



HOTEL FOR SALE

# KING'S INN INDEPENDENT HOTEL

OFFERING MEMORANDUM | 1907 LAMAR AVENUE | PARIS, TX

Exclusively Listed by

**Rav Singh, CCIM - Senior Director** | (210) 696-9996 | [rav@singhcommercialgroup.com](mailto:rav@singhcommercialgroup.com) | 0560351, Texas

**KW Commercial City View**

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San Antonio, TX 78249

Each Office is Independently Owned and Operated

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## EXECUTIVE SUMMARY

Kings Inn Motel



### OFFERING SUMMARY

<b>PRICE:</b>	\$2,350,000
<b>NUMBER OF ROOMS:</b>	50
<b>CAP RATE:</b>	13.8%
<b>PRICE / DOOR:</b>	47,000/Room
<b>REVENUE (2024):</b>	\$784,847
<b>NOI:</b>	326,190
<b>RRM:</b>	3.X
<b>LOT SIZE:</b>	1.49 Acres
<b>ADR / OCC</b>	\$51 / 58%
<b>MARKET:</b>	Texas East Area Submarket
<b>YEAR BUILT:</b>	1956 renovated 2022

### PROPERTY DESCRIPTION

Singh Commercial Group KW Commercial is pleased to present to qualified buyers the Kings Inn Motel, a 50-room motel located along the primary commercial corridor of Paris, Texas. This established motel represents a compelling investment opportunity for hospitality operators seeking value-add potential. Situated on 1.49 acres the property offers strong visibility, convenient access, and proximity to key economic drivers.

Originally built in 1950, the Kings Inn Motel features two stories of exterior-corridor guest rooms. Guest accommodations include air-conditioned rooms with private bathrooms, wardrobes, work desks, microwaves, and dining tables, providing comfort for guests. On-site amenities include complimentary WiFi, a 24-hour front desk, free private parking, and convenient ground-floor room access.

### PROPERTY OVERVIEW

Paris serves as a commercial hub for Northeast Texas and Southern Oklahoma, drawing visitors from a broad multi-county area. The surrounding corridor includes numerous retail, dining, and service establishments that support guest convenience and enhance the overall lodging experience. Additionally, the property is located within close proximity to the Paris Regional Health System, a major employment center that generates steady year-round business travel. Paris attracts a steady flow of leisure travelers with the Eiffel Tower with the Red Cowboy Hat, a well-known regional landmark, and annual events like the Paris Balloon & Music Festival. The historic Downtown Paris district and outdoor recreation at Pat Mayse Lake also contribute to year-round tourism.

## PROPERTY & AREA HIGHLIGHTS

Kings Inn Motel



### Location Information

Paris, Texas, is a welcoming regional hub known for its historic charm, strong community identity, and steady flow of visitors from across Northeast Texas and Southern Oklahoma. The Kings Inn Motel is ideally positioned along Lamar Avenue, a primary commercial corridor providing strong traffic exposure and access to retail and dining. Its location places it within minutes of Downtown Paris and key demand generators making it a convenient lodging option for a wide range of guests.

The motel sits near the Paris Regional Health System, a major driver of business travel, and is just a short distance from the city's most recognized landmark, the Eiffel Tower with the Red Cowboy Hat, which attracts tourists year-round. Outdoor enthusiasts benefit from the property's proximity to Pat Mayse Lake, a popular destination for fishing, camping, and seasonal recreation. Paris also hosts several annual events, including the Paris Balloon & Music Festival, which draw visitors from surrounding counties and contribute to peak-season lodging demand.

### Property & Area Highlights

- Fee Simple Interest in the 50-Unit, Two-Story, Limited-Service Independent Hotel, very easy to operate & ideal size for an Owner-Operator
- Priced at 13.8% CAP Rate based on Dec 2024 Revenues with NOI of \$326,190
- Located 93 mi from Texarkana Regional Airport and 112 miles from Dallas Fort Worth International Airport (DFW)
- Strategic location along one of Paris's primary commercial corridors, providing strong traffic exposure and access to retail and dining
- Comfortable guest accommodations, featuring air-conditioned rooms with private bathrooms, wardrobes, work desks, microwaves, and dining tables
- Essential on-site amenities, including complimentary WiFi, a 24-hour front desk, free private parking, and convenient ground-floor room access



Rav Singh, CCIM

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## PROPERTY PHOTOS

Kings Inn Motel



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# Property Photos

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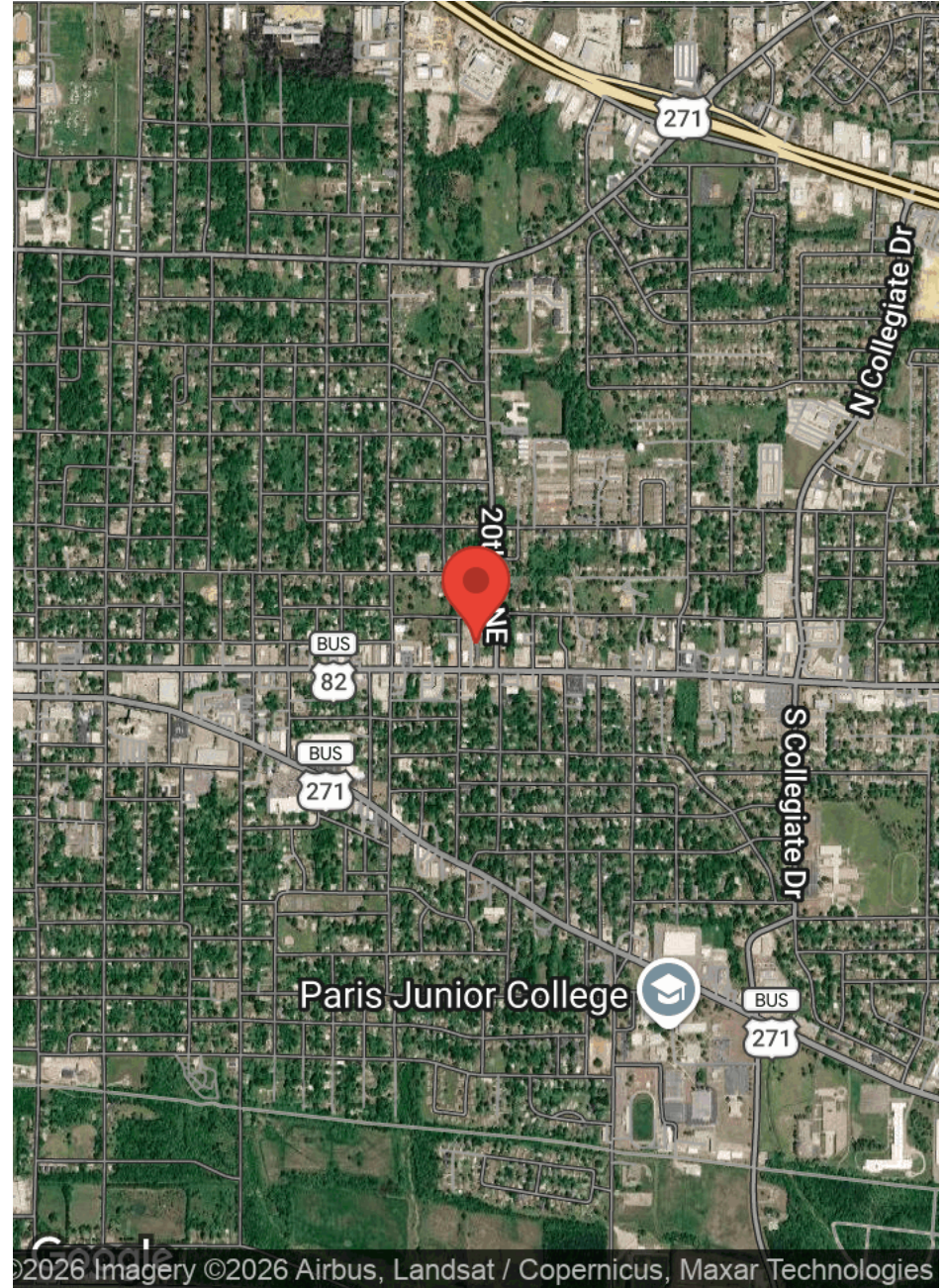
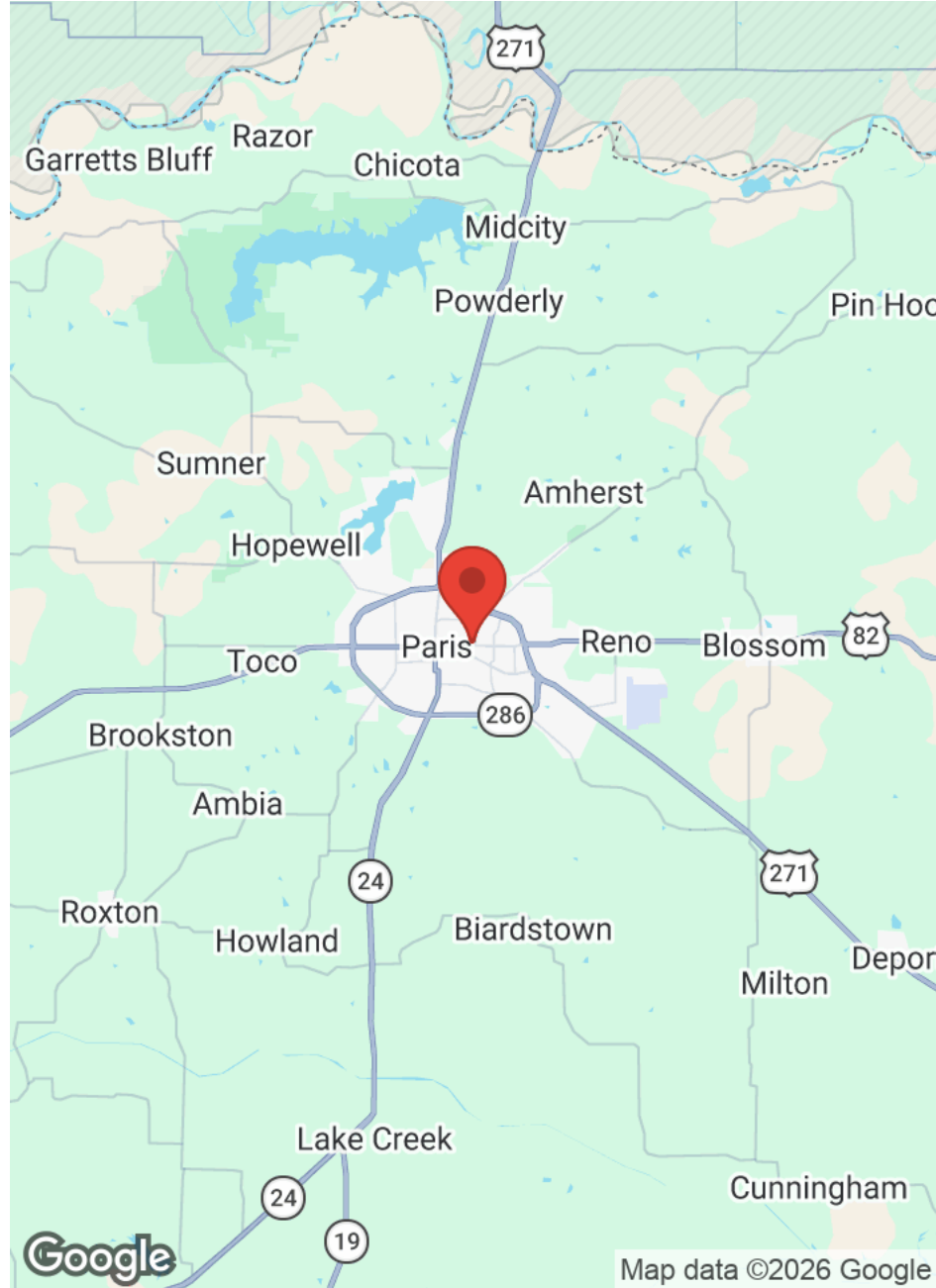
Kings Inn Motel



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# LOCATION MAP

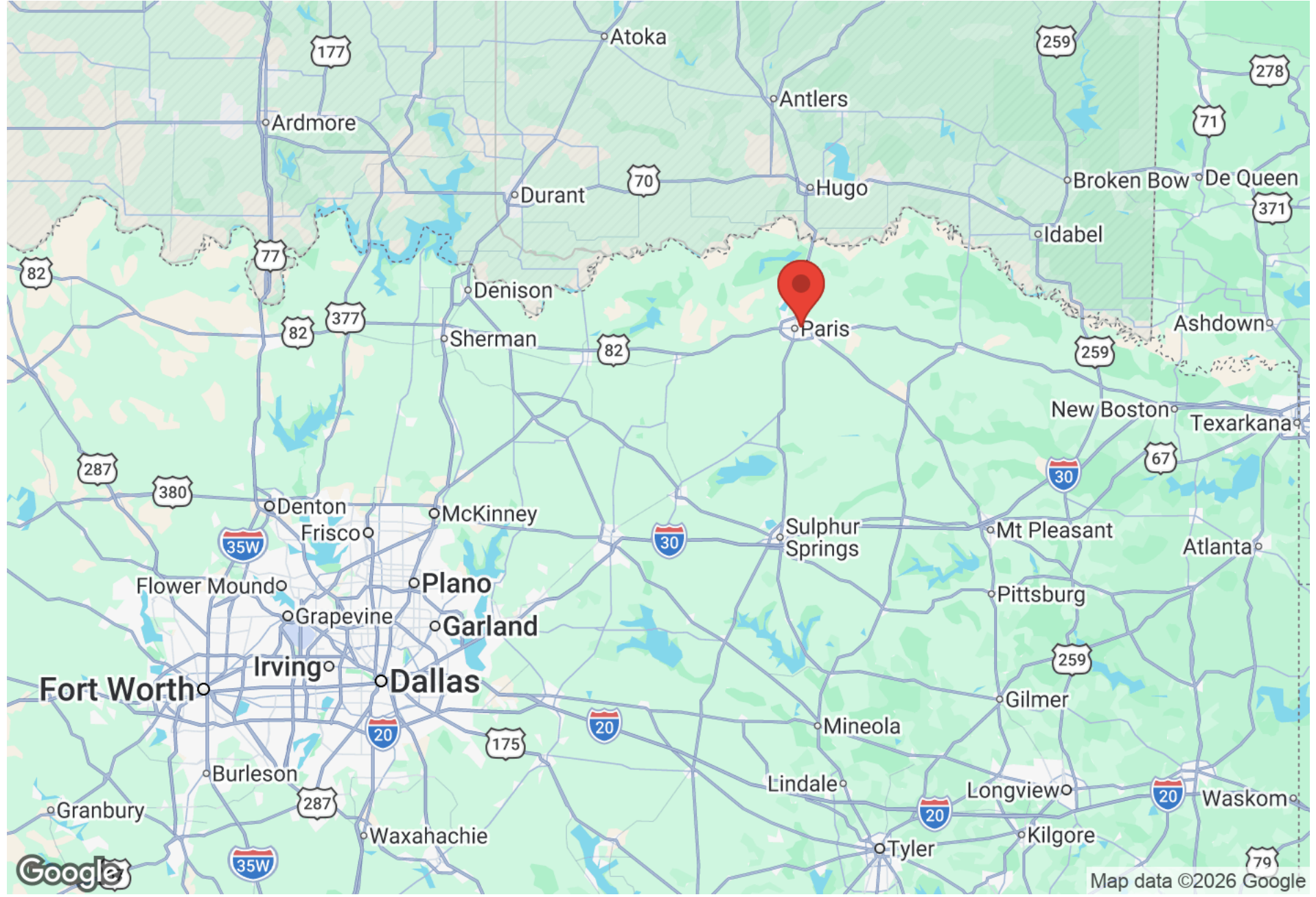
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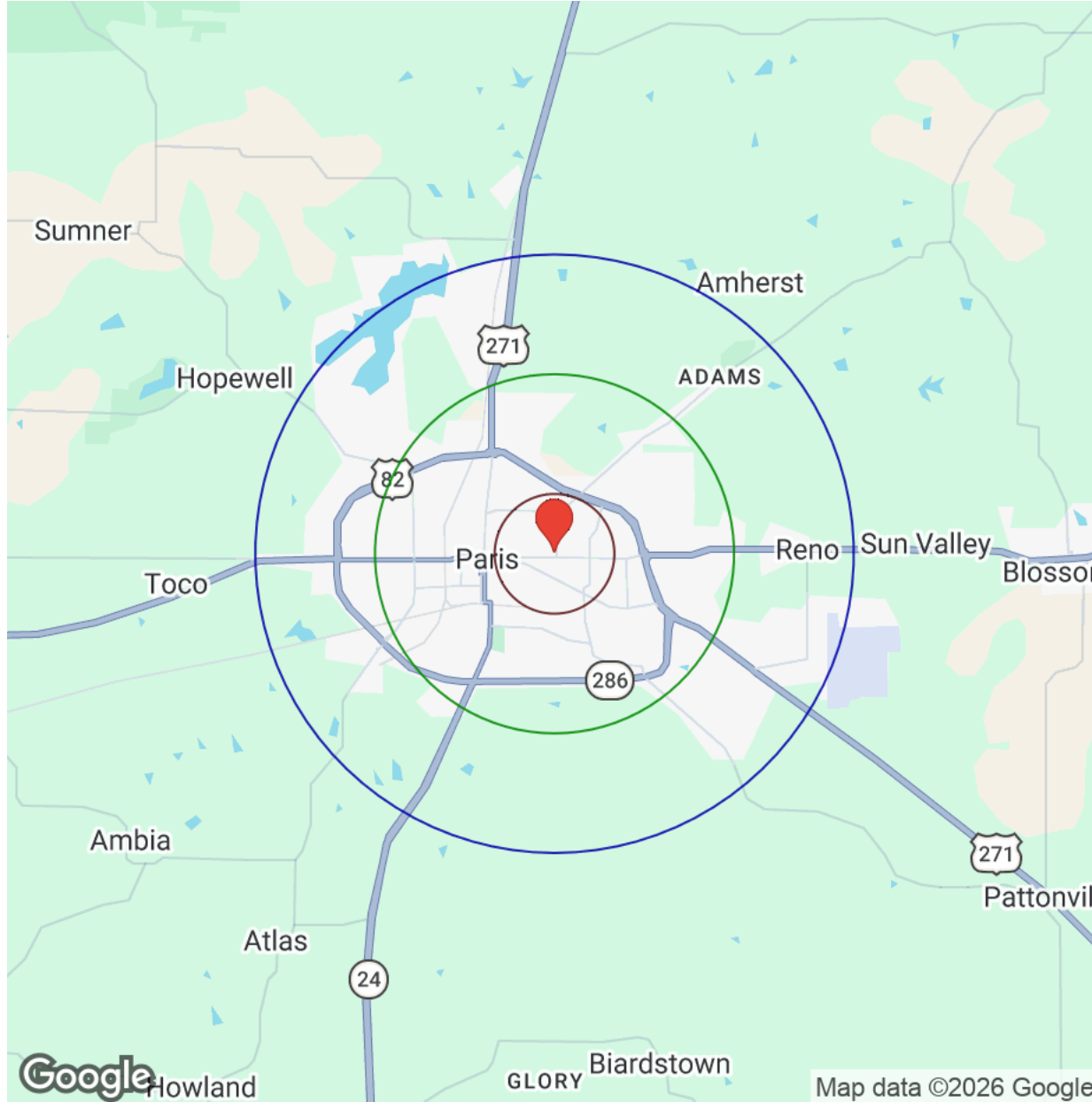
# REGIONAL MAP

Holiday Inn & Express - South Park near Epic Universe



# DEMOGRAPHICS

Kings Inn Motel



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,667	11,845	14,497
Female	5,128	12,597	15,433
Total Population	9,795	24,441	29,930

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,362	14,508	18,446
Black	2,580	5,526	6,145
Am In/AK Nat	86	218	260
Hawaiian	9	12	12
Hispanic	1,306	2,955	3,535
Asian	98	296	383
Multiracial	350	912	1,134
Other	4	15	15

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,611	11,314	13,638
Occupied	4,071	10,072	12,207
Owner Occupied	1,625	4,770	6,228
Renter Occupied	2,446	5,302	5,979
Vacant	540	1,242	1,432

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,101	5,056	6,218
Ages 15 - 24	1,399	3,169	3,829
Ages 25 - 54	3,661	8,925	10,946
Ages 55 - 64	1,038	2,784	3,453
Ages 65+	1,596	4,508	5,484

Income	1 Mile	3 Miles	5 Miles
Median	\$47,210	\$47,854	\$51,600
Under \$15k	711	1,650	1,856
\$15k - \$25k	467	1,408	1,659
\$25k - \$35k	449	940	1,050
\$35k - \$50k	546	1,248	1,399
\$50k - \$75k	697	1,784	2,146
\$75k - \$100k	549	1,213	1,507
\$100k - \$150k	401	1,117	1,582
\$150k - \$200k	207	472	637
Over \$200k	43	240	369

## AGENT BIO

Holiday Inn & Express - South Park near Epic Universe



### RAV SINGH, CCIM

Senior Director

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0560351, Texas

### PROFESSIONAL BACKGROUND

#### Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

#### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

#### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

### EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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Kings Inn Motel



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# Available for sale now!

# Orlando, FL

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