

# Quality Inn Ark City

3232 N Summit , Arkansas City KS 67005



OFFERING MEMORANDUM



PROVIDING MEMORANDUM



01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	3232 N Summit Arkansas City KS 67005
COUNTY	Cowley
BUILDING SF	61,875 SF
LAND ACRES	6.30
TOTAL ROOMS	88
LAND SF	274,428 SF
YEAR BUILT	1981
YEAR RENOVATED	2018
APN	2941802001002000

## FINANCIAL SUMMARY

PRICE	\$1,750,000
PRICE PER KEY	\$19,886
PRICE PSF	\$28.28

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$315,000
LOAN AMOUNT	\$1,435,000
INTEREST RATE	7.00%
ANNUAL DEBT SERVICE	\$121,713
LOAN TO VALUE	82%
AMORTIZATION PERIOD	25 Years

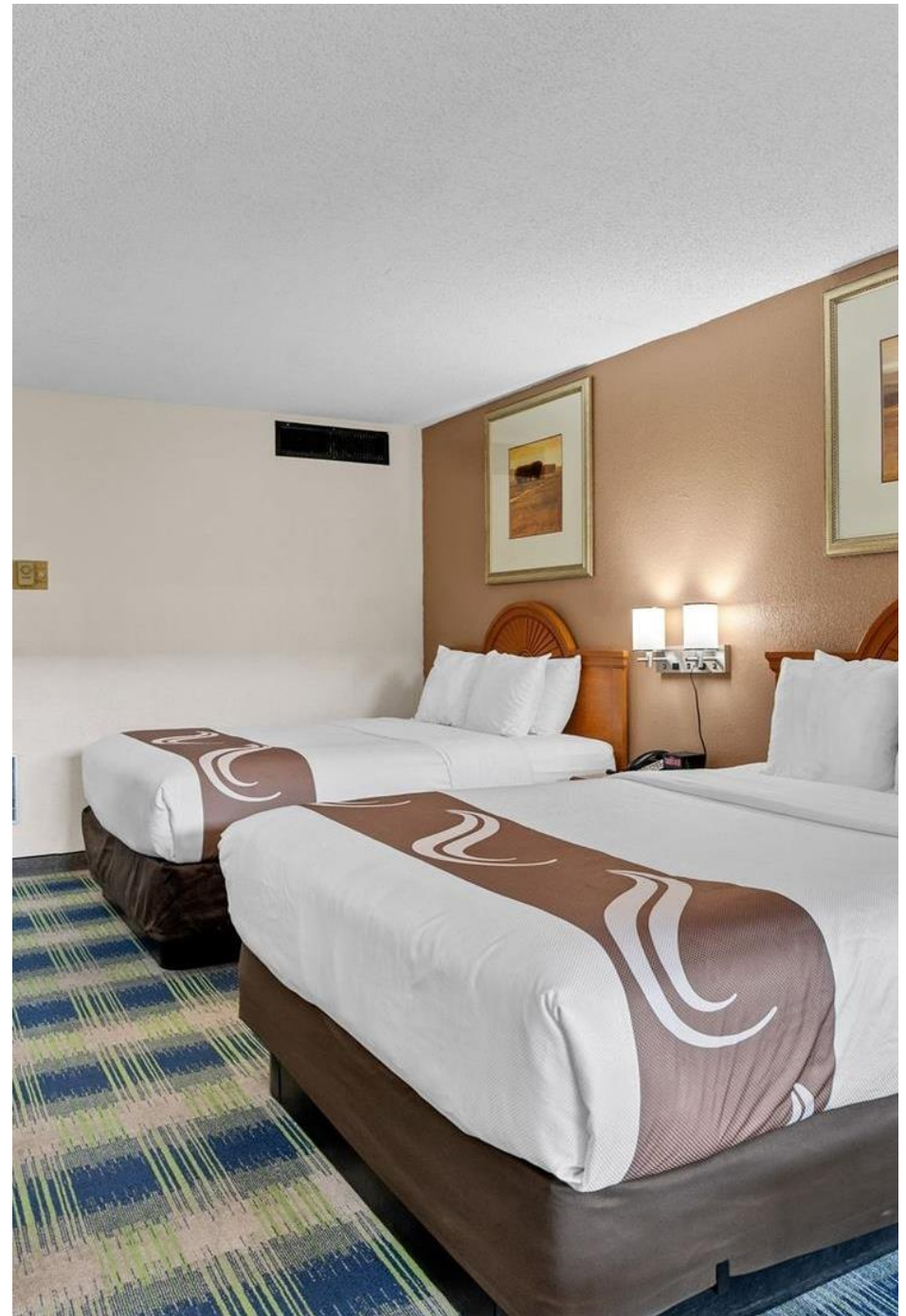
## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2025 Population	1,083	10,503	14,487
2025 Median HH Income	\$50,744	\$53,024	\$54,872
2025 Average HH Income	\$66,406	\$68,237	\$70,647



## Key Highlights

- » Quality Inn Ark City, KS is being offered at \$1,750,000 for at a 5-year average revenue of \$716,333
- » Priced at \$19,886/Key
- » Unbeatable Value: This property boasts a low cost per square foot of just \$28, offering investors an incredible opportunity to maximize their ROI. With a prime location and impressive amenities, this is a deal that savvy investors won't want to miss out on.
- » Complimentary breakfast, indoor pool, fitness center, business center, guest laundry, and conference/meeting space
- » Opportunity for massive revenue increases by implementing annual contracts with local employers, finishing out the bar/restaurant area, renting the 24 covered outdoor storage units and banquet halls, and implementing the indoor pool for additional hotel bookings.
- » Unlock Potential with a Renowned Franchise: The current franchise agreement with Quality Inn, which ended in 2022, presents new buyers with the chance to carry on the Quality Inn flag or revamp branding however they choose.
- » Opportunity to double revenue by securing contracts with local employers
- » High demand in Ark City for public storage creating additional revenue opportunity



## Renovations

- » Large capital expenditure projects have been completed by the current ownership totaling more than \$739,000, including the following:
  - Carpet installed 2018 (\$65,000)
  - New window coverings & blinds (\$42,000)
  - New roof installed in 2021 (\$400,000)
  - Rooftop HVAC system installed in 2019 (\$62,000)
  - Main level HVAC system & PTAC installed in 2020 (\$60,000)
  - New Commercial Grade Washers and Dryers 2018 (\$70,000)
  - Front door Automatic door system installed (\$25,000)
  - Fire Alarm System installed 2019 (\$15,000)
  - New lamps, microwaves, refrigerators , and new digital door key locks
  - Monument signage with LED (\$10,500)
  - New blinds in rooms (\$44,000)
  - 18 Wifi Routers (\$18,000)
- » Renovated Manager/Owner Suite



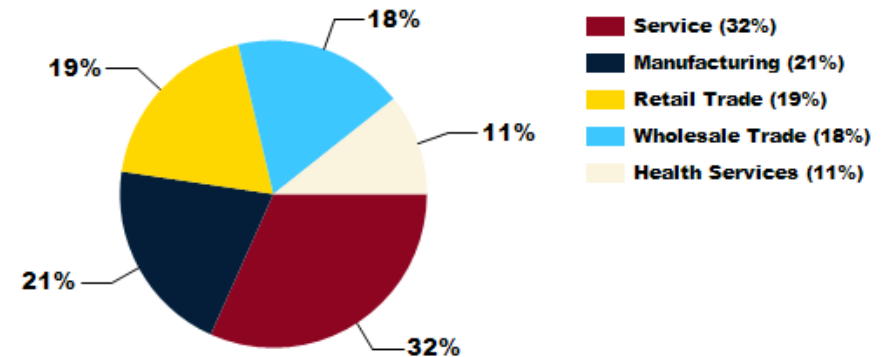
## 02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times

## Location Highlights

- » High-visibility location (11,300 VPD) with direct access from US Highway 77, near major retailers, restaurants, and industrial employers
- » Excellent Visibility from Summit St and Surrounding Businesses
- » Surrounding retail establishments in the immediate area include: Walmart Supercenter, Mcdonald's, Starbuck's, Casey's, Tractor Supply Co, Pizza Ranch, Cowley Cinema 8, Westlake Ace Hardware, and many other major retailers
- » Located directly off Spring Hills Golf course and only a 7-minute drive to Ark City Golf & Fitness
- » Very close proximity to South Central Kansas Medical Center, Cowley County Community College, Ark City High School, and Ark City Middle School.
- » Major local employers include: Creekstone Farms Premium Beef, Kan-Pak, ADM Milling Co, GE Aviation, BNSF railroad, and Skyline Homes
- » 15-minute drive to Chaplin Nature Center and 45-minute drive to Kaw Lake
- » Located 59 miles South of Wichita, KS and 31 miles North of Ponca City, OK
- » Close to 7 Clans Council Casino and Native Lights Casino
- » Site Area: Spacious parcel with ample surface parking and room for potential redevelopment or expansion

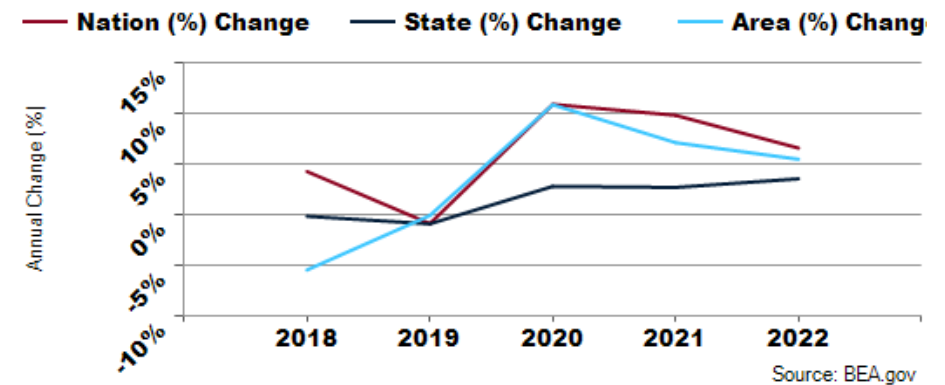
## Major Industries by Employee Count



## Largest Employers

Walmart Supercenter	400
Unified School District #470	400
Arkansas City Medical Center	300
City of Arkansas City	200
McDonald's	50
Dollar General	50
Subway	20
Scooter's Coffee	20

## Cowley County GDP Trend





Creswell

Moxham

Walnut River

Arkansas River

Arkansas River

Arkansas City

Parkerfield



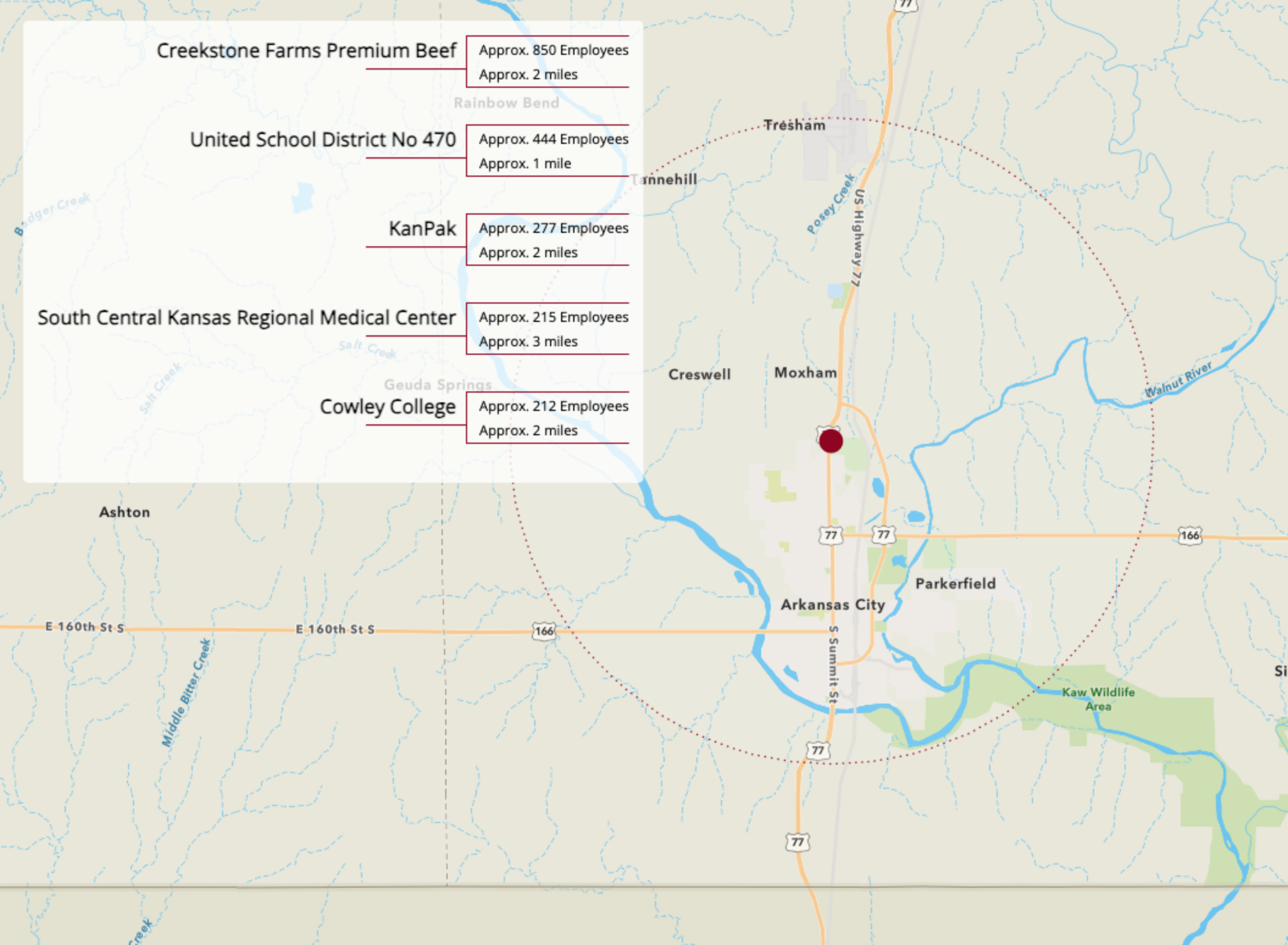
**Creekstone Farms Premium Beef**    Approx. 850 Employees  
Approx. 2 miles

**United School District No 470**    Approx. 444 Employees  
Approx. 1 mile

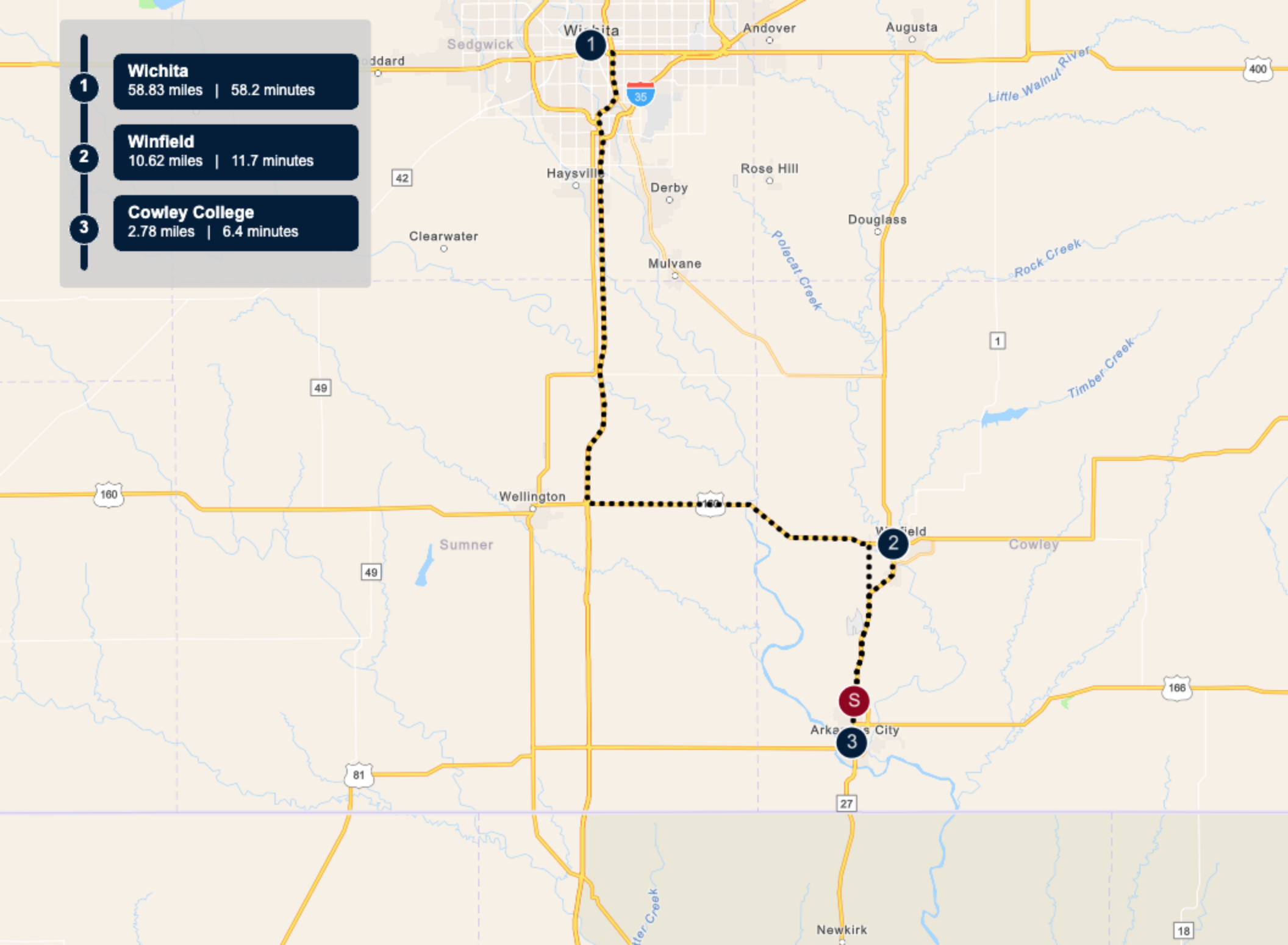
**KanPak**    Approx. 277 Employees  
Approx. 2 miles

**South Central Kansas Regional Medical Center**    Approx. 215 Employees  
Approx. 3 miles

**Cowley College**    Approx. 212 Employees  
Approx. 2 miles



- 1** **Wichita**  
58.83 miles | 58.2 minutes
- 2** **Winfield**  
10.62 miles | 11.7 minutes
- 3** **Cowley College**  
2.78 miles | 6.4 minutes





### 03 Property Description

- Property Features
- Parcel Map
- Property Images
- Hotel Amenities
- Room Amenities

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## PROPERTY FEATURES

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TOTAL ROOMS	88
BUILDING SF	61,875
LAND SF	274,428
LAND ACRES	6.30
YEAR BUILT	1981
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	500' x 549'
TRAFFIC COUNTS	11,300 VPD
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
NON SMOKING ROOMS	88
OUTDOOR STORAGE UNITS	24
MANAGER SUITE	Yes

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## NEIGHBORING PROPERTIES

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NORTH	Undeveloped Land
SOUTH	Super 8 Hotel
EAST	Spring Hill Golf Course
WEST	Casey's General Store

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

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## CONSTRUCTION

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FOUNDATION	Concrete
FRAMING	Steel & Wood Truss
EXTERIOR	Precast Concrete
PARKING SURFACE	Asphalt
ROOF	Asphalt
WINDOWS	Yes - all rooms
FIRE ALARM	Yes
SPRINKLERS	Hallways
ADA COMPLIANT	Yes

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## AMENITIES

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POOL	Indoor
COMPLIMENTARY BREAKFAST	Yes
ICE/VENDING MACHINES	Yes
EVENT CENTER/BANQUET HALL	Yes
WIFI	Yes
RESTAURANT	Can be added
GUEST LAUNDRY	Yes



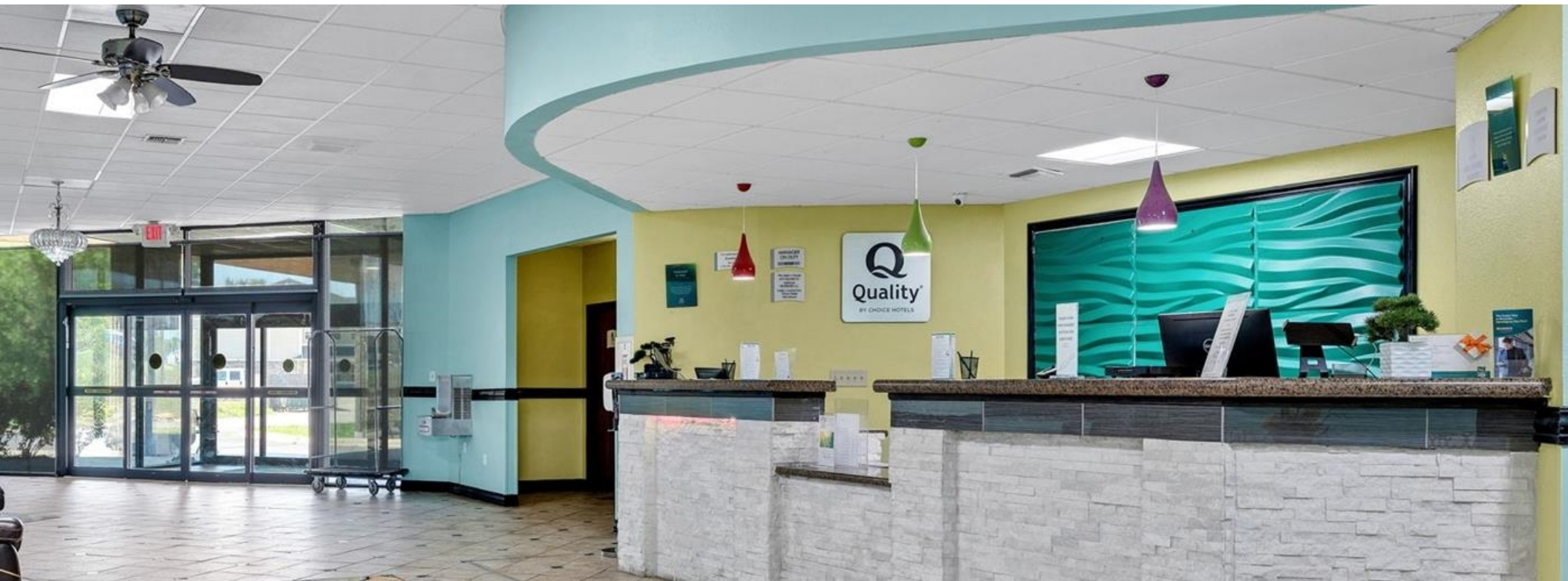
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N SUMMIT ST

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Banquet Hall



## Outdoor Storage



## Manager/Owner Suite



## Hotel Amenities

- » Indoor Swimming Pool & Hot Tub
- » Complimentary Breakfast
- » Banquet Hall
- » Guest Laundry



## Room Amenities

- » Television
- » Quality Bedding
- » Refrigerator
- » Tub/Shower and Jacuzzi Tub options



04

Comps

Comps

Comps Map

1



# OF KEYS	51
ASKING PRICE	\$2,000,000
BUILDING SF	13,362
LAND ACRES	3.30
DAYS ON MARKET	16
TYPE	2-Star Hotel
DISTANCE	8.9 miles

### Quality Inn Winfield

3800 S Pike Rd  
Winfield, KS 67156

2



# OF KEYS	50
YEAR BUILT	2008
SALE PRICE	\$2,275,000
SALE PSF	\$86.37
PRICE/KEY	\$45,500
CLOSING DATE	6/21/2024
BUILDING SF	26,341
LAND ACRES	5.03
TYPE	2-Star Hotel
DISTANCE	117 miles

### Quality Inn Parsons

1807 Harding Dr  
Parsons, KS 67357

Price/Key

\$22,692 - \$45,500

LOW



HIGH

3



### AmerInn By Wyndham

1530 SW Wesport Dr  
Topeka, KS 66604

# OF KEYS	62
YEAR BUILT	1991
SALE PRICE	\$2,527,000
SALE PSF	\$130.88
PRICE/KEY	\$40,758
CLOSING DATE	4/25/2024
BUILDING SF	19,308
LAND ACRES	1.168
TYPE	3-Star Hotel
DISTANCE	167 miles

Price/Key

\$22,692 - \$45,500



4



### Baymont By Wyndham El Dorado

2525 W Central Ave  
El Dorado, KS 67052

# OF KEYS	65
YEAR BUILT	1978
SALE PRICE	\$1,475,000
SALE PSF	\$34.12
PRICE/KEY	\$22,692
CLOSING DATE	3/18/2024
BUILDING SF	43,236
TYPE	2-Star Hotel
DISTANCE	62.4 miles

Price/Key

\$22,692 - \$45,500



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### Fossil Creek Hotel

1430 S Fossil St  
Russell, KS 67665

# OF KEYS	54
YEAR BUILT	2003
SALE PRICE	\$1,500,000
SALE PSF	\$65.08
PRICE/KEY	\$27,778
CLOSING DATE	4/11/2025
BUILDING SF	23,048
LAND ACRES	4.61
TYPE	2-Star Hotel
DISTANCE	213 miles

Price/Key

\$22,692 - \$45,500



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### Quality Inn Ark City

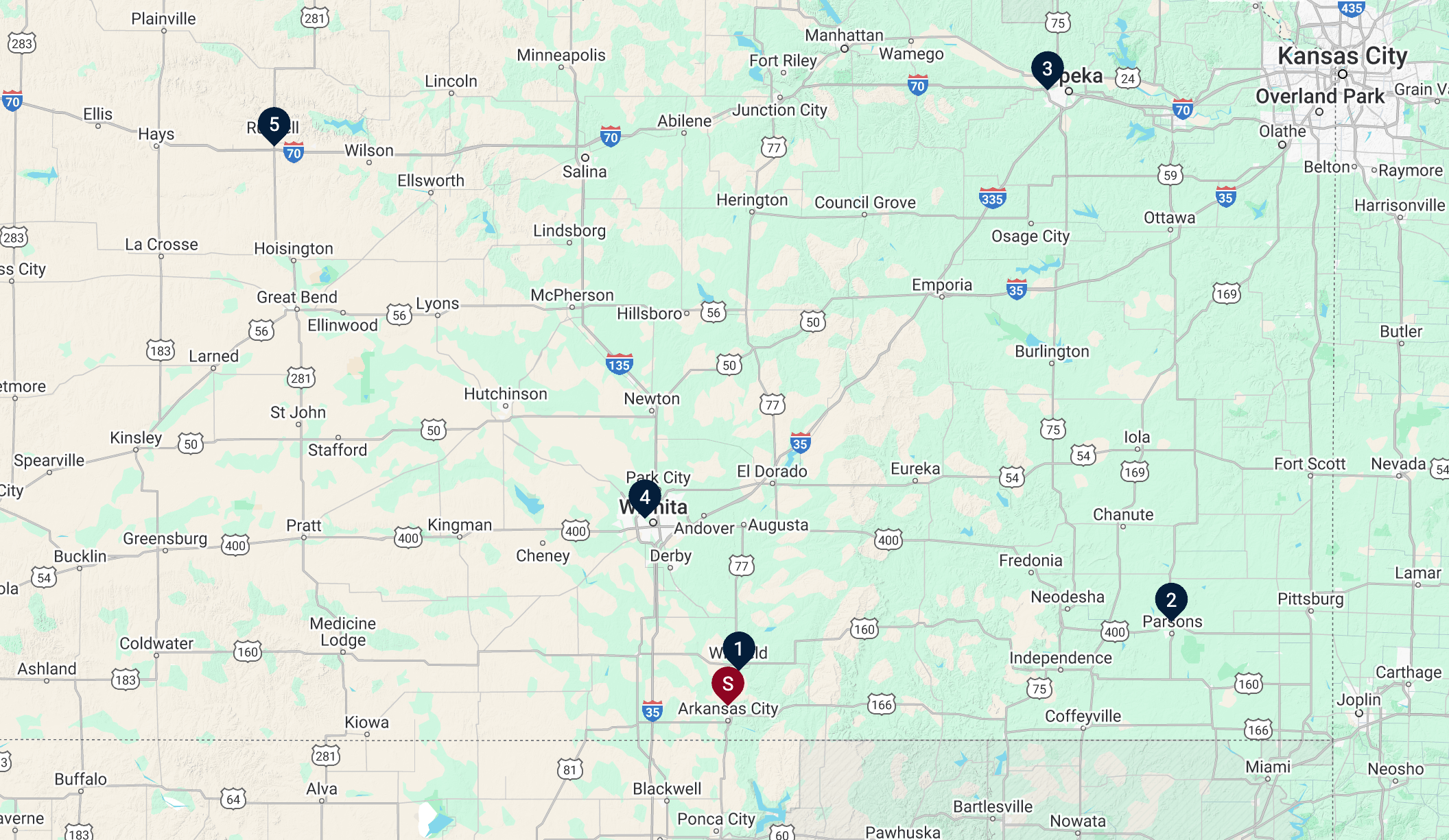
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LAND ACRES	6.30

Price/Key

\$22,692 - \$45,500





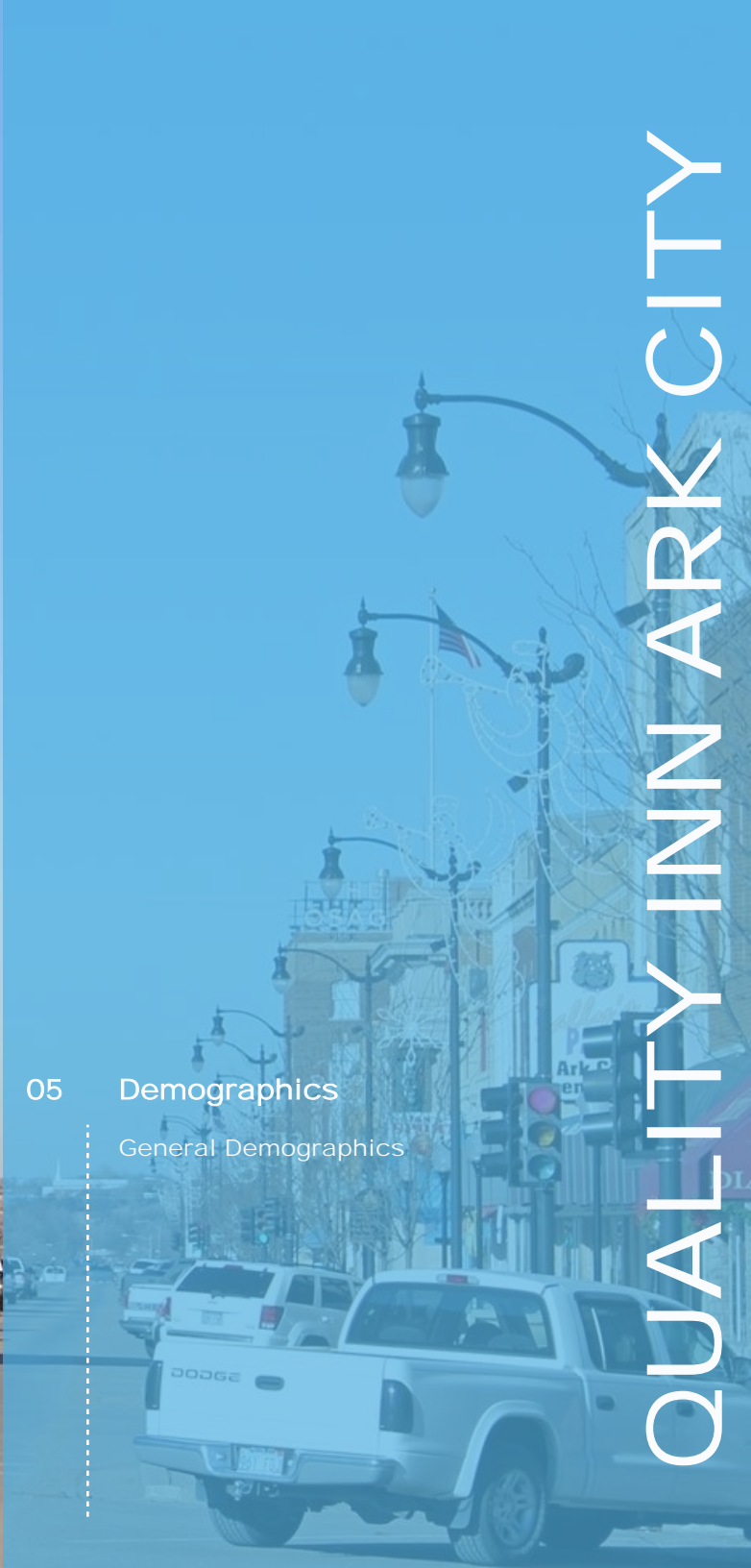
#	Property Name	Address	City
1	Quality Inn Ark City	3232 N Summit	Arkansas City
2	Quality Inn Winfield	3800 S Pike Rd	Winfield
3	Quality Inn Parsons	1807 Harding Dr	Parsons
4	AmerInn By Wyndham	1530 SW Wesport Dr	Topeka
5	Baymont By Wyndham	2525 W Central Ave	El Dorado
5	Fossil Creek Hotel	1430 S Fossil St	Russell



05

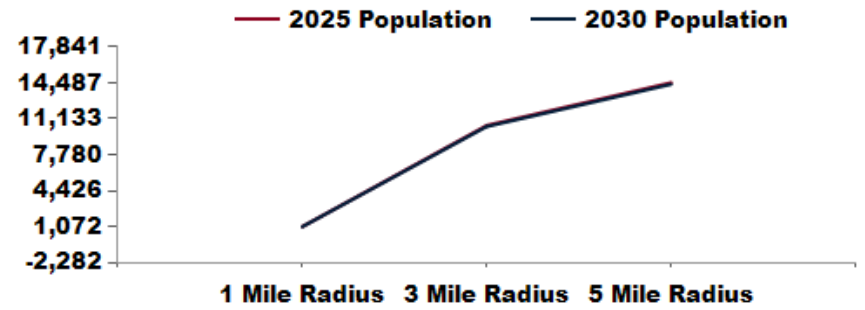
Demographics

General Demographics

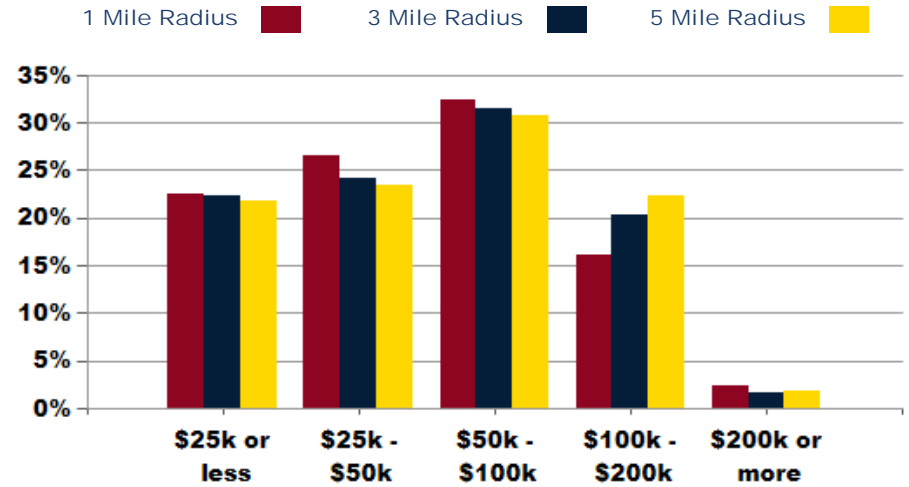


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,068	10,401	14,742
2010 Population	1,165	10,898	15,033
2025 Population	1,083	10,503	14,487
2030 Population	1,072	10,410	14,351
2025 African American	33	384	417
2025 American Indian	29	331	442
2025 Asian	6	45	57
2025 Hispanic	209	2,378	2,991
2025 Other Race	76	921	1,148
2025 White	826	7,232	10,292
2025 Multiracial	105	1,481	2,005
2025-2030: Population: Growth Rate	-1.00%	-0.90%	-0.95%

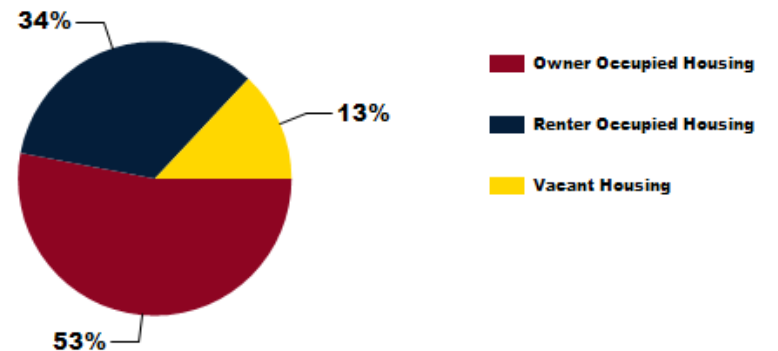
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	348	476
\$15,000-\$24,999	69	524	710
\$25,000-\$34,999	63	410	564
\$35,000-\$49,999	70	535	717
\$50,000-\$74,999	107	767	1,002
\$75,000-\$99,999	56	460	680
\$100,000-\$149,999	70	607	942
\$150,000-\$199,999	11	188	276
\$200,000 or greater	12	63	101
Median HH Income	\$50,744	\$53,024	\$54,872
Average HH Income	\$66,406	\$68,237	\$70,647



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

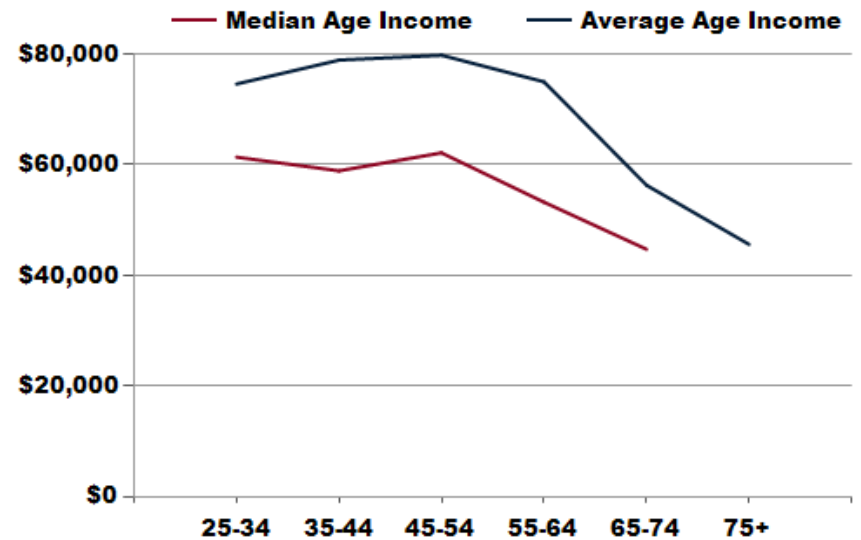
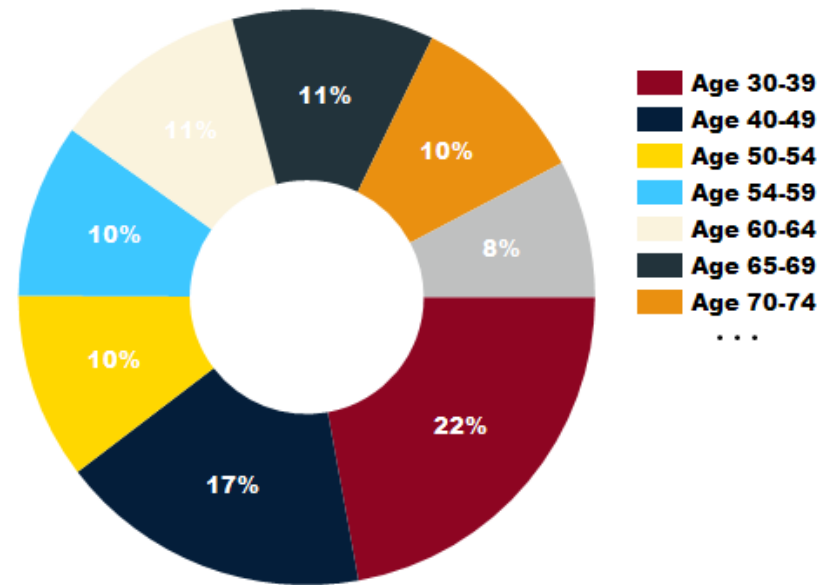


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	63	658	861
2025 Population Age 35-39	66	630	863
2025 Population Age 40-44	50	566	819
2025 Population Age 45-49	52	528	768
2025 Population Age 50-54	61	530	758
2025 Population Age 55-59	57	505	754
2025 Population Age 60-64	64	567	843
2025 Population Age 65-69	66	524	778
2025 Population Age 70-74	59	451	671
2025 Population Age 75-79	45	352	522
2025 Population Age 80-84	40	240	334
2025 Population Age 85+	64	273	336
2025 Population Age 18+	847	7,860	10,897
2025 Median Age	42	34	36
2030 Median Age	43	35	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,394	\$62,138	\$65,425
Average Household Income 25-34	\$74,639	\$76,387	\$78,296
Median Household Income 35-44	\$58,919	\$63,683	\$65,755
Average Household Income 35-44	\$78,965	\$78,387	\$80,238
Median Household Income 45-54	\$62,169	\$64,502	\$66,207
Average Household Income 45-54	\$79,839	\$80,064	\$81,354
Median Household Income 55-64	\$53,238	\$54,282	\$58,421
Average Household Income 55-64	\$75,027	\$69,741	\$73,587
Median Household Income 65-74	\$44,723	\$42,150	\$43,059
Average Household Income 65-74	\$56,316	\$58,883	\$62,083
Average Household Income 75+	\$45,607	\$48,176	\$52,025

Population By Age



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