

R NITE STAR INN & SUITES

FULLY RENOVATED, INCOME-PRODUCING HOTEL WITH DEVELOPMENT
UPSIDE IN THE HEART OF ENTERTAINMENT DISTRICT, ARLINGTON, TX

1175 & 1155 N WATSON ROAD, ARLINGTON, TEXAS 76011



TRANSWORLD®
Commercial Real Estate



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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Commercial Real Estate

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PROPERTY SUMMARY

R Nite Star Inn & Suites
1175 & 1155 North Watson Road | Arlington, TX 76011

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Property Summary

Type:	Hospitality
Location:	Arlington
Zoning:	N/Av, Arlington
Lot Size:	2.86 AC
Building FAR:	0.27
Rooms:	72
Stories:	2
GBA:	26,000 SF
Typical Floor:	13,005 SF
Construction:	Wood Frame
Year Built:	1964
Yr Renovated:	2022
Parking Type:	Surface
Parking Ratio:	2.04/Room
Parking Spaces:	147
Primary Corridors:	Exterior

Property Summary:

R Nite Star Inn & Suites is a fully renovated, independent hotel in Arlington, TX, featuring 72 rooms across two buildings, including 20 studio units with kitchenettes. The 2.86-acre property offers strong value-add potential with 147 surface parking spaces, two bars, a full-service restaurant, event space, and an outdoor pool. Recently renovated in 2022, the 26,009 SF hotel is air-conditioned and constructed with wood framing and exterior corridors. Owner financing is available.

Location Overview:

1175 N Watson Rd is ideally positioned in the heart of Arlington's vibrant Entertainment District. This sought-after area is home to premier destinations including AT&T Stadium, Globe Life Field, Texas Live!, and Six Flags Over Texas—attracting millions of leisure and business travelers each year. The property offers immediate access to major highways, a strong year-round tourism draw, and proximity to top dining, retail, and event venues, making it a prime opportunity for hotel investment.



NOTES:

1. Fully Air Conditioned
2. Total Square Feet: 124,504 SF
3. 72 Total Rooms
4. North Building w/ 52 Guest Rooms (including Manager Suite)
5. South Building w/ 20 Extended Stay Rooms (each with kitchenettes)
6. 147 Parking Spaces (Room for Development!!!)
7. 2 On-Site Bars | Full Kitchen and Restaurant | Meeting/Event Space | Outdoor Pool
8. Full Renovation Completed in 2022
9. Owner Financing Available

HOSPITALITY

- Operation Type: Independent
- Class: Three Star Economy
- Operation Status: Open
- Hotel Opened: July 2008
- All Inclusive Rate: No

BUILDING AMENITIES

- Room Features: High Speed Internet Access, Patio, 20 Studios with Kitchenettes
- Property Features: Meeting Space / Event Hall, On-Site Bar, Pool, Public Access WiFi, Restaurant

PROXIMITY TO AIRPORTS

- Dallas-Fort Worth International Airport - 18 min Drive, 11.6 mi
- Dallas Love Field Airport - 29 min Drive, 20.4 mi

PROPERTY PHOTOS

R Nite Star Inn & Suites
1175 North Watson Road | Arlington, TX 76011

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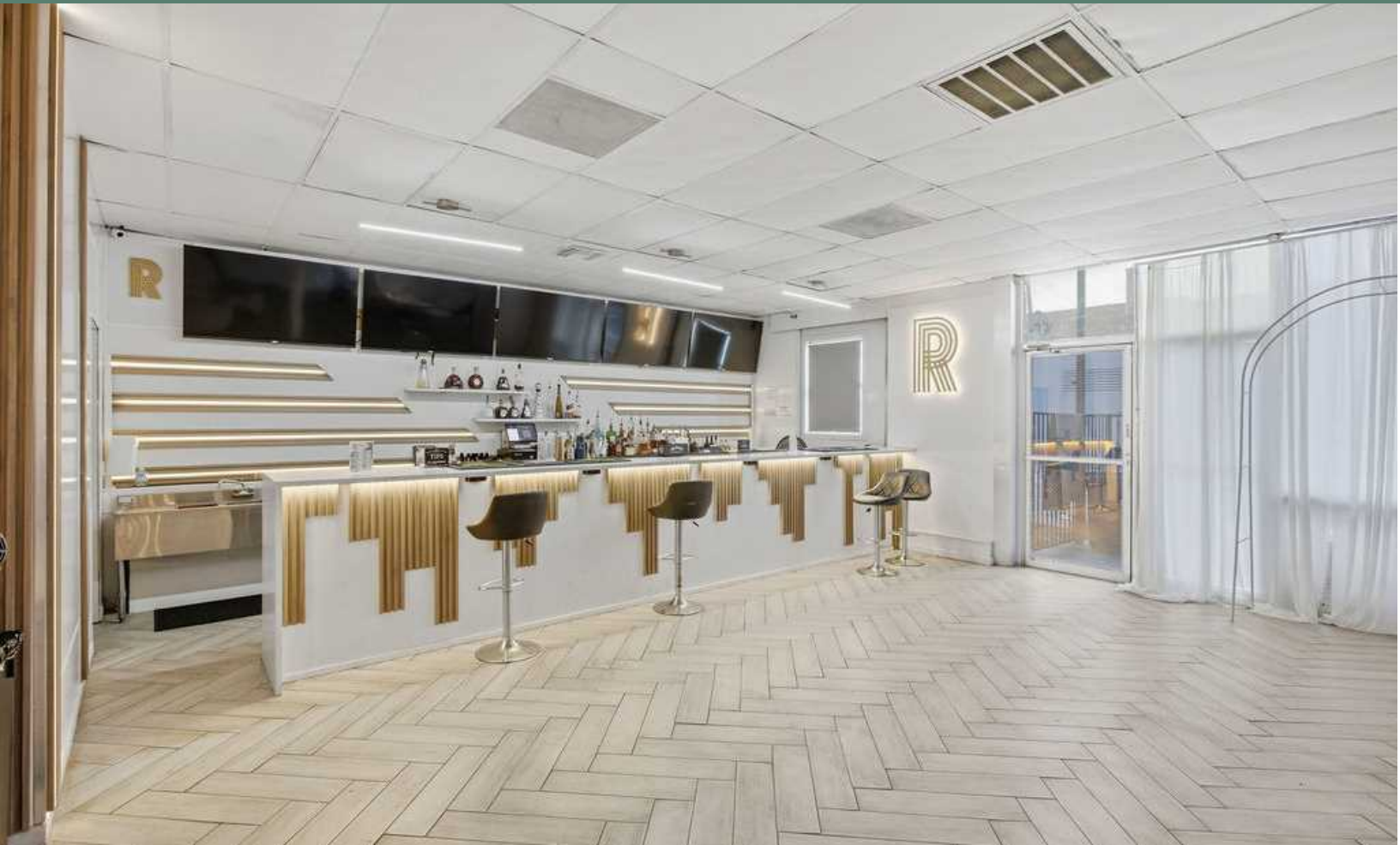


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AERIAL MAP

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REGIONAL MAP

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Map data ©2026 Google

BUSINESS MAP

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McDonald's



Starbucks Coffee Company



Wendy's

R Lounge



Steak 'n Shake



Six Flags Over Texas



Esports Stadium Arlington



Choctaw Stadium



Dallas Stadium

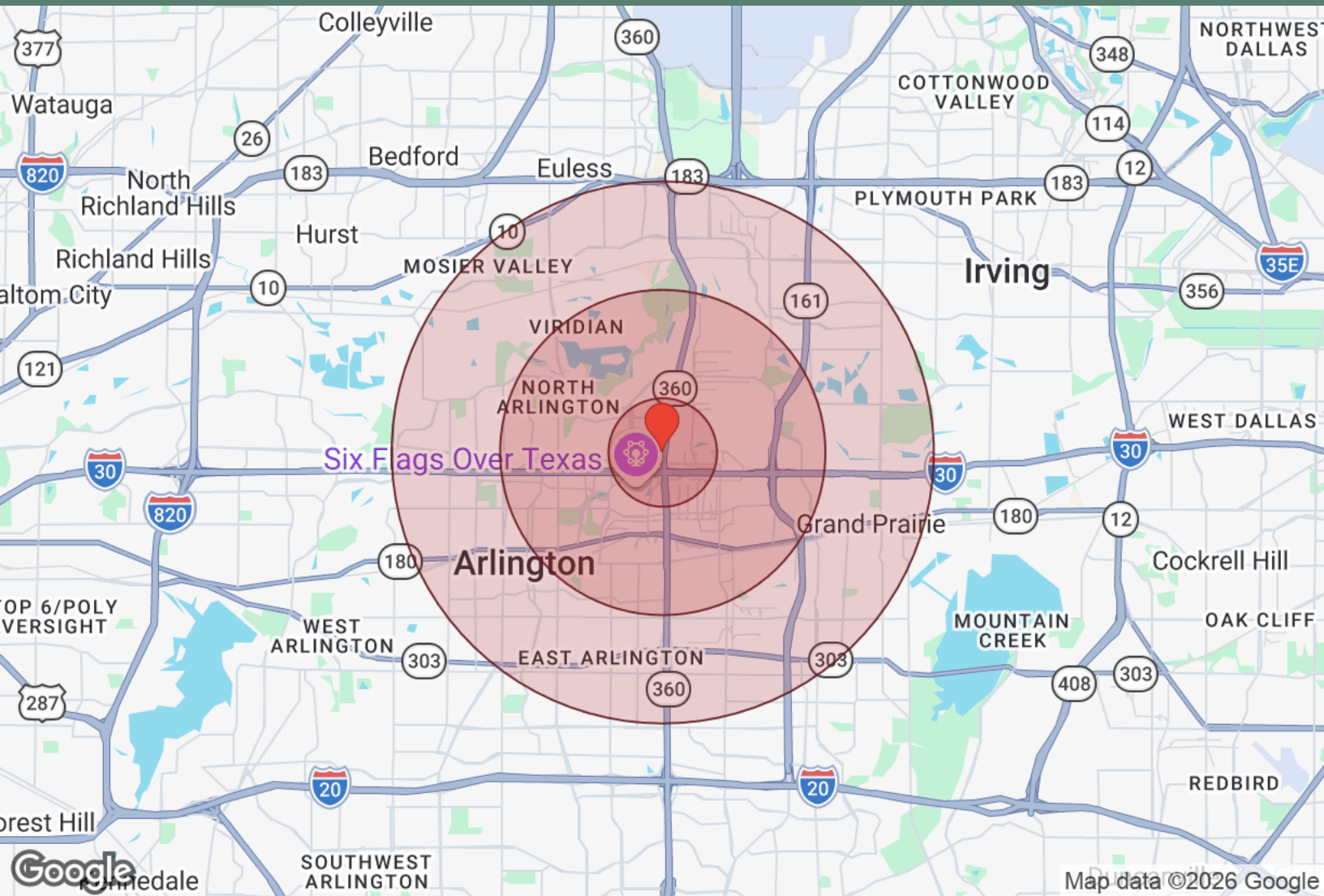


Globe Life Field

DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,780	51,129	135,360
Female	5,059	52,861	132,372
Total Population	9,839	103,990	267,731
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,759	28,108	72,716
Black	3,692	29,242	62,783
Am In/AK Nat	22	260	643
Hawaiian	9	83	455
Hispanic	2,606	38,008	106,316
Asian	539	6,156	19,491
Multiracial	200	1,986	4,953
Other	13	146	402
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,071	48,750	114,136
Occupied	4,684	44,726	104,592
Owner Occupied	1,352	14,322	38,000
Renter Occupied	3,332	30,404	66,592
Vacant	387	4,024	9,544

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,934	20,698	53,656
Ages 15 - 24	1,407	15,411	45,525
Ages 25 - 54	4,776	48,264	117,304
Ages 55 - 64	957	10,065	25,300
Ages 65+	766	9,551	25,947

Income	1 Mile	3 Miles	5 Miles
Median	\$60,638	\$67,579	\$66,244
Under \$15k	334	2,862	8,813
\$15k - \$25k	218	2,340	6,157
\$25k - \$35k	555	4,719	10,693
\$35k - \$50k	789	6,093	14,195
\$50k - \$75k	915	8,704	18,988
\$75k - \$100k	355	5,950	13,625
\$100k - \$150k	729	6,878	16,723
\$150k - \$200k	257	3,216	7,573
Over \$200k	534	3,965	7,824



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

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