



OFFERING MEMORANDUM
MOTEL 6 GASTONIA

1901 BROADCAST ST, GASTONIA, NC 28052





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EXCLUSIVELY LISTED BY



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EXECUTIVE OVERVIEW

OFFERING OVERVIEW

The offering presents the opportunity to acquire a 59-key Motel 6 located at 1901 Broadcast St in Gastonia, North Carolina, within the broader Charlotte MSA. The asset features an efficient interior corridor design and a highly functional layout that supports streamlined operations and consistent guest demand.

The property has demonstrated strong in-place cash flow supported by a lean operating model, making it an attractive yield-oriented investment. Its moderate key count strikes a balance between scale and manageability, appealing to hands-on owner-operators seeking operational control and margin optimization.

Strategically positioned just west of Charlotte, the hotel benefits from proximity to one of the Southeast’s fastest-growing metro areas, while maintaining a lower cost basis relative to core urban assets. The surrounding corridor captures steady transient demand driven by highway traffic, regional commerce, and nearby retail amenities, providing a reliable base of occupancy throughout the year.

The interior corridor construction enhances long-term durability, safety perception, and brand optionality, offering investors and owners flexibility to maintain the existing flag or explore repositioning strategies to further drive revenue.

Overall, the asset represents a stable, cash-flowing investment sub \$5M purchase price with operational upside potential in a high-growth regional market, supported by strong accessibility, favorable economics, and continued demand drivers within the Charlotte MSA.



PRICING OVERVIEW	
List Price	Request Info

INVESTMENT HIGHLIGHTS

HOTEL

- **Established Hotel Opportunity:** Offering includes established hotel & operations of a 59-key Motel 6 located in Gastonia, NC. Fee-simple real estate and building is unencumbered of debt or management contracts.
- **Strong Hotel Investment Fundamentals:** Positioned within a tax-friendly state at an approachable revenue multiple, this property represents an ideal investment opportunity, underscored by its advantageous location in Charlotte MSA and Gastonia's low property taxes.
- **Minimal Expenses, Proven Historical Cash Flows:** The property has a history of consistent cash flow with minimal operating expenses, making it a financially stable investment. Its efficient cost structure allows for strong net operating income (NOI), positioning it as a dependable income-producing asset for potential buyers. The Motel 6 has consistently indexed higher than comp set in all metric categories.
- **Brand Flexibility:** Buyers have the flexibility to continue operations under the Motel 6 flag or to consider rebranding options as the interior corridor nature allows for brand flexibility.
- **Ideal Owner-Operator Investment:** With its manageable size and operational efficiency, this property is perfect for an owner-operator. The hands-on management approach allows for greater control over operational expenses, enhancing profitability.

LOCATION

- **Proximity to Charlotte:** The property enjoys an exceptional location just 17.4 miles from Charlotte Douglas International Airport and only 24 miles from the largest business district in the Carolinas, Charlotte Uptown. This reflects convenience accessibility, robust tourism appeal and enhanced business travel.
- **High Traffic Corridor:** Conveniently situated at the crossroads of I-85 and US 321, this prime location offers exceptional accessibility for both domestic and international travelers, connecting Charlotte, Greensboro, and Durham to the Northeast, as well as Spartanburg, Greenville, and Atlanta to the Southwest.
- **Synergistic Surrounding Retail:** The subject property benefits from favorable access to high-traffic retail and food options including Quiktrip, Zaxbys, Wendy's, Hardee's, Taco Bell, and Fedex.
- **Vibrant North Carolina Economy:** North Carolina boasts a substantial GDP of \$729.4 billion as of 2022, making it the ninth-largest economy in the U.S. With an economic growth rate of 6.7% and a job growth rate of 3.5%, the state has firmly established itself as a hub for diverse industries, including finance, technology, and manufacturing. North Carolina is consistently ranked among the top states for business by Forbes and CNBC, owing to its favorable tax policies, skilled workforce, and robust infrastructure.

PROPERTY OVERVIEW

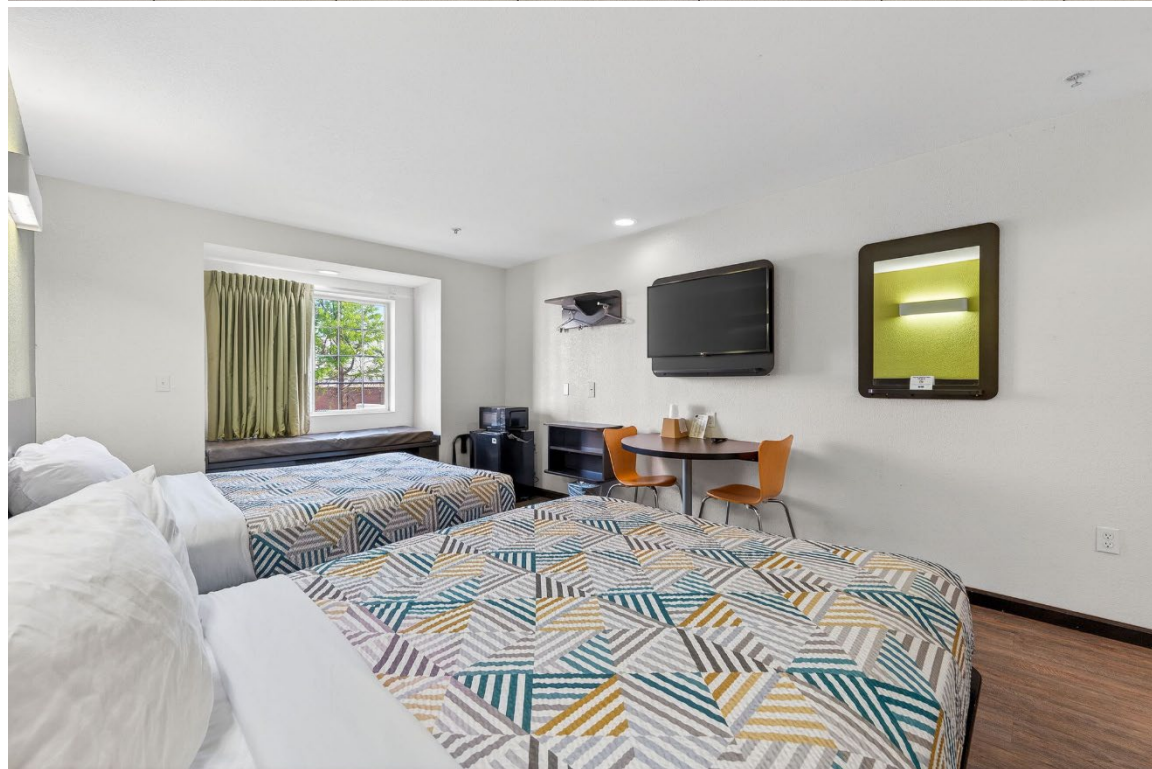
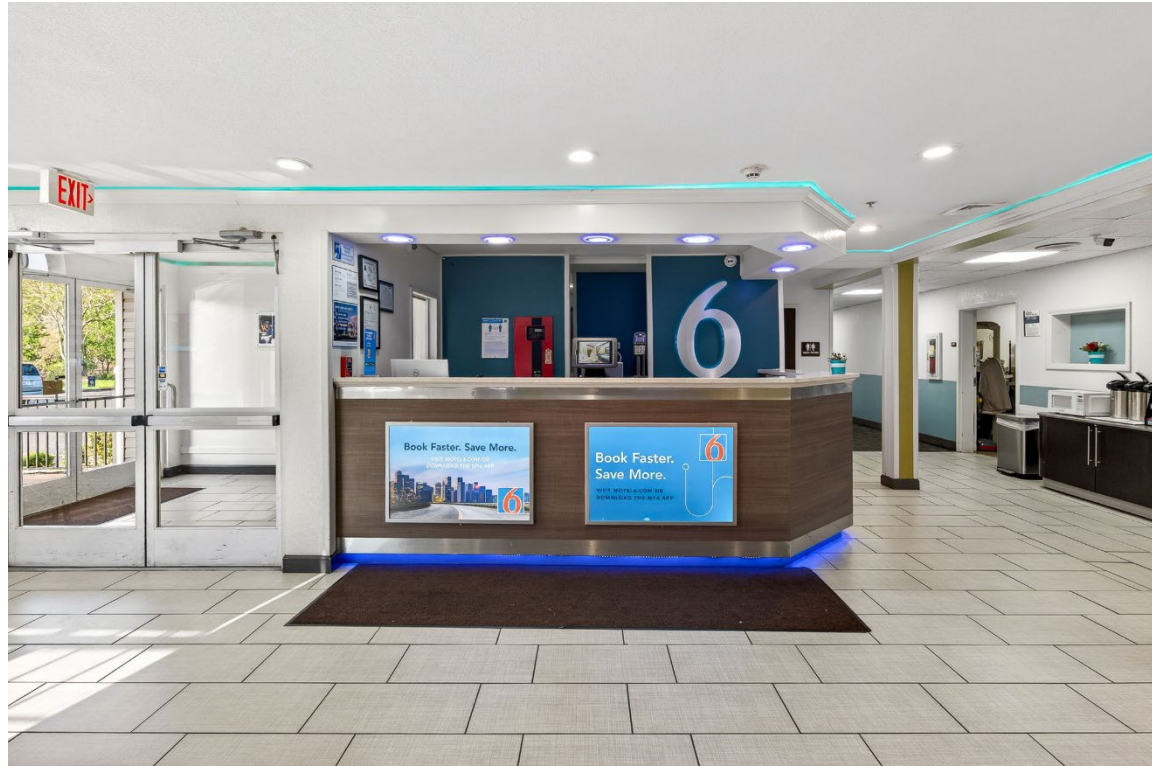


PHYSICAL DESCRIPTION

Subject Property	Motel 6 Gastonia
Property Address	1901 Broadcast St
Location	Gastonia, NC 28052
Parent Company	G6 Hospitality
Flag	Motel 6
GLA (SF)	±23,031 SF
Land Area	± 1.23 AC
Year Built / Renovations	1999 / 2019
Primary Corridors	Interior
Total Keys	59
Floors	Two (2)
Class	Economy
Amenities	High Speed Internet Access
PIP Status	Minimal COO Expected

DEMOGRAPHICS (5-MILE)

Population	91,385
Consumer Spending	\$915,473,305
Avg Household Income	\$60,980
Annual Population Growth '23-'28	0.6%





BRAND PROFILE

Motel 6, a staple in the G6 Hospitality portfolio, is celebrated for its commitment to offering guests a simple, reliable, and comfortable stay. As a leader in the economy lodging segment, Motel 6 focuses on delivering affordable accommodations without compromising on essential services and amenities. With a guest-first approach, Motel 6 provides a welcoming atmosphere for both leisure and business travelers seeking clean and convenient lodging. Known for its iconic slogan "We'll leave the light on for you®," the brand ensures a consistent and inviting experience across all its locations. For franchisees, Motel 6 presents a proven business model backed by G6 Hospitality's extensive expertise and trusted reputation.

MOTEL 6 FRANCHISEE ADVANTAGES

- 1. Brand Recognition:** As a Motel 6 franchise owner, you benefit from the brand's strong presence and recognition in the hospitality market. Its established name and reputation for affordability and reliability attract a diverse range of budget-conscious travelers.
- 2. Proven Business Model:** Motel 6 offers a tried-and-true business model with a successful track record in the economy lodging segment. The brand's proven approach provides a clear path to achieving operational efficiency and financial success.
- 3. Comprehensive Support:** Franchisees gain from extensive support provided by the Motel 6 corporate team. This includes marketing resources, ongoing training programs, and operational guidance to maintain high standards of service and guest satisfaction..
- 4. Innovative Technology:** Motel 6 embraces innovative technology to enhance the guest experience and streamline operations. Franchise owners have access to the latest hospitality solutions, ensuring their properties remain competitive in today's evolving market.



PARENT COMPANY

G6 Hospitality is a leading name in budget accommodations, offering a reliable and comfortable stay through its Motel 6 and Studio 6 brands. Focused on delivering a consistent guest experience, G6 is dedicated to providing value without compromising on quality. The company places a strong emphasis on customer loyalty with programs like My6, which offer tailored experiences and exclusive perks. G6 Hospitality also prioritizes sustainable practices and actively participates in community outreach initiatives. As a pioneer in affordable lodging, G6 continues to enhance its offerings and adapt to meet the evolving needs of travelers nationwide.

HEADQUARTERS

Carrollton, Texas

WEBSITE

www.g6hospitality.com

OF LOCATIONS

1,400+

YEAR FOUNDED

1962



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

PERFORMANCE OVERVIEW	DEC '25 STR
Subject Property	Motel 6 Gastonia
Property Address	1901 Broadcast St, Gastonia, NC
Occupancy	79.6%
ADR	\$80.16
RevPAR	\$63.85

FRANCHISE / PIP TERMS	
Pending PIP	TBD – Minimal COO PIP Expected
Recent Cap-Ex Dates	2019 with Annual Improvements
Recent Cap-Ex Total	Approx. \$400,000
Franchise Term	8 Years Remaining

PRICING OVERVIEW	
Sales Price	Unpriced
Price Per Key	--
'25 Rev Multiple	--
'25 Cap Rate	--

HISTORIC PERFORMANCE	
2025 Total Revenue	\$1,386,048
2025 Adj NOI	\$656,690
2024 Total Revenue	\$1,444,658
2024 Adj NOI	\$845,412



FY HISTORIC FINANCIALS 2024, 2025 & 2026 PROFORMA

P&L

Property Name: Motel6
 Location: Gastonia, NC
 Property Type: Full
 Number of Rooms: 59
 Year Constructed: 1999

	2024 P&L	% of Revenue	2025 P&L	% of Revenue	2026 Proforma	% of Revenue
REVENUE:						
Room:	1,441,175	99.76%	1,383,882	99.84%	1,113,360	99.80%
ATM Commissions	3,483	0.24%	2,166	0.16%	2,216	0.20%
Total Gross Revenue:	1,444,658	100.00%	1,386,048	100.00%	1,115,576	100.00%
DEPARTMENTAL EXPENSES:						
Room:	202,244	14.00%	243,138	17.54%	175,933	15.77%
Supplies:	36,498	2.53%	45,697	3.30%	32,482	2.91%
Total Departmental Expense:	238,742	16.53%	288,835	20.84%	208,415	18.68%
DEPARTMENTAL INCOME:	1,205,916	83.47%	1,097,214	79.16%	907,161	81.32%
UNDISTRIBUTED OPERATING EXPENSES:						
Administrative & General:	6,202	0.43%	6,596	0.48%	5,049	0.45%
Marketing:	33,742	2.34%	47,198	3.41%	32,022	2.87%
Franchise Fees:	133,880	9.27%	137,101	9.89%	106,865	9.58%
Utilities:	82,152	5.69%	99,372	7.17%	71,710	6.43%
Operations & Maintenance:	16,221	1.12%	35,498	2.56%	20,548	1.84%
Total Undistributed Oper. Exp.:	272,198	18.84%	325,765	23.50%	236,195	21.17%
GROSS OPERATING PROFIT:	933,718	64.63%	771,449	55.66%	670,966	60.15%
FIXED EXPENSES:						
Property Taxes:	55,733	3.86%	81,871	5.91%	54,466	4.88%
General & Operating Insurance:	32,573	2.25%	32,888	2.37%	25,811	2.31%
Other:	0	0.00%	0	0.00%	0	0.00%
Total Fixed Expenses:	88,305	6.11%	114,759	8.28%	80,277	7.20%
TOTAL EXPENSES:	599,245	41.48%	729,359	52.62%	524,887	47.05%
NET OPERATING INCOME (NOI)	845,412	58.52%	656,690	47.38%	590,689	52.95%
Percentage of Occupancy:	79.70%		79.60%		68.12%	
A.D.R. per Occupied Room:	\$82.73		\$80.16		\$75.89	
REVPAR:	\$65.94		\$63.85		\$51.70	

PROFORMA NOTES

- 2026 Revenue is based off of YTD REVPAR as well as 2023, 2022 performance
- Expenses are averaged from historic years prior

MONTHLY PERFORMANCE DECEMBER 2025 STR

Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set - Performance Set

Motel 6 Gastonia, NC 1901 Broadcast St Gastonia, NC 28052 United States Phone:

Currency USD - U.S. Dollar

STR ID: 39044 ChainID: 4511 Operator: Owner:

For the Month of: December 2025 Date Created: January 24, 2026 Monthly Competitive Set Data Excludes Subject Property

December 2025

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	63.0	47.5	132.6	66.10	64.25	102.9	41.63	30.53	136.4
Year To Date	79.6	58.8	135.5	80.16	79.42	100.9	63.85	46.70	136.7
Running 3 Month	70.3	50.0	140.4	66.07	66.38	99.5	46.43	33.22	139.8
Running 12 Month	79.6	58.8	135.5	80.16	79.42	100.9	63.85	46.70	136.7

December 2025 vs. 2024 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-37.0	-45.1	14.7	-57.4	-47.5	-18.9	-73.2	-71.2	-7.0
Year To Date	-0.1	-9.3	10.2	-3.1	0.0	-3.1	-3.1	-9.3	6.8
Running 3 Month	-29.3	-43.0	23.9	-43.4	-35.5	-12.3	-60.0	-63.2	8.7
Running 12 Month	-0.1	-9.3	10.2	-3.1	0.0	-3.1	-3.1	-9.3	6.6

Performing competitively against comp set – strong T-12 RevPAR

COMPETITIVE SET REPORT DECEMBER 2025 STR

Tab 4 - Competitive Set Report - Performance Set

Motel 6 Gastonia, NC 1901 Broadcast St Gastonia, NC 28052 United States Phone:

STR ID: 39044 ChainID: 4511 Operator: Owner:

For the Month of: December 2025 Date Created: January 24, 2026 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	78.3	82.0	70.8	98.9	99.5	100.0	91.9	89.5	82.8	76.4	76.8	79.5	83.8	80.7	84.2	76.2	71.6	63.0
Competitive Set	61.4	66.0	61.1	89.2	87.6	86.5	81.2	71.9	64.6	61.4	60.4	60.5	58.4	49.8	48.0	54.4	48.2	47.5
Index (MPI)	127.6	124.3	115.9	110.9	113.6	115.6	113.2	124.5	128.1	124.5	127.1	131.3	143.6	161.9	175.6	140.1	148.7	132.6
Rank	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	2 of 6	3 of 6	2 of 6	1 of 6	1 of 6	1 of 6	3 of 6	3 of 6	3 of 6

% Chg

My Property	-2.0	9.7	-5.8	36.6	36.4	54.7	66.9	35.9	14.4	2.3	-0.6	-1.7	7.0	-1.5	18.9	-22.9	-28.0	-37.0
Competitive Set	4.0	24.1	2.3	47.3	60.2	70.7	83.8	51.5	12.0	11.5	-3.5	4.6	-4.9	-24.4	-21.5	-39.0	-45.0	-45.1
Index (MPI)	-5.8	-11.6	-7.9	-7.3	-14.9	-9.3	-9.2	-10.3	2.1	-8.3	2.9	-6.0	12.5	30.3	51.5	26.4	31.0	14.7
Rank	5 of 6	5 of 6	5 of 6	6 of 6	5 of 6	5 of 6	4 of 6	5 of 6	4 of 6	4 of 6	3 of 6	3 of 6	3 of 6	1 of 6	1 of 6	3 of 6	3 of 6	3 of 6

ADR	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	66.98	67.35	68.72	89.85	104.32	155.18	148.91	108.15	83.80	69.84	69.53	66.84	67.01	67.16	65.60	66.87	65.18	66.10
Competitive Set	68.81	67.47	69.59	87.48	99.06	122.38	117.92	101.98	81.75	74.69	74.37	71.49	69.64	67.74	66.46	68.57	65.99	64.25
Index (ARI)	97.3	99.8	98.8	102.7	105.3	126.8	126.3	106.0	102.5	93.5	93.5	93.5	96.2	99.2	98.7	97.5	98.8	102.9
Rank	3 of 6	3 of 6	3 of 6	4 of 6	3 of 6	2 of 6	2 of 6	3 of 6	3 of 6	3 of 6	4 of 6	4 of 6	4 of 6	3 of 6	4 of 6	4 of 6	3 of 6	3 of 6

% Chg

My Property	4.7	0.1	1.8	30.2	53.3	132.3	126.3	59.7	25.4	9.2	1.6	-2.0	0.0	-0.3	-4.5	-25.6	-37.5	-57.4
Competitive Set	-1.8	-5.2	-1.5	24.5	43.7	83.7	76.7	57.3	24.9	13.5	9.8	5.5	1.2	0.4	-4.5	-21.6	-33.4	-47.5
Index (ARI)	6.7	5.5	3.3	4.6	6.6	26.4	28.1	1.5	0.4	-3.8	-7.4	-7.2	-1.2	-0.7	0.0	-5.0	-6.2	-18.9
Rank	2 of 6	1 of 6	2 of 6	3 of 6	3 of 6	2 of 6	2 of 6	3 of 6	3 of 6	3 of 6	5 of 6	4 of 6	4 of 6	4 of 6	4 of 6	5 of 6	5 of 6	5 of 6

RevPAR	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	52.48	55.20	48.69	88.81	103.79	155.18	136.86	96.82	69.37	53.39	53.37	53.14	56.16	54.20	55.26	50.96	46.69	41.63
Competitive Set	42.24	44.50	42.55	78.01	86.77	105.85	95.71	73.36	52.82	45.86	44.90	43.28	40.66	33.76	31.88	37.31	31.78	30.53
Index (RGI)	124.2	124.0	114.4	113.9	119.6	146.6	143.0	132.0	131.3	116.4	118.9	122.8	138.1	160.6	173.3	136.6	146.9	136.4
Rank	1 of 6	1 of 6	2 of 6	1 of 6	2 of 6	2 of 6	2 of 6	2 of 6	1 of 6	2 of 6	3 of 6	3 of 6	1 of 6	1 of 6	1 of 6	2 of 6	2 of 6	3 of 6

% Chg

My Property	2.6	9.8	-4.1	77.8	109.1	259.5	277.8	117.0	43.4	11.7	0.9	-3.7	7.0	-1.8	13.5	-42.6	-55.0	-73.2
Competitive Set	2.1	17.7	0.7	83.3	130.3	213.6	224.9	138.3	39.8	26.6	6.0	10.3	-3.7	-24.1	-25.1	-52.2	-63.4	-71.2
Index (RGI)	0.5	-6.7	-4.8	-3.0	-9.2	14.6	16.3	-8.9	2.5	-11.8	-4.7	-12.8	11.2	29.4	51.5	20.0	22.8	-7.0
Rank	5 of 6	4 of 6	5 of 6	3 of 6	4 of 6	3 of 6	2 of 6	3 of 6	5 of 6	4 of 6	4 of 6	3 of 6	3 of 6	1 of 6	1 of 6	3 of 6	3 of 6	4 of 6



LOCATION & AREA OVERVIEW



SUBJECT PROPERTY
MOTEL 6
 1901 Broadcast St
 Gastonia, NC 28052

GASTON COLLEGE

**RANKIN LAKE &
 RANKIN LAKE PARK**

**CAROMONT
 HEALTH PARK**

**DOWNTOWN GASTONIA
 HISTORIC DISTRICT**

**CROWDERS MOUNTAIN
 STATE PARK**

**CHARLOTTE
 INTERNATIONAL AIRPORT**

POINTS OF INTEREST	DISTANCE
Rankin Lake and Rankin Lake Park	0.8 Miles
Crowders Mountain State Park	10.2 Miles
Downtown Gastonia Historic District	2.1 Miles
Charlotte International Airport	17.4 Miles
Gaston College	2.1 Miles
CaroMont Health Park	2.5 Miles

Walmart Supercenter, Target, McDonald's, TJ-MAXX, LOWE'S, chili's, ZAXBY'S, THE HOME DEPOT, Chick-fil-ly, verizon

Party City, PET SMART, KOHL'S, CIRCLE K, OLD NAVY, LANE BRYANT, BAM! BOOKS-A-MILLION, Jack in the box, SHANE'S ribs shack, Speedway, cici's pizza, JOE MUGGS COFFEE, PORTOFINOS

MARATHON, SUB STATION II, TOASTERY, Polar Pop, burn boot camp, skyla, ABC STORE, SIMONETTI'S Italian, TAXCO

Wendy's

TACO BELL

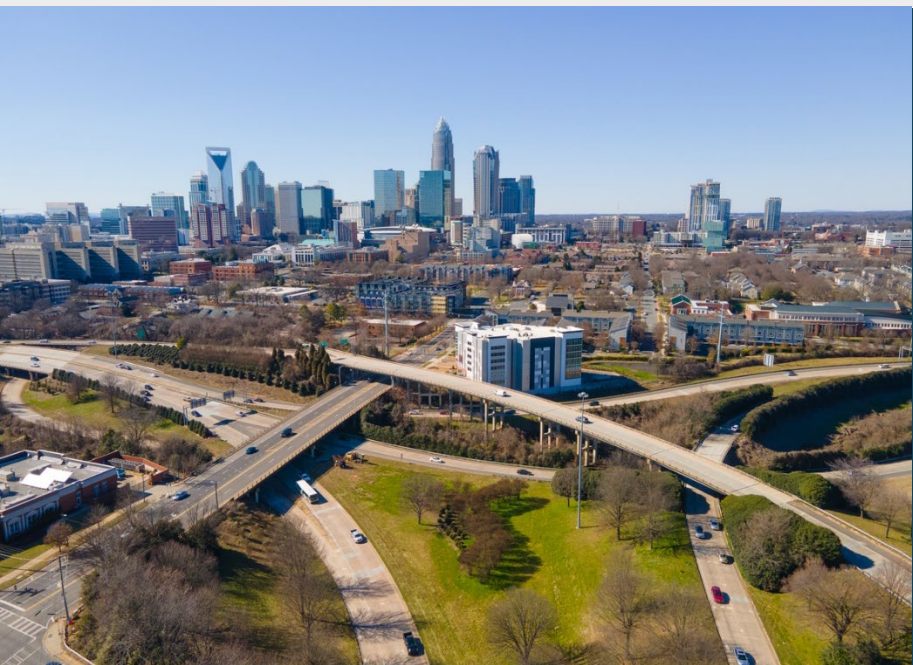
CIRCLE K

HOBBY LOBBY

Valvoline, SUBWAY, Walmart, AT&T, LOWE'S, PAPA JOHN'S, McDonald's, WOODFOREST, CIRCLE K, Advance! Auto Parts, Goodwill, FIRST HORIZON, DOLLAR TREE, T-Mobile, NEW CHINA, Estia's, verizon, ALDI, Hardee's, MURPHY USA

SHANE'S ribs shack, new balance, TOMMY HILFINGER, Levi's, adidas OUTLET STORE, GUESS FACTORY STORE, JANIE AND JACK, J-CREW FACTORY, Famous footwear, COACH OUTLET, Old Navy, OAKLEY, GAP, sharro, PUMA, Journeys, SKECHERS, DIRECT TOOLS FACTORY OUTLET, NikeFactoryStore

AREA OVERVIEW



CHARLOTTE, NORTH CAROLINA

Charlotte is the largest city in North Carolina and the second-largest Banking Center in the country. It is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm. Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. A number of notable universities and colleges are based in Charlotte such as Johnson & Wales University, Queens University of Charlotte, Johnson C. Smith University, Charlotte School of Law, York Technical College, Clinton Junior College, Winthrop University, and University of North Carolina at Charlotte

The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

1. Charlotte's population is projected to reach **1.1 million** by 2024.
2. The city has experienced a steady population growth rate of **2% per year**.
3. Charlotte is the **largest city** in North Carolina and the **17th largest city** in the United States.
4. Charlotte has a high percentage of young professionals, with **42% of residents** holding a bachelor's degree or higher.
5. Charlotte is known for its vibrant arts and culture scene, with numerous museums, theaters, and galleries.
6. Charlotte is a popular destination for tourists, attracting over **28 million** visitors annually.
7. Charlotte is home to many sports teams such as **The Carolina Panthers (NFL), Charlotte Hornets (NBA), and the Charlotte Knights minor league baseball team**.
8. The city offers a **variety of attractions** for tourists, including the NASCAR Hall of Fame, Discovery Place Science, and the U.S. National Whitewater Center.

BUSINESS

Charlotte, North Carolina, is an ideal business destination with its business-friendly environment, including a low corporate tax rate of 2.5% and streamlined regulatory processes. Beyond its renowned financial sector, the city thrives in diverse industries such as fintech, life sciences, and manufacturing. Its strategic location provides businesses with excellent connectivity to key southeastern markets and major hubs along the eastern seaboard, making Charlotte a prime choice for companies seeking growth and market access.

Gastonia, NC

Gastonia, North Carolina, is the most populous city and county seat of Gaston County, with a population of 83,942. It is the second-largest satellite city of the Charlotte metropolitan area, reflecting the dynamic nature and attractiveness of the region as a place to live and work. Located approximately 21 miles west of Charlotte, Gastonia combines urban convenience with suburban charm. As part of the Charlotte-Concord-Gastonia Metropolitan Statistical Area, the city offers a range of attractions, including the Schiele Museum of Natural History, showcasing local wildlife and history, and the Daniel Stowe Botanical Garden, renowned for its beautiful landscapes and conservatory. The downtown area is undergoing revitalization, bringing new dining, shopping, and entertainment options. Additionally, visitors can enjoy Crowders Mountain State Park, which offers hiking, rock climbing, and stunning views of the surrounding region.

ECONOMY

Gastonia, NC, boasts a diverse and steadily growing economy, driven by a blend of manufacturing, healthcare, retail, and service industries. Historically rooted in textiles, Gastonia has successfully transitioned into a more varied economic landscape, attracting new businesses and investments while honoring its manufacturing heritage.

Key employers in the region include CaroMont Health, which provides a significant number of jobs in the healthcare sector, and Parkdale Mills, a leader in textile manufacturing. The city's strategic location near Charlotte enhances its appeal, providing easy access to a larger metropolitan market while maintaining a more affordable cost of living.

Gastonia's economic development initiatives have focused on revitalizing its downtown area, with significant investments in infrastructure improvements, new commercial spaces, and residential developments. The Fuse District, a mixed-use development project, is a centerpiece of this revitalization, aiming to attract sports, entertainment, and hospitality ventures, thereby creating a vibrant urban core.

Additionally, the city's commitment to enhancing its educational institutions, such as Gaston College, ensures a well-trained workforce ready to meet the needs of modern industries. The retail sector in Gastonia is also thriving, with shopping centers like Eastridge Mall serving as major retail hubs for the region. Furthermore, the city's proximity to major highways and the Charlotte Douglas International Airport facilitates efficient transportation and logistics, bolstering its attractiveness to businesses. Small businesses and startups find a supportive environment in Gastonia, thanks to initiatives like the Gaston County Economic Development Commission's programs, which offer resources and incentives for new and expanding businesses.

Overall, Gastonia's economy is characterized by resilience and growth, with a strong foundation in traditional industries complemented by progressive efforts to attract new sectors and foster a vibrant, diverse community.



1.42% Annual

Metro Area Population Growth



43.4%

Projected Future Job Growth

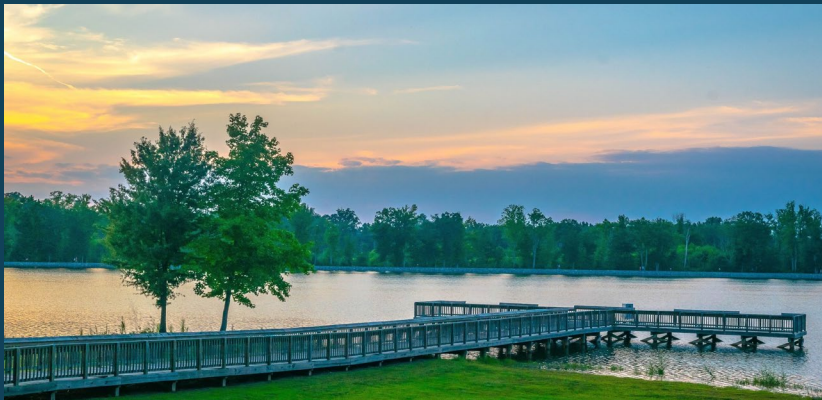


2nd Largest

Satellite City of the Charlotte Area

Nature Parks & Outdoor Recreation

Gastonia, North Carolina, invites outdoor enthusiasts to explore its abundant natural beauty and recreational opportunities. Lineberger Park and Rankin Lake Park are beloved destinations offering serene settings with picturesque lakes, scenic trails, and amenities for activities like fishing, boating, picnicking, and family gatherings. For those seeking adrenaline-fueled excitement, the Carolina Speedway hosts thrilling racing events that draw fans from near and far. Gastonia's Rotary Centennial Pavilion serves as a lively hub for community events, concerts, and festivals, providing a picturesque backdrop for cultural and social gatherings. Gastonia offers diverse outdoor experiences that cater to everyone from nature enthusiasts to thrill-seekers, making it an ideal destination for outdoor recreation and enjoyment.



Downtown Gastonia Historic District

Downtown Gastonia's Historic District is a captivating blend of the city's rich history and vibrant contemporary charm. Lined with beautifully preserved buildings that reflect its industrial past, the district offers a nostalgic glimpse into Gastonia's evolution. Strolling along Main Avenue, visitors can admire architectural gems from the early 20th century, now home to eclectic shops, cozy cafes, and local businesses. The district's historic significance is celebrated through guided tours and events that highlight its role in shaping Gastonia's cultural and economic landscape.

The Arts

Gastonia, North Carolina, boasts a vibrant cultural scene enriched by a variety of artistic and historical landmarks. The city's cultural offerings are diverse and enticing, catering to a wide range of interests. The Schiele Museum of Natural History stands as a captivating destination, offering interactive exhibits and educational programs that delve into the wonders of the natural world, from dinosaur fossils to local wildlife.

For a journey through Gastonia's rich heritage, the Gaston County Museum presents a compelling collection of artifacts and documents, showcasing the community's evolution over time. Arts on Main and the Gaston County Art Guild highlight local artistic talent with exhibitions spanning traditional paintings to contemporary masterpieces, fostering a dynamic arts community. Meanwhile, the Gaston School of the Arts and Gaston Dance Theatre inspire creativity through music, dance, and performances that captivate audiences and nurture artistic expression.

Gastonia's cultural landscape, from its museums to its artistic institutions, promises enriching experiences for all who visit, celebrating the city's vibrant history, artistry, and community spirit.





OFFERING MEMORANDUM



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