



COUNTRY HOST INN

900 REALTOR AVENUE,
TEXARKANA, AR, USA

OFFERING
MEMORANDUM

 **BHGRE**
COMMERCIALSM

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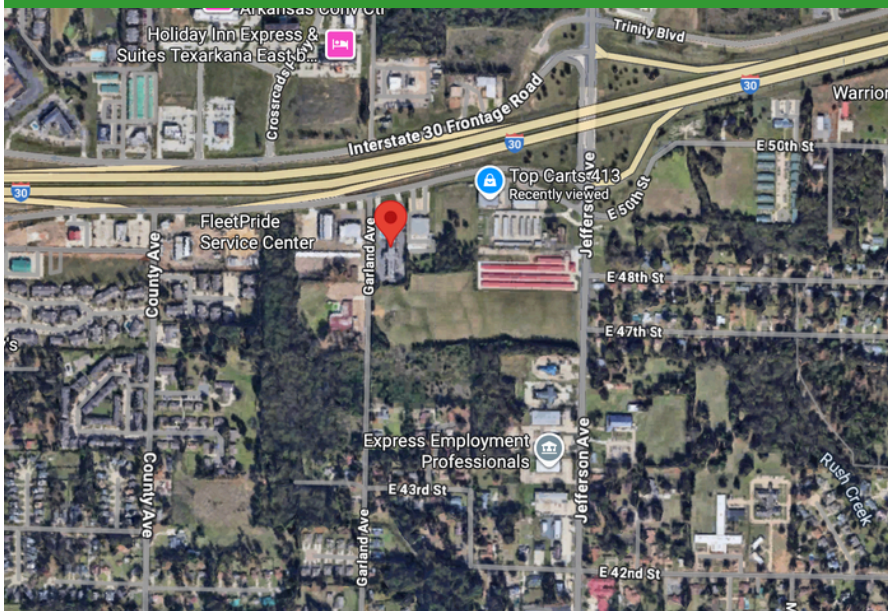
EXECUTIVE SUMMARY

01 Executive Summary

Investment Summary
Location Summary

900 REALTOR AVE, TEXARKANA, ARKANSAS 71854

LOCATION SUMMARY



INVESTMENT HIGHLIGHTS

An exceptional investment opportunity awaits with the Country Host Inn, an independent 100-room Motel, including 13 suites with kitchenette and a manager's 3 bedroom 2 full bath, living room and kitchen apartment. This hotel offers a thoughtfully curated mix of king suites, double queen suites, and spacious family suites, along with King and double queens appealing to a wide range of guests including business travelers, HWY travelers, university visitors, and families. 900 Realtor Avenue is strategically located in the thriving twin cities of Texarkana, Texas, and Arkansas, a unique bi-state hub positioned along Interstate 30 between Dallas, Shreveport, and Little Rock. This corridor serves as a major gateway for commercial traffic, travelers, and logistics, making Texarkana a consistent stopover for highway travelers and business visitors. The city benefits from a strong and diverse economic base supported by major employers such as Christus St. Michael Health System, Red River Army Depot, Cooper Tire, Graphic Packaging, and Tyson Foods. These industries, along with TexAmericas Center's growing logistics and manufacturing footprint, create a steady stream of business and workforce lodging demand. The region's population, drawn from both states, supports a vibrant local economy with retail, healthcare, and service sectors that further reinforce stable occupancy levels for hotels and investment properties.

Recent development in Texarkana reflects strong forward momentum, with new housing subdivisions, sports complexes, retail expansions, and infrastructure improvements enhancing the area's livability and visitor appeal. As a midpoint between Dallas, Hot Springs, and Louisiana, Texarkana continues to attract highway travelers, corporate visitors, and families seeking short-term stays. For investors, 900 Realtor Avenue offers an exceptional opportunity to acquire or reposition a hotel asset in a high-visibility corridor backed by stable demand drivers, ongoing regional growth, and a unique dual-state market advantage that broadens exposure to both Texas and Arkansas economies.

INVESTMENT SUMMARY

EXECUTIVE SUMMARY

BHGRE exclusively invites and offers to acquire strategically motel located at 900 Realtor Avenue in the heart of Texarkana, Arkansas and Texas. The Country Host inn sits at the center of a thriving commercial, educational, and healthcare hub.

Texarkana, straddling the border of Texas and Arkansas, boasts a strategic location at the heart of the Ark-La-Tex region, where major transportation corridors converge. With direct access to Interstate 30, Interstate 49, and four key U.S. highways (US 59, US 67, US 71, US 82), the metro area functions as a logistic and distribution hub—ideal for lodging operations serving both business and highway travelers. The twin-city metro (Texas and Arkansas) supports a combined population of approximately 146,000, providing a solid local base for hotel demand alongside steady visitation from commuters, regional employers, and transient freight traffic.

Major employers in Texarkana span healthcare, manufacturing, logistics and government sectors—highlighted by facilities such as Christus St. Michael Health System, Red River Army Depot and large scale industrial parks in the region. This mix generates year-round occupancy drivers, from visiting professionals to contractor crews and family members. With recent infrastructure developments and increasing regional investment, a well-positioned hotel in Texarkana offers investors an exceptional opportunity to capture stable lodging demand from commerce, education and travel across the Arkansas-Texas border.

Texarkana, Texas and Arkansas continue to experience steady commercial and infrastructure development, making the area increasingly attractive for buyers and investors—especially for properties located directly off Interstate 30. As a primary east-west corridor connecting Dallas, Little Rock, and the broader Ark-La-Tex region, I-30 delivers a constant flow of travelers, commercial traffic, and regional visitors. This high-visibility, high-access location significantly enhances a property's exposure and long-term performance potential.

The ongoing development in Texarkana, including industrial expansion around the Red River Army Depot, growth within TexAmericas Center, new retail and medical facilities, and continued investment in logistics and transportation, further strengthens its position as a bi-state economic hub. These factors contribute to reliable lodging, retail, and service demand year-round. For buyers and investors, being situated right off I-30 means tapping into a growing market supported by a stable workforce, consistent highway traffic, and a diversified regional economy—making it a prime opportunity for long-term value and strong returns.

PROPERTY FEATURES

Asking Price: \$1,650,000

Number of Rooms: 100

Year Built: 1984

Pool: Yes

Rooms rate: \$50-\$250

No. of Floors: 2

Lot Size: 2.30 acres

Building Area: 49,444 Sqft

Zoning: (CI) Comm. Impr.

Building Class: C

Building: Corridor Exterior

Parking: 125 and space for long bed truckers and 18 wheelers

Foundation Concrete Slab

PROPERTY DETAILS

02 Property Details

Property Features
Property Images





6107 JUSTICE AVE, LUBBOCK, TX 79424





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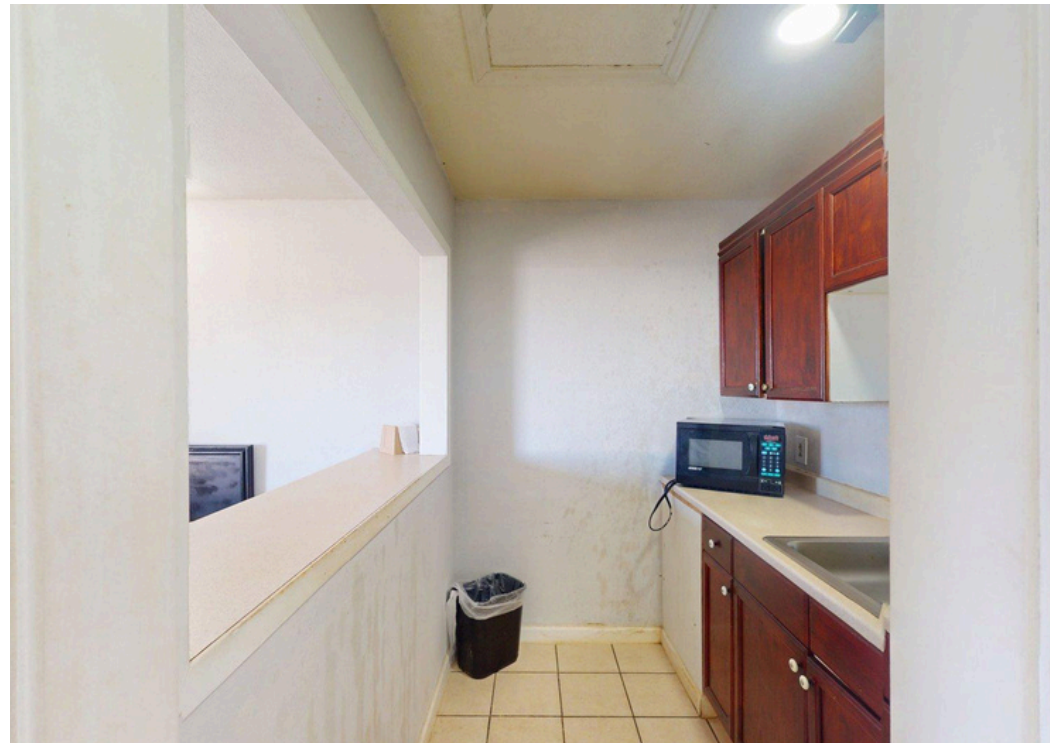


6107 JUSTICE AVE, LUBBOCK, TX 79424



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03 Financial Analysis

Valuation Analysis



03 Financial Analysis

Cap Rate= 11.77%



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4602 Mcknight Rd, Texarkana, TX 75503



 **BHGRE**
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Purchasers wishing to make an offer and tour the property are requested to submit:

- Letter of Intent to purchase
- Resume indicating assets owned and previous 12 months of acquisitions
- Transaction References
- Banking Reference

Upon receipt of an acceptable Letter of Intent, the successful offeror will be supplied with a Purchase and Sale Agreement.

**PLEASE DO NOT CONTACT THE PROPERTY DIRECTLY.
ALL COMMUNICATION, INQUIRIES, AND TOUR REQUESTS
SHOULD BE ADDRESSED TO:**

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ADDITIONAL INFORMATION

05 Additional Information

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