



# AmericInn by Wyndham

West Burlington | Iowa

**54**  
ROOMS

**2**  
STORIES

**2.02 AC**  
LAND ACRES

**~15,000**  
BUILDING SF

**HWY 34**  
HIGHWAY CORRIDOR

**39K+**  
COUNTY POP

## INVESTMENT OVERVIEW

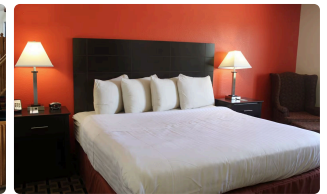
AmericInn by Wyndham West Burlington is a 54-room midscale hotel on S Gear Avenue in West Burlington, Iowa — the commercial hub of Des Moines County. Located less than one mile from Great River Health (2,700 employees, 378 beds), the property benefits from healthcare-anchored demand, a \$635 million Future Artillery Complex under development at the Iowa Army Ammunition Plant, and a 24-acre Flint Ridge Business Park expansion. Zero hotel rooms are under construction in the submarket, and net supply has contracted since 2019.

## PROPERTY HIGHLIGHTS

- **Highway 34 Corridor:** Primary east-west route connecting Burlington to Mt Pleasant and I-35 (7,700+ AADT)
- **Retailers:** Target, Menards, Walmart, Lowe's, Kohl's, Marshalls, Starbucks within walking distance
- **Amenities:** Indoor pool, hot tub, business center, 600 SF meeting space, complimentary breakfast, WiFi
- **Parking:** 56 surface spaces (1.04 per room)
- **Airport:** Southeast Iowa Regional Airport (BRL) — 9 minutes by car
- **College:** Southeastern Community College — adjacent to property on S Gear Avenue
- **Zoning:** B2 Commercial
- **Brand:** AmericInn by Wyndham (Wyndham Hotels & Resorts)
- **Opportunity:** Ideal owner-operator asset with 54-room count in healthcare-anchored secondary market

## MARKET

The Iowa Southeast Area submarket | Zero hotel rooms under construction, net supply contraction of 430 rooms since 2019. CoStar forecasts occupancy of 46.2% and ADR of \$101. The \$635M Future Artillery Complex and Flint Ridge Business Park expansion signal accelerating demand growth.



## KEY DEMAND DRIVERS

**Great River Health**  
2,700 Employees / <1 Mile

**Iowa Army Ammo Plant**  
\$635M FAC Contract

**Flint Ridge Business Park**  
24-Acre Expansion (2026)

**Amazon Last-Mile Facility**  
38,600 SF / Flint Ridge

**SE Community College**  
Higher Education

**Westland Mall Redev.**  
New Apts & Townhomes

**Case Corporation**  
Manufacturing

**Federal Mogul / GE**  
Manufacturing

**SE Iowa Regional Airport**  
9 Min Drive

**Retail Corridor**  
Target, Walmart, Menards