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EXCLUSIVE LISTING:

Holiday Inn Express & Suites

(Mobile - I-65 by IHG)

516 Springhill Plaza Ct
Mobile, AL 36608

Devesh Ragha

Associate
TX #758386

Samuel J. Zalowitz
Zalowitz Commercial Realty
DESIGNATED BROKER
AL #000159949



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EXCLUSIVELY LISTED BY:

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INVESTMENT PROFILE

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Devesh “Devo” Ragma of NewGen Advisory is proud to present the sale of the Holiday Inn Express & Suites in Mobile, Alabama—an established upper-midscale hospitality asset backed by the strength of the IHG Hotels & Resorts brand. Originally built in 2005 and fully renovated in 2024, this 82-room, three-story property offers a turnkey investment with contemporary upgrades completed just months ago. Situated on 2.85 acres in a suburban Mobile location, the hotel benefits from strong regional demand drivers and excellent accessibility, reinforced by interior corridors and a well-maintained building footprint designed for efficient operations.

The 46,226-square-foot masonry-constructed hotel features 600 square feet of flexible meeting space, high-speed internet access, a business center, fitness center, pool, and a smoke-free environment—positioning it competitively within the upper-midscale segment. With a recent full renovation completed between June 2023 and June 2024, new ownership will benefit from minimized near-term capital expenditure and strong operational continuity. This offering presents an attractive opportunity to acquire a stabilized, well-maintained Holiday Inn Express & Suites in a growing Southern market, supported by long-term franchise strength and desirable suburban positioning.



OFFERING SUMMARY

	Sale Price:	\$9,500,000
	Building Size:	46,226 SF
	Lot Size:	2.85 AC
	Year Built:	2005
	Renovation Completed:	2024
	Number of Rooms:	82
	Stories:	3
	Zoning:	C-3
	Hotel Type:	Upper Midscale
	Meeting Space:	600 SF

PROPERTY HIGHLIGHTS

- Fully renovated 82-unit interior corridor hotel
- \$2.50M in 2023 revenue generated during active renovations
- \$2.57M in 2024 room revenue, reflecting post-renovation stabilization
- \$2.735M in 2025, a 7% increase in revenue from 2024
- Strong operating performance with occupancy exceeding 80% and RevPAR above \$90
- Proximate to major demand drivers including University of South Alabama and USS ALABAMA Battleship Memorial Park



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PROPERTY IMPRESSIONS

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ADDITIONAL PHOTOS





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MOBILE, ALABAMA

Located along the beautiful Gulf Coast, Mobile, Alabama is a historic port city known for its rich heritage, warm Southern charm, and vibrant cultural scene. The city's lively downtown features oak-lined streets, colorful historic architecture, and a thriving arts district filled with museums, galleries, and local eateries. Mobile is also home to the University of South Alabama, a major educational and economic anchor that brings energy, innovation, and a strong academic presence to the community. From family-friendly festivals to being the birthplace of America's original Mardi Gras, Mobile offers a dynamic blend of tradition and modern growth.

Mobile's scenic waterfront adds to the city's appeal, with USS ALABAMA Battleship Memorial Park standing as one of its most iconic attractions. Visitors can explore the legendary WWII battleship, aircraft pavilion, and military displays that honor the nation's history. Outdoor enthusiasts appreciate the area's abundant natural beauty, from Mobile Bay's sparkling shoreline to nearby parks and waterways perfect for boating, fishing, and recreation. With a growing culinary scene, strong commercial corridors, and year-round events, Mobile continues to shine as a charming and engaging destination for residents, visitors, and investors alike.





MOBILE MUSEUM OF ART

The Mobile Museum of Art, located within Langan Park, is the largest art museum along the Central Gulf Coast, featuring more than 6,400 works spanning centuries and cultures. The museum's robust schedule of exhibitions, educational programs, community events, and cultural festivals draws thousands of visitors annually from throughout Alabama and beyond. As a premier cultural landmark, it enhances Mobile's tourism appeal and supports steady leisure demand, particularly from art enthusiasts, school groups, and regional travelers seeking cultural experiences close to the hotel.



UNIVERSITY OF SOUTH ALABAMA

The University of South Alabama (USA) is one of Mobile's strongest and most consistent economic engines, employing more than 5,000 faculty and staff and serving a student population of over 14,000. As a major public research institution, USA attracts year-round visitation from prospective students, visiting scholars, athletic teams, conference attendees, and families, all of whom contribute to sustained lodging demand. Its proximity to the subject hotel enhances appeal to both academic and medical-related travelers connected to USA's expanding campus presence, reinforcing Mobile's position as a regional hub for education, innovation, and collegiate events.



USA HEALTH UNIVERSITY HOSPITAL

USA Health University Hospital is a key healthcare anchor in Mobile, employing over 3,000 medical professionals and serving as a leading Level I trauma center for the region. The hospital attracts significant lodging demand from traveling medical professionals, patient families, healthcare vendors, and visiting clinicians participating in training, research, and medical conferences. Its ongoing expansion and role as a major academic medical center deepen Mobile's economic stability while reinforcing year-round hotel room demand in the surrounding area.



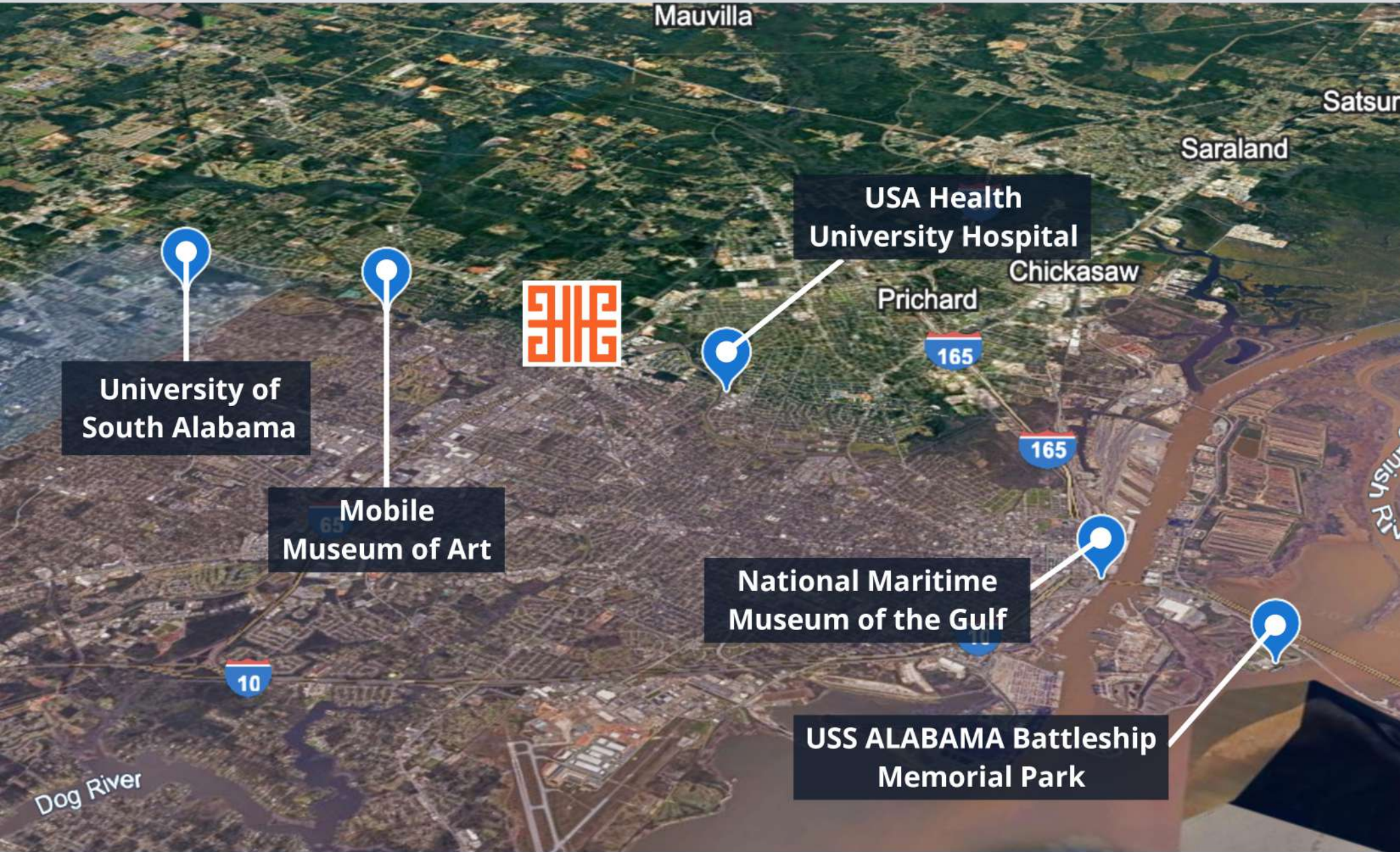
USS ALABAMA BATTLESHIP MEMORIAL PARK

USS ALABAMA Battleship Memorial Park is one of Alabama's most iconic attractions and a powerhouse tourism driver, welcoming hundreds of thousands of visitors each year. The park showcases the legendary WWII battleship USS ALABAMA, the USS DRUM submarine, an expansive aircraft pavilion, and numerous military memorials, drawing veterans, families, school groups, history enthusiasts, and Gulf Coast travelers. Its highly visible location along Mobile Bay and immediate access from I-10 make it a natural stop for regional and interstate visitors. The park's year-round programming, patriotic events, and national reputation generate strong and steady lodging demand, reinforcing Mobile's position as a major historical and cultural destination.

NATIONAL MARITIME MUSEUM OF THE GULF

The National Maritime Museum of the Gulf of Mexico—formerly known as GulfQuest—is a major cultural and educational anchor in downtown Mobile, spanning more than 120,000 square feet of interactive, maritime-themed exhibits that explore the Gulf's ecosystems, history, commerce, and the Port of Mobile's global significance. With more than 80 immersive displays, simulation experiences, and year-round educational programming, the museum attracts families, school groups, regional vacationers, and conference visitors seeking hands-on, destination-quality experiences. Its waterfront location strengthens Mobile's identity as a maritime hub and drives consistent leisure activity to the area, contributing meaningful demand to nearby hotels from both local day-trip visitors and out-of-town guests.



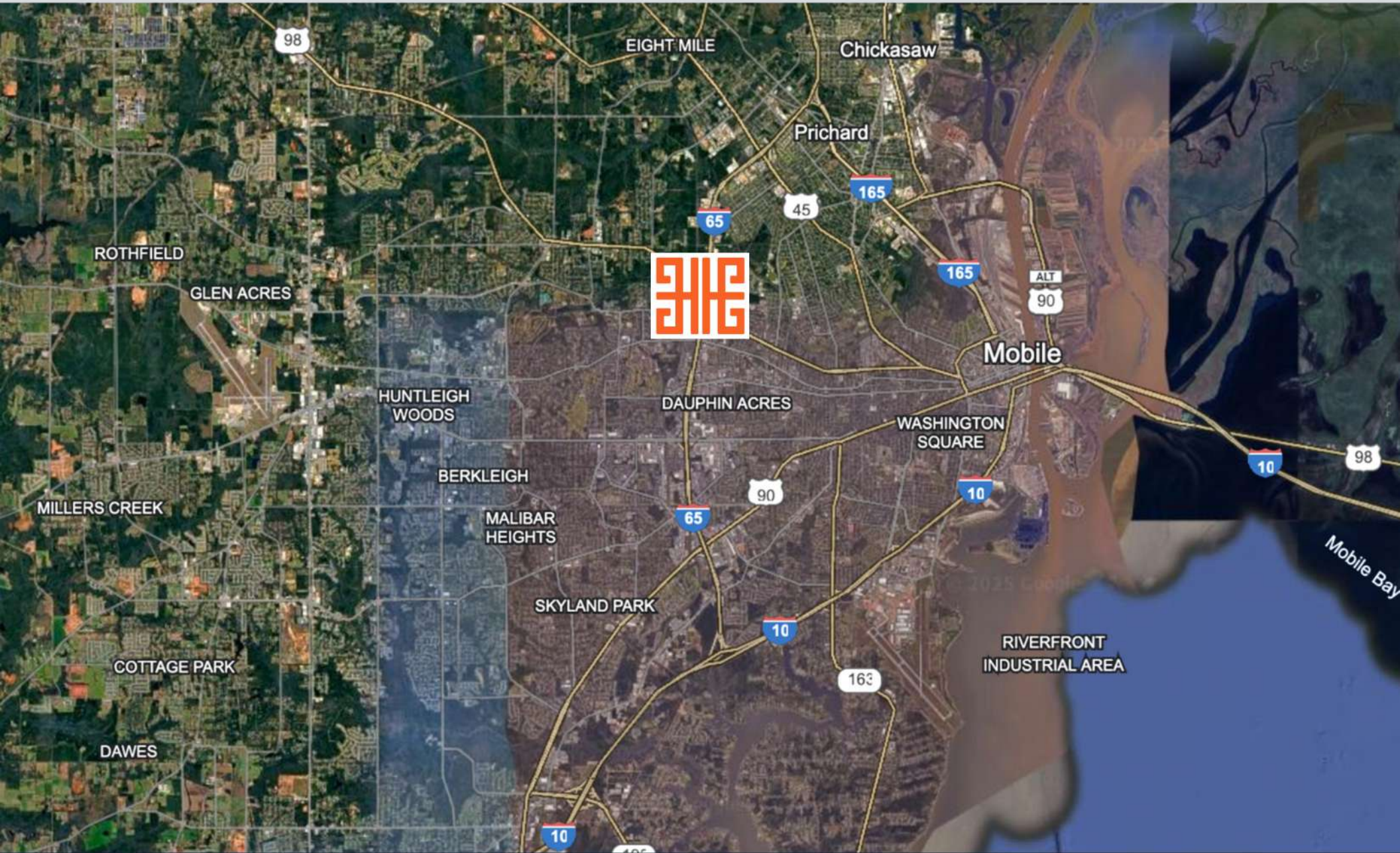


LOCATION MAP

Holiday Inn Express & Suites (Mobile - I-65 by IHG)

Mobile, AL







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SALES COMPARABLES

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Holiday Inn Express & Suites Picayune

1001 Dauphin St. Picayune. MS 39466

Sold Price:	\$7,500,000
Lot Size (AC):	1.33 AC
Building Size (SF):	35,432 SF
Price\Unit:	\$111,940
No. Units:	67



Fairfield Inn & Suites Fort Walton Beach-Eglin AFB

1280 Eglin Pkwy. Shalimar. FL 32579

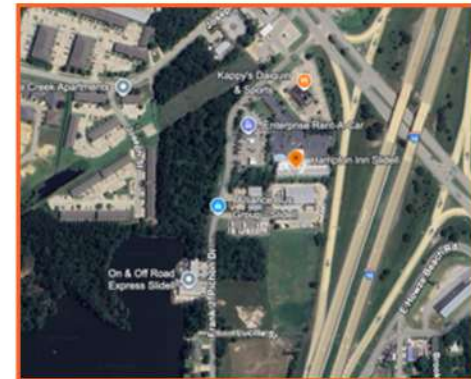
Sold Price:	\$10,000,000
Lot Size (AC):	1.67 AC
Building Size (SF):	49,334 SF
Price\Unit:	\$108,696
No. Units:	92



Hampton Inn Slidell

56460 Frank Pichon Rd. Slidell. LA 70458

Sold Price:	\$8,282,250
Lot Size (AC):	1.00 AC
Building Size (SF):	35,789 SF
Price\Unit:	\$102,250
No. Units:	81





Holiday Inn Express Fairhope-Point Clear
19751 Greeno Rd. Fairhope. AL 36532

Price:	\$10,800,000
Lot Size (AC):	2.27 AC
Building Size (SF):	52,766 SF
Price\Unit:	\$124,138
No. Units:	87



Comfort Suites Gulfport
9121 US 49, Gulfport, MS 39503

Sold Price:	\$9,500,000
Lot Size (AC):	3.22 AC
Building Size (SF):	46,200 SF
Price\Unit:	\$109,195
No. Units:	87



Comfort Suites Daphne - Mobile East Bay
29450 N Main St. Daphne. AL 36526

Sold Price:	\$7,200,000
Lot Size (AC):	1.94 AC
Building Size (SF):	44,787 SF
Price\Unit:	\$93,506
No. Units:	77





Fairfield Inn & Suites Fort Walton Beach Hurlburt Area
522 Mary Esther Cut Off NW, Fort Walton Beach, FL 32547

Price:	\$11,200,000
Lot Size (AC):	1.71 AC
Building Size (SF):	42,278 SF
Price\Unit:	\$151,351
No. Units:	74



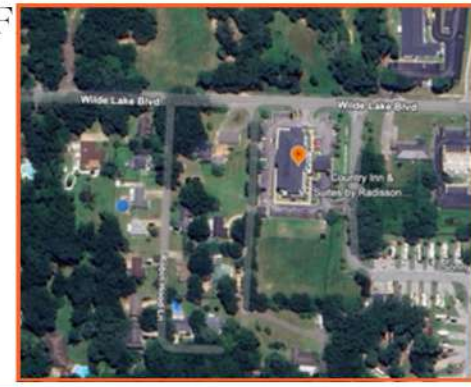
Holiday Inn Mobile - Airport
3630 Springhill Memorial Dr S, Mobile, AL 36608

Sold Price:	\$9,700,000
Lot Size (AC):	1.98 AC
Building Size (SF):	62,093 SF
Price\Unit:	\$100,000
No. Units:	63



Country Inn & Suites by Radisson, Pensacola West, FL
2607 Wilde Lake Blvd, Pensacola, FL 32526

Sold Price:	\$7,890,000
Lot Size (AC):	2.71 AC
Building Size (SF):	42,003 SF
Price\Unit:	\$125,238
No. Units:	63



SALES COMPS SUMMARY

Holiday Inn Express & Suites (Mobile - I-65 by IHG)

Mobile, AL

	Property Name	Last Sale Price	No. Rooms	Year Built	Price/Unit
1	Holiday Inn Express & Suites Mobile - I-65 by IHG 516 Springhill Plaza Ct Mobile, AL 36608	\$9,500,000	82	2005	\$115,854
2	Holiday Inn Express & Suites Picayune 1001 Dauphin St, Picayune, MS 39466	\$7,500,000	67	2009	\$111,940
3	Fairfield Inn & Suites Fort Walton Beach-Eglin AFB 1280 Eglin Pkwy, Shalimar, FL 32579	\$10,000,000	92	2006	\$108,696
4	Hampton Inn Slidell 56460 Frank Pichon Rd, Slidell, LA 70458	\$8,282,250	81	1998	\$102,250
5	Holiday Inn Express Fairhope-Point Clear 19751 Greeno Rd, Fairhope, AL 36532	\$10,800,000	87	1996	\$124,138
6	Comfort Suites Gulfport Central 9121 US 49, Gulfport, MS 39503	\$9,500,000	87	2010	\$109,195
7	Comfort Suites Daphne - Mobile East Bay 29450 N Main St, Daphne, AL 36526	\$7,200,000	77	1998	\$93,506
8	Fairfield Inn & Suites Fort Walton Beach Hurlburt Area 522 Mary Esther Cut Off NW, Fort Walton Beach, FL 32547	\$11,200,000	74	2014	\$151,351
9	Holiday Inn Mobile - Airport 3630 Springhill Memorial Dr S, Mobile, AL 36608	\$9,700,000	97	2011	\$100,000
10	Country Inn & Suites by Radisson. Pensacola West. FL 2607 Wilde Lake Blvd, Pensacola, FL 32526	\$7,890,000	63	2008	\$125,238
Averages		\$9,157,225	81	2006	\$114,216.80



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DEVESH "DEVO" RAGHA

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PROFESSIONAL BACKGROUND

Devesh "Devo" Ragha joined the NewGen Advisory team of Arizona in 2022. He is a born and raised Texan. I have been a part of the hotel industry my entire life. My family started in independent hotels when I was a child and by the time, I was in high school we got into the franchised hotels. Currently we own and operate 2 choice hotel properties, 1 Motel 6, and an independent motel. I have worked in every aspect of the industry including Management, General Contracting, Marketing, and negotiations for new build properties. I became a real estate agent over a year ago and I am loving it. I am blessed to know many of the hoteliers across the country and appreciate the opportunity to represent them.

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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