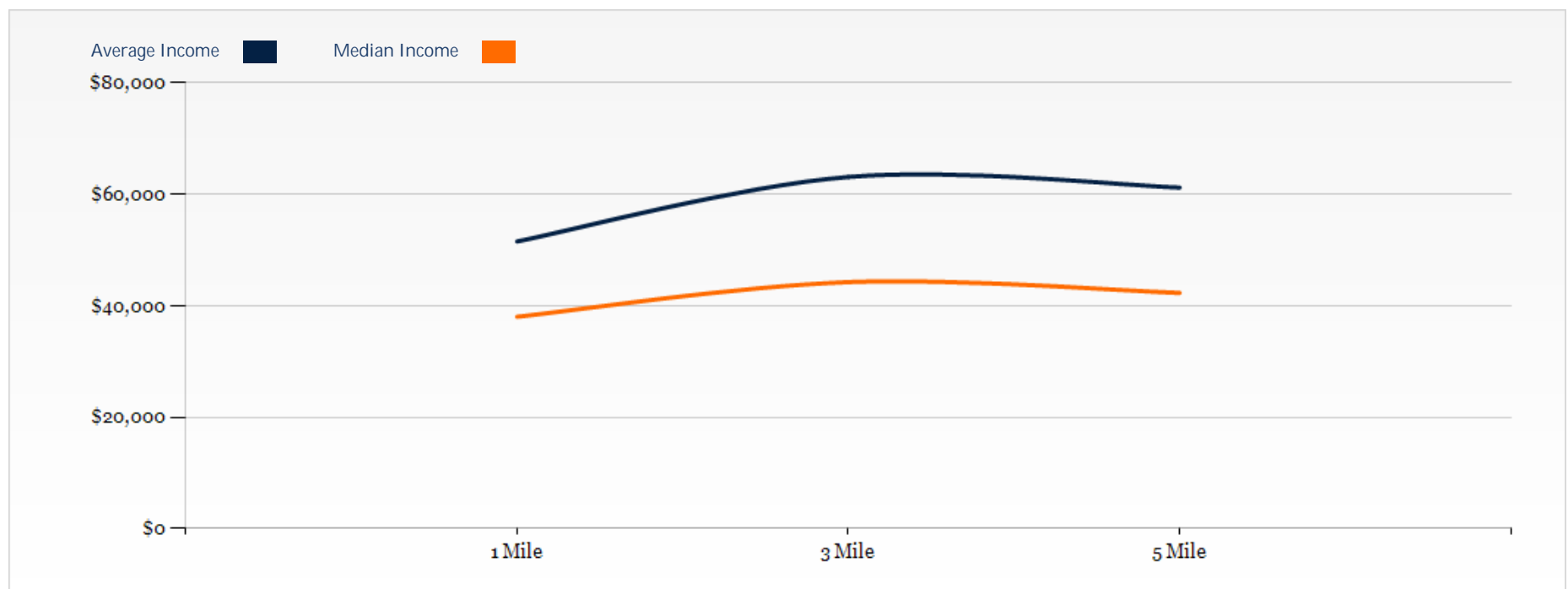
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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. A strong business development professional with a Master's Degree focused in Master of Commerce from the University of Mumbai. We specialized & Mastered in Assisting the Hotel Developer for Developing name Brand hotel such as Marriott, Hilton, Hyatt, IHG, Radisson, Best Western & Starwood properties thru out the State of Texas, We Procure land parcel & Secure Premium Brand of the hotel, work with city for site approval, arrange Architect, MEP & Civil Engineer, Broker financing for the Ground up Construction & Put together Construction Team as well. We work so closely with the Sponsors, Brand of the Hotel, City & Lender. We provide turnkey solutions for the Acquisition, Sale, Rebranding, Rehab & Development of the Hotels.

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 Hotels.

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 email on Sonkrish@gmail.com

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