



FOR SALE

SLEEP INN CEDAR HILL

1439 North Highway 67, Cedar Hill, TX 75104

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,500,000
Building Size:	36,574 SF
Lot Size:	1.89 Acres
Number of Rooms:	68
Price / SF:	\$177.72
Year Built:	1999
Renovated:	2025

PROPERTY OVERVIEW

Sleep Inn Cedar Hill is clearly on the rise! Hotel revenue is ramping up and with such strong momentum, it's a clear sign that the property is attracting more guests and improving overall performance. With higher revenues through the busy summer season, this increase highlights both improved occupancy and effective rate management, positioning the hotel well within its competitive set.

This strategically located hotel features 68 well-appointed Designed to Dream® rooms known for comfort and guest satisfaction. With an attractive price point, low operating costs, and room for growth through targeted marketing and operational efficiencies, this property presents an exceptional opportunity for owner-operators or investors seeking reliable income and long-term appreciation in the Dallas-Fort Worth metroplex.

The Sleep Inn brand delivers proven operational efficiency maximizing net operating income. Strong corporate partnerships and the Choice Hotels reservation system provide reliable occupancy streams while minimizing marketing expenses. Cedar Hill's diverse demand generators—including nearby medical facilities, corporate offices, and recreational attractions like Cedar Hill State Park—create year-round revenue stability. With competitive acquisition costs compared to Dallas proper, favorable local tax structures, and demonstrated market resilience, this asset offers attractive cash-on-cash returns. The property's turnkey operation and brand support system make it ideal for both experienced operators and first-time hotel investors seeking sustainable hospitality income.

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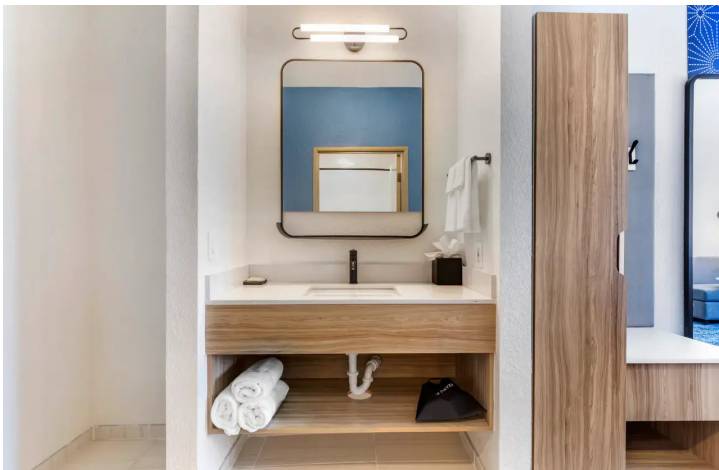
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Additional Photos

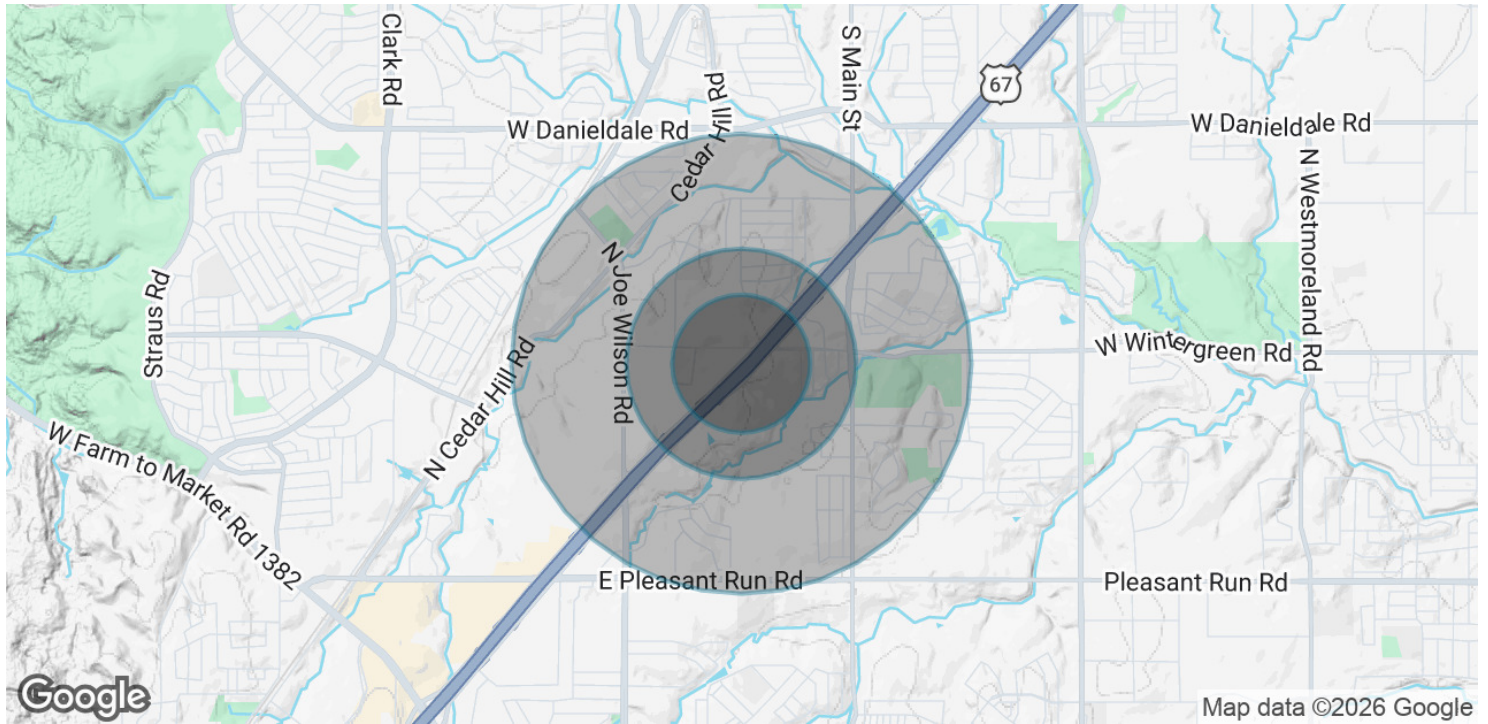




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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	903	6,436
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	287	2,233
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$115,239	\$124,771	\$113,872
Average House Value	\$344,169	\$366,485	\$341,987

2020 American Community Survey (ACS)



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