

# Investment Opportunity Flyer

## MILLINGTON INN

7920 US HIGHWAY 51 N, MILLINGTON, TN 38053



**Price**  
**\$1,250,000**



**Rooms**  
**48**



**Lot Size**  
**1.57 AC**



**Year Built**  
**1950**



**Tax Incentive**  
**Opportunity Zone**

### Property Description

Kishan Gohel of NewGen Advisory is pleased to present the sale of the Millington Inn, a 48-room exterior corridor hotel in Millington, Tennessee, located just 15 minutes north of Memphis along US Highway 51. Built in 1950, the property sits on 1.57 acres and features over 22,000 square feet, including a three-bedroom, two-bath owner's quarters attached to the lobby—ideal for an owner-operator. The property received a new roof in 2023 as part of recent capital improvements.

The Millington Inn offers a strong value-add opportunity, with only 25 of the 48 rooms currently in operation, allowing significant upside through increased occupancy and improved management. The property is also positioned to benefit from the \$60 million redevelopment of the former Memphis International Raceway into Darana Motorsports Park Millington, located approximately 7.4 miles away and scheduled to open October 15–18, 2026, which is expected to drive increased lodging demand. Combined with its Opportunity Zone location and proximity to key demand drivers, the asset presents an attractive investment for a hands-on buyer.

### Investment Highlights

- Located north of Downtown Memphis
- Opportunity to redevelop land or convert to apartments
- Ideal investment for first time buyer, owner-operator
- Ability to open all 48 rooms to increase revenue



#### Kishan Gohel

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BROKER OF RECORD

Samuel J. Zalowitz | Zalowitz Commercial Realty | TN #54174

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### Location Description

Millington, Tennessee is a growing suburban community located approximately 20 miles north of Memphis, providing convenient access to one of the Southeast's primary economic and transportation hubs. The city offers a balance of small-town charm and economic stability, supported by major employers such as the Naval Support Activity Mid-South, along with continued residential and commercial growth in the area.

Millington also benefits from strong tourism and recreational demand, anchored by the USA Baseball Stadium Complex, which hosts regional and national tournaments and drives consistent visitor traffic. Combined with nearby outdoor attractions like Meeman-Shelby Forest State Park and a community-oriented atmosphere, the city presents an attractive and steadily growing market for both residents and investors.

### Comparable Sales

Property	Last Sale Date	Last Sales Price	Price/Unit	No. Rooms	Year Built/Renovated
American Inn & Suites West Memphis 3401 Service Loop Rd, West Memphis, AR 72301	10/1/2025	\$1,375,000	\$37,162	37	1995
Twentieth Century Motel 1901 E Broadway Ave, West Memphis, AR 72301	8/19/2025	\$1,400,000	\$35,000	40	1960
Crown Inn 4015 E Broadway St West, Memphis, AR 72301	7/8/2025	\$1,400,000	\$51,852	27	2007
Ricky Motel 650 Lester St, Memphis, TN 38112	6/16/2025	\$975,000	\$37,500	26	1985
Relax Inn 3645 Canada Rd, Lakeland, TN 38002	3/6/2024	\$1,700,000	\$56,667	30	1986
<b>Averages</b>		<b>\$1,370,000</b>	<b>\$43,636</b>	<b>32</b>	



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### Submarket Performance

*\*Data is from Feb 2026.*

INVENTORY	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET
Inventory Rooms	4,326	10,659
Existing Buildings	56	111
Under Construction Rooms	124	313
Under Construction Buildings	1	3

SALES	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET
12 Mo Transactions	1	6
12 Mo Sales Volume	\$5.7M	\$56.6M
Market Sale Price/Room	\$35.9K	\$65K
Market Cap Rate	9.8%	9.7%

PERFORMANCE	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET	FORECAST AVERAGE
12 Mo Occupancy	51.5%	61.4%	61.1%
12 Mo ADR	\$58.53	\$102.58	\$107
12 Mo RevPAR	\$30.16	\$63.00	\$65

Memphis East comprises 110 hotel properties, which contain around 11,000 rooms. Among the subtypes, there are 860 Luxury & Upper Upscale rooms, 5,500 Upscale & Upper Midscale rooms, and 4,300 Midscale & Economy rooms in Memphis East.

The Memphis East submarket demonstrates stable performance, with occupancy at 61.4%, ADR of \$103, and RevPAR of \$63, reflecting steady demand despite slight recent softening. With no new hotel deliveries in the past year and a limited construction pipeline, the market remains well-balanced, reducing oversupply risk. Continued transaction activity and cap rates near 9–10% further highlight strong investor interest, positioning the submarket as a stable, cash-flow-driven market with long-term upside potential.

