

EXCLUSIVE LISTING:

Motel 10

1202 Pyramid St.
Lordsburg, NM 88045

Jigar "Jay" Desai

Senior Vice President
AZ #SA675144000

Dinesh "Dan" Rama
NewGen Advisory NM, LLC
DESIGNATED BROKER
NM #20316



INVESTMENT PROFILE	3
PROPERTY IMPRESSIONS	6
LOCATION INFORMATION	8
ADVISOR BIOS	13

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INVESTMENT PROFILE

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Motel 10 is a 35-room, economy-class independent motel located along the Interstate 10 corridor in Lordsburg, New Mexico, offering convenient access for road-trippers, transient travelers, and regional demand. The asset underwent a full renovation completed in December 2024, positioning it as a turnkey acquisition with reduced near-term capital needs and stronger marketability within the limited-service economy lodging segment.

The property sits on 1.53 acres commercially zoned site, providing flexibility for a future owner to additional revenue components. This combination of interstate visibility and recent reinvestment supports both stable operations and longer-term upside potential.



OFFERING SUMMARY

	Sale Price:	\$550,000
	Building Size:	12,566 SF
	Lot Size:	1.53 AC
	Year Built:	1989
	Renovation Completed:	2024
	Number of Rooms:	35
	Stories:	2
	Zoning:	Commercial
	Hotel Type:	Economy

PROPERTY HIGHLIGHTS

- 35 rooms, two-story, exterior corridor
- Absentee Managed, Perfect Opportunity for Owner/Operator
- Priced at Less Than \$16k/Unit
- Numerous Brand Options Available
- Limited Competition with Perfect Location off of I-10



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PROPERTY IMPRESSIONS

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LOCATION INFORMATION

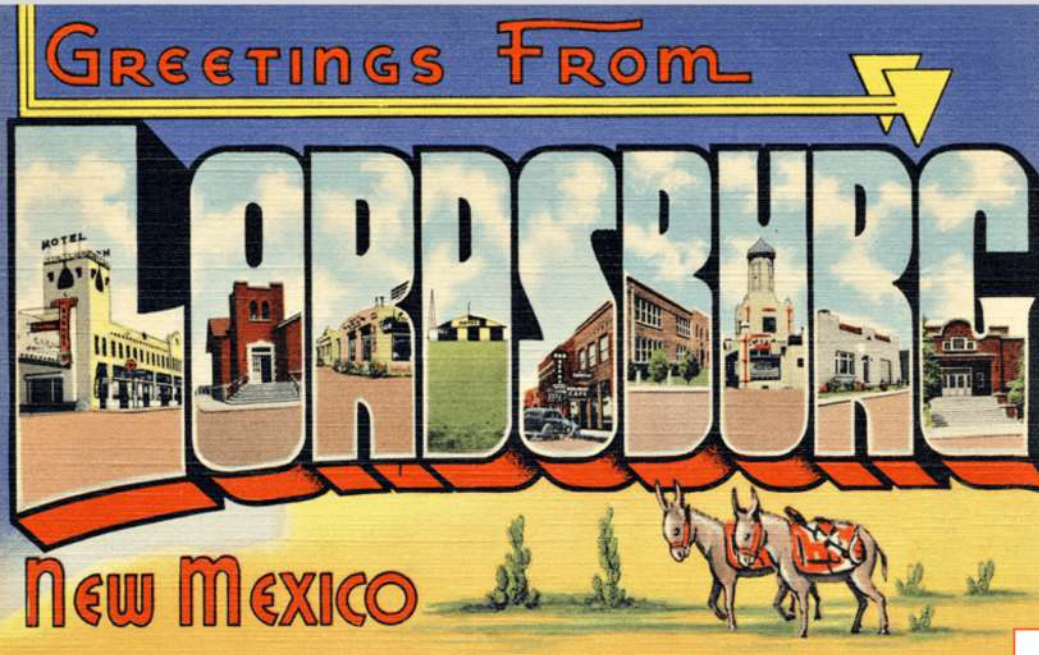
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ACTIVITIES

- **Shakespeare Ghost Town**

Just outside Lordsburg, this preserved ghost town provides a fascinating look at 19th-century mining life. Guided tours offer insight into the area's boom-and-bust history, with stories of outlaws and pioneers.

- **Lordsburg-Hidalgo County Museum**

This museum showcases the area's history, including exhibits on the railroad, mining, and the World War II internment camp that once operated here. It's an excellent place to learn about Lordsburg's role in the American Southwest.

- **Atwood Hill**

A local outdoor spot near Lordsburg that offers scenic desert views and a quick nature escape for travelers. It's a great option for light hiking, photography, and taking in the surrounding landscape.

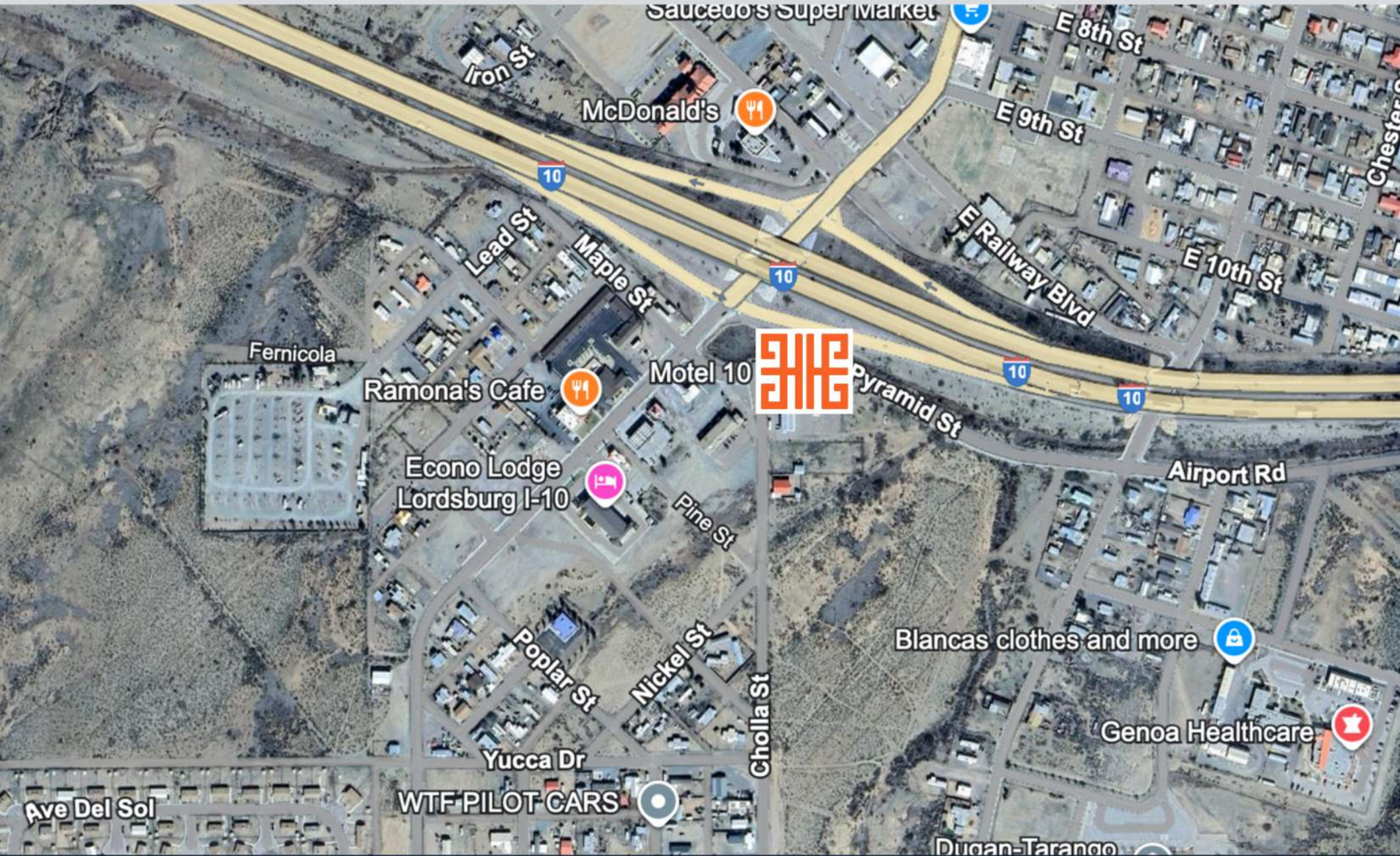
LORDSBURG, NEW MEXICO

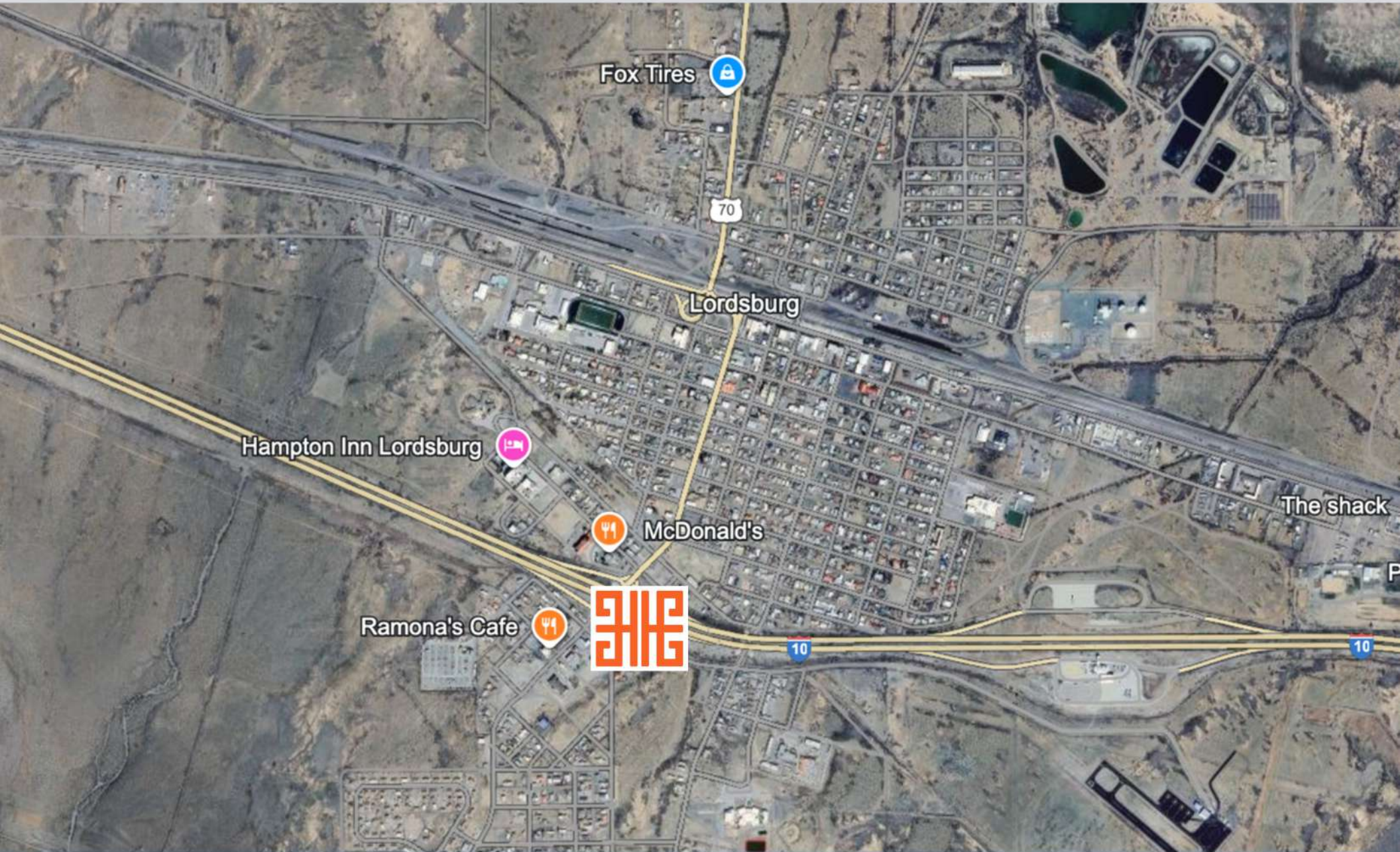
Lordsburg, New Mexico is a small community in the state's southwest corner and the county seat of Hidalgo County. Established in 1880 as a railroad town along the Southern Pacific line, it quickly became a regional hub for miners, ranchers, and travelers moving through the area. The town is named for Delbert Lord, a railroad engineer, reflecting its origins and long-standing ties to transportation and commerce.

Set within rugged desert terrain framed by distant mountain views, Lordsburg offers a quiet, small-town setting typical of the Southwest. The area features a desert climate with hot summers, mild winters, and low annual rainfall. Strategically positioned along Interstate 10, Lordsburg serves as a convenient stopover for drivers traveling between Arizona and Texas and for rail passengers via Amtrak's Sunset Limited route.











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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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