



CALL FOR OFFERS **SEPTEMBER 30** ::::::::::::::::::::::::::::::

Newly Renovated, Select-Service Hotel in Livingston, Texas

54-Room, Ascend Collection by Choice Hotels Property

 1510 U.S. Hwy. 59 Loop S, Livingston, TX

HIGHLIGHTS

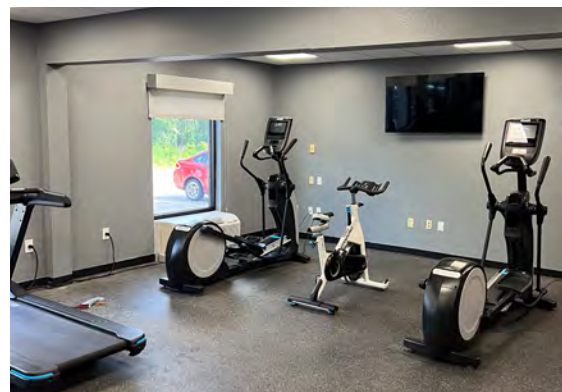
- Well-maintained, limited-service hotel operating under the Ascend Collection by Choice Hotels flag
- Positioned along the U.S. Highway 59 Loop, providing convenient access to Lake Livingston & downtown Livingston
- Current amenities include: complimentary hot breakfast, high-speed Wi-Fi, fitness center, guest laundry & ample parking for cars, trucks & buses
- Lake Livingston generates demand year round from boating and fishing tourists, outdoor recreation, government travel and regional business activity

DETAILS

The Angler Hotel is a 54-room, limited-service boutique hotel operating under the Ascend Collection by Choice Hotels. This recently renovated hotel offers modern accommodations in the heart of Livingston, Texas. The property features renovated guest rooms with contemporary finishes and amenities including a fully renovated bar/restaurant and upgraded kitchen with both indoor and outdoor seating and a transferable liquor license.

Ideally located along the U.S. Highway 59 Loop, the hotel provides convenient access to Lake Livingston, St. Luke's Health Memorial Hospital, downtown Livingston and numerous recreational and business destinations throughout Polk County.

Supported by the nationally recognized Choice Hotels reservation system and loyalty program, The Angler Hotel is well-positioned to capture consistent lodging demand while offering investors a quality hospitality asset in a growing regional market.



Building Size 27,120± SF



Room Count 54 Guest Rooms



Parcel Size 2.1± AC



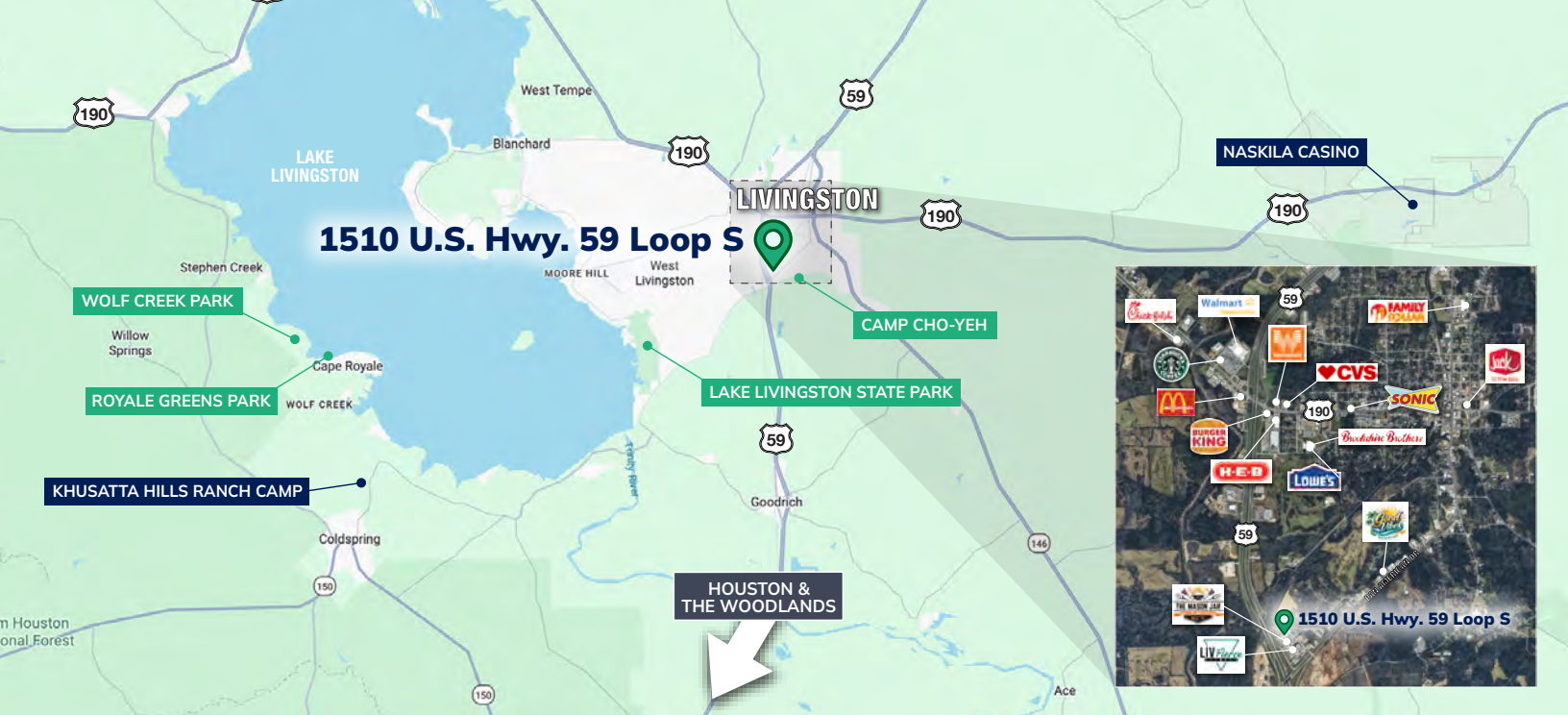
Year Built 2006 (Renov. 2025)



Parking 62 Spaces

855.755.2300

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1510 U.S. Hwy. 59 Loop S, Livingston, TX

LOCAL INFORMATION

Livingston, Texas, serves as the economic center and county seat of Polk County, supported by diverse lodging demand from government, healthcare, regional businesses, construction activity and outdoor recreation. Located along U.S. Highway 59, a designated Future Interstate 69 corridor, the market sits minutes from the heavily traveled U.S. Highway 59/U.S. Highway 190 interchange, providing convenient access for commercial and leisure travelers moving between Houston and East Texas.

Lake Livingston, one of Texas' largest lakes, adds a strong leisure component through fishing, boating, camping and weekend travel. Its proximity to the Houston metropolitan area draws visitors during weekends, holidays and peak recreation periods, complementing Livingston's weekday business and institutional demand.

With limited branded hotel supply, relatively low development costs and less competition than larger metropolitan markets, Livingston offers an attractive hospitality investment opportunity. Established demand generators, strong highway access, recreational visitation and long-term corridor growth provide a foundation for stable hotel performance and potential future appreciation.

SALE INFORMATION

ON-SITE INSPECTIONS

By Appointment Only

CALL FOR OFFERS

September 30 by 5:00 p.m. (CT)

OFFER SUBMISSIONS

All offers should be submitted on a Letter of Intent (LOI) document, this can also be provided by the Hilco team upon request. Offers must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com and Cooper Jones at cjones@hilcoglobal.com.

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