



NewGenAdv.com

EXCLUSIVE LISTING:

Quality Inn Alpine, TX

2401 E Highway 90
Alpine, TX 79830

Devesh Ragha

Associate
TX#758386

Richard Queen
NewGen Advisory TX LLC
DESIGNATED BROKER
TX #422024



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INVESTMENT PROFILE

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Bharat Patel Vakil
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DESIGNATED BROKER
TX#512841



Devesh “Devo” Ragha of NewGen Advisory is proud to present the for sale of the Quality Inn located in Alpine, Texas. This property is an attractive investment within the midscale hospitality sector, operating under Choice Hotels International, Inc. since its opening in September 1995. This franchise hotel features 63 rooms across two stories, with a total gross building area of 27,694 square feet and interior primary corridors for enhanced guest privacy. It offers modest amenities, including 250 square feet of meeting space, making it ideal for small business gatherings. Located in the small, culturally rich metro of Alpine, a gateway to the scenic Big Bend National Park, the hotel benefits from a steady influx of tourists and business travelers, drawn by local events and the natural beauty of West Texas, enhancing its appeal to potential investors.



OFFERING SUMMARY

	Sale Price:	\$6,750,000
	Building Size:	27,694 SF
	Lot Size:	2.48 SC
	Year Built:	1995
	Number of Rooms:	63
	Stories:	2

PROPERTY HIGHLIGHTS

- 63 units, two-story, interior corridor
- 4-bedroom house included with hotel
- YTD 2025: RevPar \$104.74 | ADR \$121.59 | Occupancy 83.16%
- Additional 2.75 acres of vacant land available for \$400k
- Property is UP over \$800k in 2025
- Fully renovated - no PIP for new buyer



 **NewGen**
ADVISORY

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PROPERTY IMPRESSIONS

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LOCATION INFORMATION

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Museum of the Big Bend



THINGS TO DO

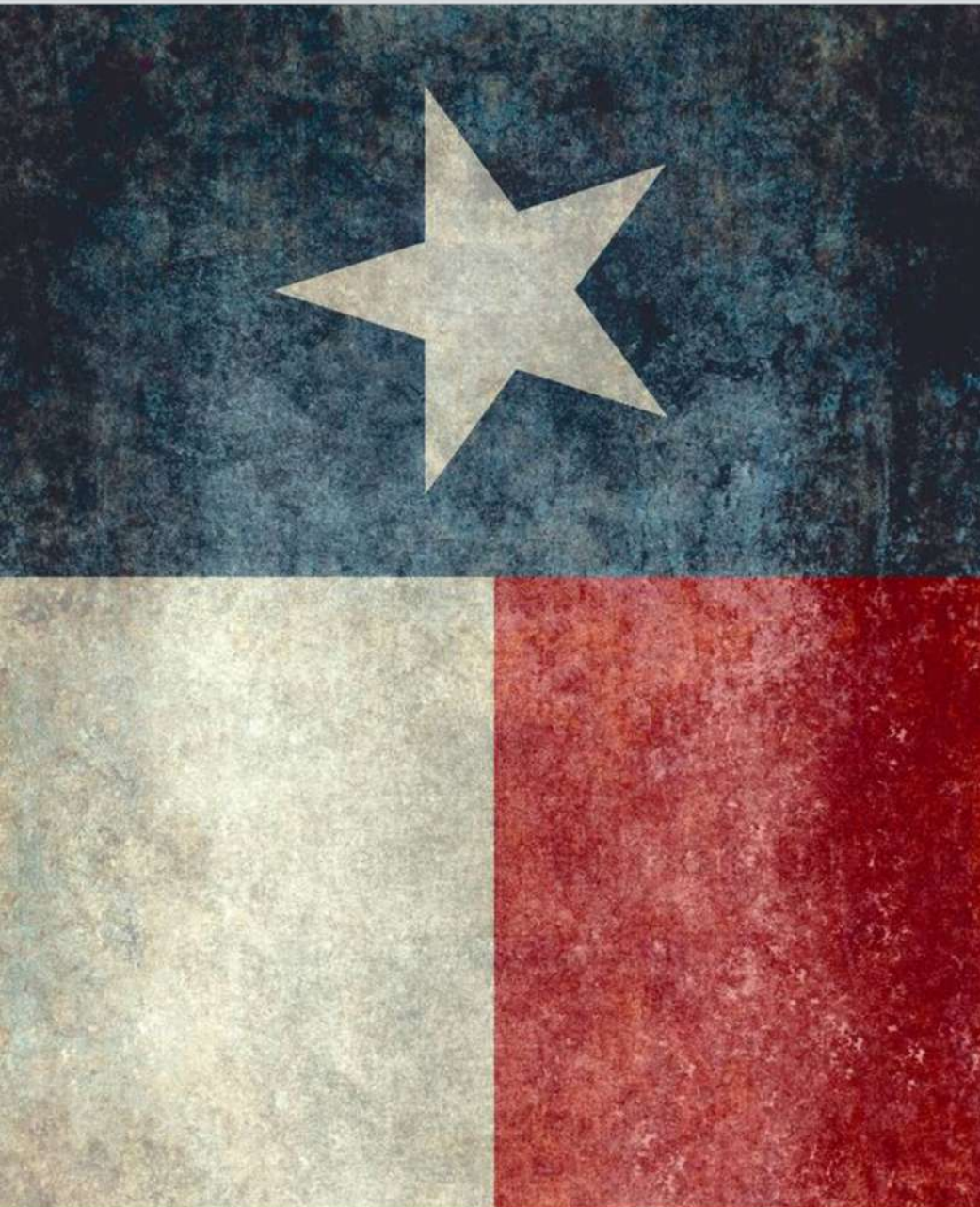
- **Museum of the Big Bend:** Attracting history enthusiasts, this museum is located at Sul Ross State University and showcases displays highlighting the region's heritage. It significantly boosts cultural tourism as a key attraction in Alpine.
- **Sul Ross State University:** A beacon for students, faculty, and visitors, the university hosts academic and cultural events throughout the year. These activities help sustain local hospitality businesses by bringing new visitors to the area.
- **Art Alley:** A vibrant display of local artistry, featuring murals and artworks that captivate both art lovers and tourists. This open-air gallery enhances the cultural appeal of Alpine, encouraging more visitors to explore the town.

ALPINE, TX

Alpine, Texas, serves as a unique travel destination nestled in the picturesque Big Bend Region, renowned for its stunning landscapes and rich cultural heritage. As the gateway to Big Bend National Park, Alpine attracts a significant number of nature enthusiasts eager to explore its vast, rugged terrains and scenic vistas. The town's vibrant cultural scene, highlighted by attractions like the Museum of the Big Bend, Art Alley, and the host of events at Sul Ross State University, draws visitors interested in history, art, and education. With its array of festivals and community events throughout the year, Alpine offers a compelling mix of activities that appeal to a diverse audience. This blend of natural beauty and cultural richness makes Alpine a magnet for travelers and tourists, ensuring a steady stream of visitors to the area.







COMING SOON TO TEXAS

Alpine, TX, is strategically located near larger cities such as Odessa, TX, Carlsbad, NM, and Hobbs, NM, which are introducing a variety of developments poised to boost regional tourism and visitor numbers. These enhancements make Alpine an attractive gateway for travelers exploring the region.

- **Odessa** is enhancing its appeal with a \$70 million multi-sport complex expected to attract 150,000 visitors annually, and a new 100,000-square-foot Bass Pro Shops set to open by spring 2025. These projects, alongside the \$424 million I-20 highway widening, are poised to transform Odessa into a regional hub for sports and shopping.
- **Carlsbad** is leveraging its proximity to the Carlsbad Caverns National Park with the Carlston Ranch community development, which will introduce an RV resort and new retail spaces. Additionally, the city is enhancing cultural attractions with a \$500,000 renovation of the Carlsbad Museum's archive facility.
- **Hobbs** is boosting its entertainment offerings with new ventures such as an indoor trampoline adventure park. Infrastructure improvements like the expansion of the regional airport runway are set to improve access and attract more visitors.



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SALES COMPARBLE

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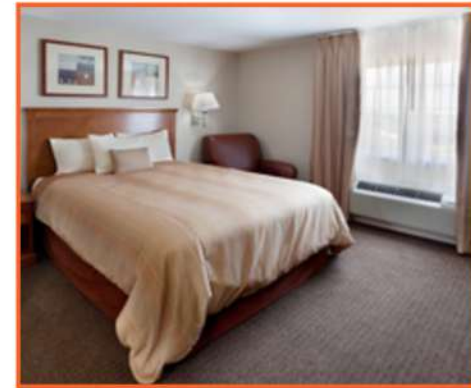
Quality Inn
2401 E Highway 90 | Alpine, TX 79830

Price:	\$6,000,000
Lot Size (AC):	2.48 AC
Building Size (SF):	27,694 SF
Price\Unit:	\$95,238
No. Units:	63



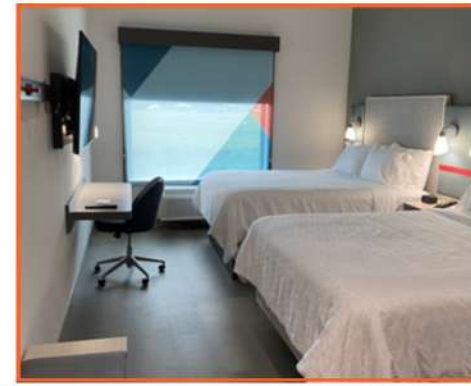
Candlewood Suites
9502 Amelia Pass | San Antonio, TX 78254-6196

Sold Price:	\$7,700,000
Lot Size (AC):	1.62 AC
Building Size (SF):	44,512 SF
Price\Unit:	\$95,062
No. Units:	81



Avid Hotel Corpus Christi
281 Buddy Ganem Dr | Portland, TX 78374

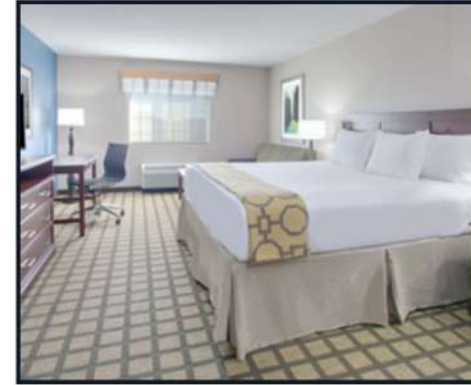
Sold Price:	\$6,500,000
Lot Size (AC):	2.26 AC
Building Size (SF):	37,211 SF
Price\Unit:	\$68,421
No. Units:	95





Quality Inn & Suites
917 Lamesa Hwy | Big Spring, TX 79720

Price:	\$6,000,000
Lot Size (AC):	1.57 AC
Building Size (SF):	37,720 SF
Price\Unit:	\$80,000
No. Units:	75



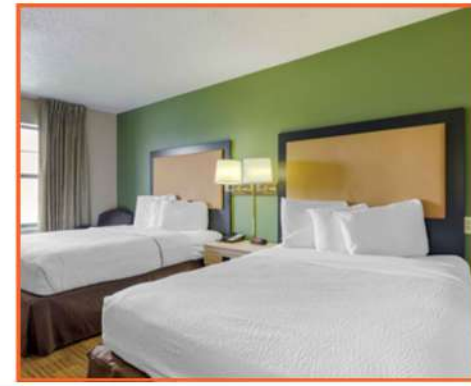
Quality Suites
1701 E Saint Elmo Rd | Austin, TX 78744

Sold Price:	\$5,600,000
Lot Size (AC):	1.48 AC
Building Size (SF):	29,580 SF
Price\Unit:	\$109,804
No. Units:	51



Extended Stay America Suites
4802 S Loop 289 | Lubbock, TX 79414

Sold Price:	\$3,208,275
Lot Size (AC):	1.81 AC
Building Size (SF):	41,277 SF
Price\Unit:	\$34,873
No. Units:	92





Baymont by Wyndham
601 S Main St | Andrews, TX 79714

Price:	\$2,575,000
Lot Size (AC):	3.56 AC
Building Size (SF):	38,268 SF
Price\Unit:	\$41,532
No. Units:	62





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ADVISOR BIO

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DEVESH "DEVO" RAGHA

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PROFESSIONAL BACKGROUND

Devesh "Devo" Ragha is a second generation hotel owner and developer in his family. Graduated from UTA in 2002 as a Structural Engineer, he has completed many ground up builds and renovations for brands such as Choice Hotels International, and G6 hospitality. He has great affiliations with all major brands such as Marriott, Hilton, Choice Hotels, IHG, and G6 hospitality. As a hotel owner and commercial real estate agent, he brings immense value to his clients. He is focused throughout the US, assisting our clients with all their hotel needs and lodging transactional needs. Devesh has a long-lasting network of hoteliers throughout the nation from his love of the hotel industry. Devesh has been a secretary for Bhakta Samaj of Southwest region and is well known for his years of playing in the Indian volleyball tournaments. In 2020, Devesh gained his real estate license and became apart of NewGen Advisory family in 2022.

MEMBERSHIP

Lifetime member of AAHOA

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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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