

Econo Lodge Dalton



1507 N Tibbs Rd
Hotel - Georgia Northwest
Submarket
Dalton, GA 30720
Website

102 Rooms	Economy Class	Franchise Operation Type	6.11 AC Lot	1974 / 2003 Built / Renov	\$4.5M Sale Price	\$44.1K Price/Room
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Hospitality

Brand	Econo Lodge	Hotel Opened	Apr 1991
Operation Type	Franchise	All Inclusive Rate	No
Class	Economy	Scale	Economy
Operation Status	Open		

Building

Type	Hotel		
Location	Interstate		
Brand	Econo Lodge		
Company	Choice Hotels International, Inc.		
Rooms	102	Meeting Space	2,040 SF
Stories	2	Max Contig	1,800 SF
GBA	49,060 SF	Construction	Masonry
Typical Floor	24,155 SF		
Primary Corrid...	Exterior		
All Suites	No		
Year Built	1974		
Renovated	2003		
Taxes	\$500.56/Room (2025)		
Pedestrian Frie...	40 - Fairly friendly		
Cycling Friendly	10 - Not friendly		
Car Friendly	100 - Exceptionally friendly		
Parking Ratio	1.60/Room		
Parking Spaces	Surface - 163		

Land

Land Acres	6.11 AC	Land SF	266,152 SF
Bldg FAR	0.18		
Zoning	C4C1		

Building Amenities

Room Features	
High Speed Internet Access	Patio
Property Features	
Business Center	Pool
Meeting Event Space	Public Access Wifi

Public Transportation

Airport	Drive	Distance
Lovell Field	36 min	25.5 mi

Sale

For Sale	\$4,500,000 (\$44,118/Room)	
Sale Type	Investment	Status Active

Market Conditions

Supply in Available Rooms	12 Month	YOY Change
Georgia Northwest	1,786,371	↑ 2.5%
Georgia North USA	5,774,723	↑ 2.7%
Demand in Occupied Rooms		
Georgia Northwest	858,228	↓ -0.1%
Georgia North USA	2,970,335	↓ -2.1%
Occupancy		
Georgia Northwest	48.0%	↓ -2.5%
Georgia North USA	51.4%	↓ -4.7%
ADR		
Georgia Northwest	\$107.16	↑ 3.7%
Georgia North USA	\$144.35	↑ 3.0%
RevPAR		
Georgia Northwest	\$51.49	↑ 1.2%
Georgia North USA	\$74.25	↓ -1.8%
Delivered Rooms		
Georgia Northwest	95	↑ 2.2%
Georgia North USA	290	↑ 13.3%

Property Contacts

Recorded Owner	Shiv Krupa Inc Ecolodge
True Owner	Ramesh Sheth
Parent Company	Choice Hotels International, Inc.
Sale Broker	RealtyXchange Inc

Demographics

	1 mile	3 miles
Population	3,847	26,668
Households	1,502	9,903
Median Age	37.80	38.70
Median HH Income	\$47,676	\$70,975
Daytime Employees	2,048	20,533
Population Growth '25 - '30	↑ 2.99%	↑ 2.11%
Household Growth '25 - '30	↑ 3.26%	↑ 2.23%

About the Owner

Ramesh Sheth
2107 Chattanooga Rd
Dalton, GA 30721
United States
Since Jul 23, 2020

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
Chattanooga Rd	US Hwy 41 SE	19,395	2018	0.11 mi
Chattanooga Road	US Hwy 41 SE	22,700	2020	0.11 mi
Chattanooga Rd	Hwy 41 SE	22,801	2023	0.16 mi
Chattanooga Road	Hwy 41 SE	22,909	2025	0.16 mi
N Tibbs Rd	Wilding Ln S	6,253	2024	0.18 mi
US Hwy 41	I- 75 S	7,210	2021	0.24 mi
Not Available	Not Available No	7,224	2020	0.28 mi
US Hwy 41	I- 75 SW	7,063	2025	0.32 mi
N Tibbs Rd	Club Dr SW	6,088	2023	0.33 mi
North Tibbs Road	Club Dr NE	4,614	2025	0.34 mi

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Documents

For Sale

 Econo Lodge Dalton Memora...

Public Record

2025 Assessment

Improvements	\$787,180	\$7,717.45/Room
Land	\$819,900	\$8,038.24/Room
Total Value	\$1,607,080	\$15,755.69/Room

Parcels 12-158-01-010

Location

Postcode	30720
Submarket	Georgia Northwest
Submarket Cluster	Georgia North
Market	Other Market Areas
County	Whitfield
State	Georgia
CBSA	Dalton, GA
DMA	Chattanooga, TN-GA-NC
Country	United States

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	13047C0175E
FIRM ID	13313C
FIRM Panel Number	0175E
FEMA Map Date	Sep 11, 2009

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 11432603



Primary Photo



Building Photo



Aerial



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



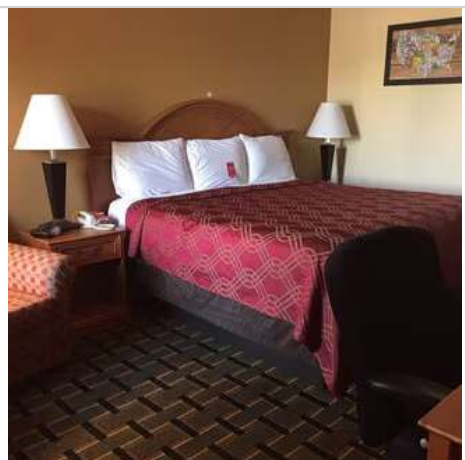
Building Photo



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