



FOR SALE

FAIRFIELD INN & SUITES FORT WORTH I-30 WEST NEAR NAS JRB

6851 West Fwy, Fort Worth, TX 76116

Salman (Sam) Tabani
972.810.7729 x1
stabani@tabanirealty.com



Tabani Realty
5851 Legacy Circle
Plano, TX 75024
972.810.7729
tabanirealty.com



FAIRFIELD INN & SUITES FORT WORTH I-30 WEST NEAR NAS JRB

6851 West Fwy, Fort Worth, TX 76116

Executive Summary



OFFERING SUMMARY

Sale Price:	Call for Offers
Building Size:	35,952 SF
Lot Size:	1.34 Acres
Number of Rooms:	70
NOI 2025:	\$205,998
Year Built:	1998
Renovated:	2022
Zoning:	F1 Commercial
Market:	West Fort Worth
Submarket:	Fort Worth

PROPERTY OVERVIEW

This 70-key interior-corridor Fairfield Inn & Suites is a compact, efficiently operated select-service asset positioned along the high-traffic I-30 West corridor in Fort Worth. Spanning 35,952 square feet across three floors, the property originally opened in 1998 and completed its most recent renovation in 2022, delivering a refreshed physical plant at a favorable point in the capex cycle. The hotel has earned excellent guest reviews across all major booking platforms and received the Tripadvisor Travelers' Choice Award. The select-service model offers an efficient operating structure with lean staffing requirements and strong flow-through to NOI. The Fairfield Inn & Suites flag delivers proven brand recognition within Marriott Bonvoy's 200M+ member loyalty ecosystem, supporting stable occupancy and ADR performance.

Fort Worth's sustained population growth, expanding corporate base, and robust leisure travel profile underpin long-term RevPAR resilience. For owner-operators, the Fairfield prototype's low F&B complexity and standardized systems translates to streamlined day-to-day management and predictable capex cycles — a compelling combination of brand muscle and operational simplicity.

2025 RevPar – \$50.14
 2025 ADR - \$86.98
 2025 Occupancy – 58%



FAIRFIELD INN & SUITES FORT WORTH I-30 WEST NEAR NAS JRB

6851 West Fwy, Fort Worth, TX 76116

Additional Photos



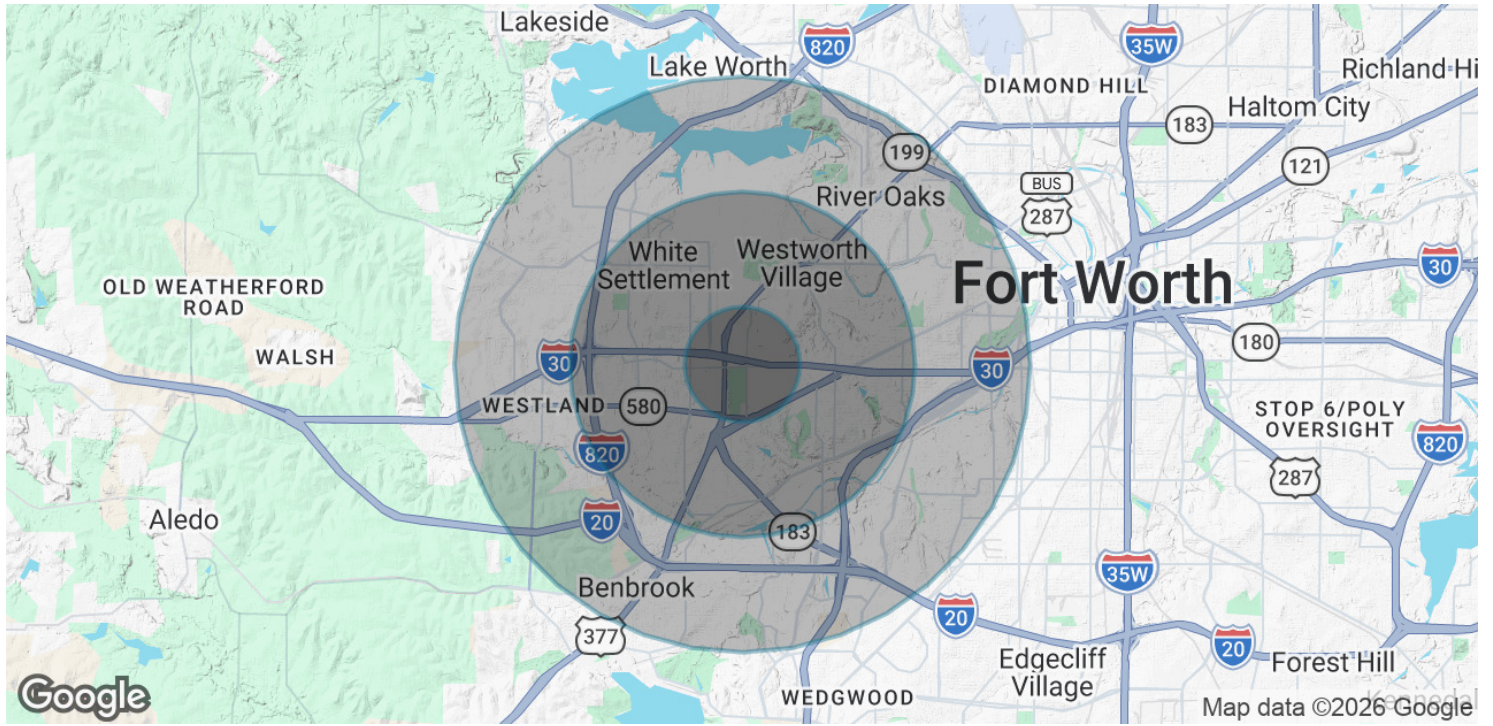




FAIRFIELD INN & SUITES FORT WORTH I-30 WEST NEAR NAS JRB

6851 West Fwy, Fort Worth, TX 76116

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,366	81,012	175,728
Average Age	35.3	36.0	35.9
Average Age (Male)	33.3	33.7	34.1
Average Age (Female)	36.8	37.8	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,215	34,731	74,520
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,547	\$62,748	\$69,656
Average House Value	\$353,922	\$207,018	\$208,606

* Demographic data derived from 2020 ACS - US Census



TABANI

R E A L T Y