

HIGH SPRINGS COUNTRY INN FOR SALE

19663 NW US Highway 441 | High Springs, FL 32643

10,708± SF | \$2,000,000



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

19663 NW US Highway 441, High Springs, FL 32643

High Springs County Inn is a 19-room hotel property offering a functional and efficient layout tailored for an owner-operator or hospitality investor seeking a manageable operational footprint with multiple revenue streams. In addition to the guest rooms, the property includes a two-bedroom manager's apartment and a separate two-bedroom cottage that can be utilized for nightly rentals, extended stay occupancy, or on-site staff housing. Many of the rooms have been updated through recent renovations, positioning the property for continued operation with reduced immediate capital improvement needs. Situated on a 1.96-acre site with ample parking and flexible C3 zoning, the asset supports a variety of commercial and hospitality-related uses while benefiting from a strategic highway location serving regional tourism, university, healthcare, and workforce demand drivers.

Positioned along US Highway 441 in High Springs, the property benefits from strong visibility and accessibility along a primary corridor connecting travelers between Gainesville and North Central Florida's outdoor recreation destinations. The surrounding area is driven by consistent tourism activity associated with the region's renowned springs, rivers, parks, and recreational attractions, drawing year-round visitors to High Springs and the surrounding market. Nearby retailers, restaurants, grocery stores, and entertainment destinations provide additional support for hospitality demand while contributing to daily traffic along the corridor. Located within convenient proximity to Gainesville, the property also benefits from access to the University of Florida, regional healthcare systems, and one of the largest employment centers in North Central Florida.

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PROXIMITY TO MAJOR DEMAND GENERATORS

STRATEGIC HIGHWAY LOCATION



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COMPLETE HIGHLIGHTS

19663 NW US Highway 441, High Springs, FL 32643



PROPERTY HIGHLIGHTS

- Strategic Highway Location - Located along US Highway 441, the property benefits from strong visibility, direct access, and steady traffic flow from regional travelers and tourism activity throughout North Central Florida.
- Recent Renovations (Interior and Exterior) - The property has undergone recent interior and exterior improvements, including updates to many guest rooms, helping reduce near-term capital expenditure needs.
- Ideal Owner-Operator Scale - With 19 guest rooms, a manager's apartment, and a separate cottage, the property offers a manageable operational size suited for an owner-operator or hospitality investor.
- Lean Operating Model - The room count and layout support efficient day-to-day operations with lower staffing requirements and simplified management oversight.
- Proximity to Major Demand Generators - The property benefits from nearby tourism destinations, including area springs and rivers, while also serving visitors connected to Gainesville, the University of Florida, Santa Fe College, and the area's major hospitals.
- Additional Revenue Opportunity - The separate two-bedroom cottage provides additional income potential through nightly rentals, extended stay occupancy, or workforce housing.
- Large 1.96-Acre Site - The approximately 1.96-acre site offers ample parking, operational flexibility, and potential for future site enhancements under the property's flexible C3 zoning.

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PROPERTY SUMMARY

19663 NW US Highway 441, High Springs, FL 32643

HIGH SPRINGS COUNTRY INN

Address	19663 NW US HWY 441 High Springs, FL 32643
Rooms	19
Cottage	2 Bed 1 Bath
Managers Apartment	2 Bed 1 Bath
Year Built	1958
Lot Size (Acres)	1.96
Parcel	00759-000-000



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S&S COUNTRY INN LLC — 5-YEAR PRO FORMA

19-Room Property | \$2,000,000 Purchase Price | Alachua County, FL | Owner-Operator Assumed | No Management Fees | No FF&E Reserves

	2025 ACTUAL		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Rooms	19		19		19		19		19		19	
# of Rooms Sold	3,006		3,814		4,161		4,508		4,855		5,201	
Occupancy	43.3%		55.0%		60.0%		65.0%		70.0%		75.0%	
ADR	\$81.90		\$85.00		\$89.25		\$93.71		\$98.40		\$103.32	
RevPAR	\$35.50		\$46.75		\$53.55		\$60.91		\$68.88		\$77.49	
REVENUE												
Room Revenue	\$218,670	70.1%	\$324,211	83.7%	\$371,369	85.4%	\$422,421	86.8%	\$477,683	89.1%	\$537,393	89.2%
Cottage Rental Income	\$18,000	5.8%	\$18,000	4.6%	\$18,540	4.3%	\$19,096	3.9%	\$19,669	3.6%	\$20,259	3.4%
Double Room Leases	\$30,094	9.7%	-	-	-	-	-	-	-	-	-	-
Cash Receipts	\$45,000	14.4%	\$45,000	11.6%	\$45,000	10.3%	\$45,000	9.2%	\$45,000	8.3%	\$45,000	7.5%
TOTAL REVENUE	\$311,765	100.0%	\$387,211	100.0%	\$434,909	100.0%	\$486,517	100.0%	\$542,352	100.0%	\$602,652	100.0%
COST OF GOODS SOLD												
Motel Supplies	\$27,201	8.7%	\$34,519	8.9%	\$37,657	8.7%	\$40,795	8.4%	\$43,933	8.1%	\$47,072	7.8%
TOTAL COGS	\$27,201	8.7%	\$34,519	8.9%	\$37,657	8.7%	\$40,795	8.4%	\$43,933	8.1%	\$47,072	7.8%
DEPARTMENTAL EXPENSES												
Officer's Salary	\$12,000	3.8%	\$12,000	3.1%	\$12,000	2.8%	\$12,000	2.5%	\$12,000	2.2%	\$12,000	2.0%
Staff Salary	\$22,814	7.3%	\$28,952	7.5%	\$31,584	7.3%	\$34,215	7.0%	\$36,847	6.8%	\$39,479	6.6%
FICA Expense	\$2,663	0.9%	\$2,663	0.7%	\$2,905	0.7%	\$3,147	0.6%	\$3,390	0.6%	\$3,632	0.6%
FL Unemployment Tax	\$24	0.0%	\$24	0.0%	\$25	0.0%	\$25	0.0%	\$26	0.0%	\$26	0.0%
FUTA Tax	\$128	0.0%	\$128	0.0%	\$134	0.0%	\$134	0.0%	\$136	0.0%	\$139	0.0%
TOTAL DEPARTMENTAL EXPENSES	\$37,630	12.1%	\$43,767	11.3%	\$46,645	10.7%	\$49,522	10.2%	\$52,399	9.7%	\$55,276	9.2%
UNDISTRIBUTED EXPENSES												
Telephone / IT	\$11,734	3.8%	\$11,734	3.0%	\$11,969	2.8%	\$12,208	2.5%	\$12,452	2.3%	\$12,701	2.1%
Utilities (Elec/Gas/Water)	\$38,586	12.4%	\$42,738	11.0%	\$45,854	10.5%	\$49,119	10.1%	\$52,538	9.7%	\$56,119	9.3%
Repairs & Maintenance	\$19,902	6.4%	\$19,902	5.1%	\$20,499	4.7%	\$21,114	4.3%	\$21,747	4.0%	\$22,399	3.7%
Internet / Cable	\$3,322	1.1%	\$3,322	0.9%	\$3,389	0.8%	\$3,457	0.7%	\$3,526	0.7%	\$3,596	0.6%
Office Expenses & Supplies	\$4,703	1.5%	\$4,703	1.2%	\$4,797	1.1%	\$4,893	1.0%	\$4,991	0.9%	\$5,090	0.8%
Bank & Credit Card Fees	\$9,151	2.9%	\$12,053	3.1%	\$13,806	3.2%	\$15,704	3.2%	\$17,758	3.3%	\$19,978	3.3%
Commission Fees	\$11,216	3.6%	\$14,772	3.8%	\$16,920	3.9%	\$19,246	4.0%	\$21,764	4.0%	\$24,485	4.1%
Professional Fees	\$2,020	0.6%	\$2,020	0.5%	\$2,060	0.5%	\$2,102	0.4%	\$2,144	0.4%	\$2,187	0.4%
Licenses & Permits	\$230	0.1%	\$230	0.1%	\$235	0.1%	\$240	0.0%	\$244	0.0%	\$249	0.0%
TOTAL UNDISTRIBUTED EXPENSES	\$100,864	32.4%	\$111,474	28.8%	\$119,529	27.5%	\$128,081	26.3%	\$137,164	25.3%	\$146,804	24.4%
GROSS OPERATING PROFIT	\$173,271	55.6%	\$231,970	59.9%	\$268,738	61.8%	\$308,914	63.5%	\$352,789	65.0%	\$400,572	66.5%
FIXED EXPENSES												
Property Insurance	\$14,162	4.5%	\$14,162	3.7%	\$14,587	3.4%	\$15,024	3.1%	\$15,475	2.9%	\$15,939	2.6%
Property Taxes	\$17,944	5.8%	\$36,015	9.3%	\$37,095	8.5%	\$38,208	7.9%	\$39,355	7.3%	\$40,535	6.7%
TOTAL FIXED EXPENSES	\$32,106	10.3%	\$50,177	13.0%	\$51,682	11.8%	\$53,233	10.9%	\$54,830	10.1%	\$56,475	9.4%
TOTAL OPERATING EXPENSES	\$170,599	54.7%	\$205,418	53.1%	\$217,856	50.1%	\$230,836	47.4%	\$244,393	45.1%	\$258,555	42.9%
NET OPERATING INCOME (NOI)	\$141,166	45.3%	\$161,793	46.9%	\$217,054	49.9%	\$255,682	52.6%	\$297,958	54.9%	\$344,097	57.1%
VALUATION SUMMARY AT \$2,000,000 PURCHASE PRICE												
Cap Rate	7.06%		9.09%		10.85%		12.78%		14.90%		17.20%	

* 2025 Actual column reflects reported P&L. Italic grey = historical, not projected.

* Property Taxes for projected years based on Alachua County at \$2,000,000 purchase price.

* Cottage Rental Income compounds from \$18,000 at the growth rate set in the Assumptions tab.

* Variable costs (staff, supplies, commissions, utilities) scale with occupancy vs. 2025 base.

* Blue cells in the Assumptions tab are the only inputs — all other numbers are formulas.

* No FF&E Reserves or Management Fees assumed (Owner-Operator model).

ADDITIONAL PHOTOS

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AERIAL OVERVIEW

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LOCATION MAP

19663 NW US Highway 441, High Springs, FL 32643



Ichetucknee Springs State Park

Ginnie Springs Outdoors, LLC

Blue Springs

Poe Springs Park

Mobil  Chevron

Great Outdoors Restaurant

 **Winn-Dixie** 
  

Google

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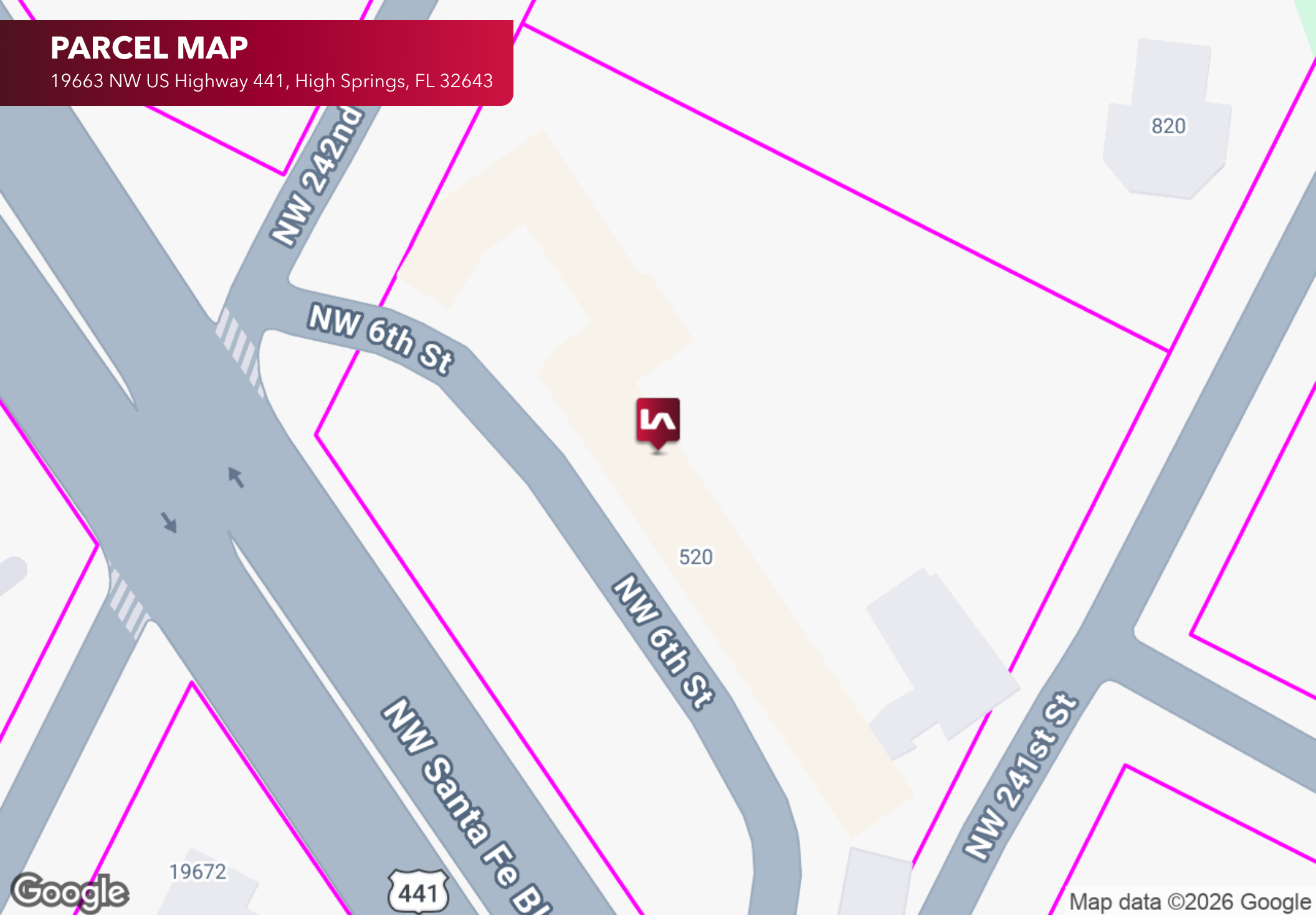
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PARCEL MAP

19663 NW US Highway 441, High Springs, FL 32643



Google

19672



Map data ©2026 Google

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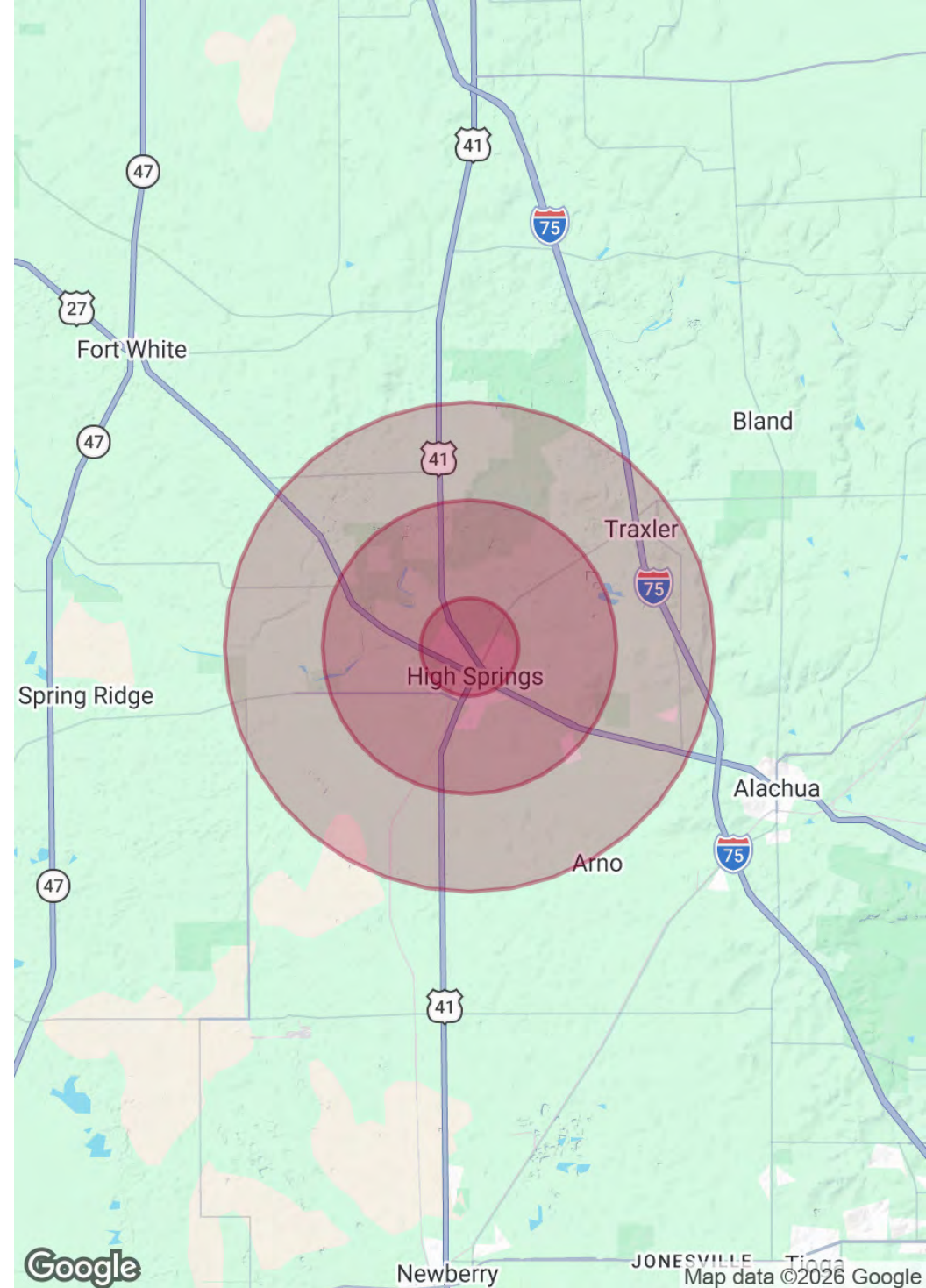
DEMOGRAPHICS MAP & REPORT

19663 NW US Highway 441, High Springs, FL 32643

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	805	4,800	9,925
Average Age	40.0	39.3	40.8
Average Age (Male)	37.6	35.7	36.7
Average Age (Female)	43.0	41.5	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	299	1,698	3,463
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$106,466	\$104,439	\$105,423
Average House Value	\$266,016	\$273,821	\$287,291

2023 American Community Survey (ACS)



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.