

HOTEL FOR SALE

# BAYMONT I-95/DAYTONA BEACH

2725 W INTERNATIONAL SPEEDWAY BLVD., DAYTONA BEACH, FL 32114



BAYMONT HOTEL FOR SALE - JOINT VENTURE/PARTNERSHIP AVAILABLE

**KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Suite 101  
San Antonio, TX 78249



Each Office Independently Owned and Operated

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2725 WEST INTERNATIONAL SPEEDWAY BOULEVARD



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2725 WEST INTERNATIONAL SPEEDWAY BOULEVARD

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY  
PROPERTY HIGHLIGHTS  
ABOUT DAYTONA BEACH

# EXECUTIVE SUMMARY

2725 WEST INTERNATIONAL SPEEDWAY BOULEVARD



## OFFERING SUMMARY

<b>PRICE:</b>	\$9,250,000
<b>PRICE / ROOM:</b>	\$64,685/Room
<b>NUMBER OF ROOMS:</b>	143
<b>2025 REVENUE:</b>	\$1,899,000
<b>2025 YTD OCC:</b>	65%
<b>2025 YTD ADR:</b>	\$72
<b>BUILDING SF:</b>	42,037
<b>LOT SIZE:</b>	5.32 Acres
<b>MARKET:</b>	Daytona Beach
<b>YEAR BUILT:</b>	1966
<b>RENOVATED:</b>	2025-26

## PROPERTY DESCRIPTION

Welcome to the Baymont by Wyndham International Speedway / I-95, a 143 room, two story interior corridor hospitality asset renovated in 2024 and ideally located in the heart of Daytona Beach, Florida. It's the 1st hotel strategically positioned off I-95 exit and minutes from the Daytona International Speedway, this property caters to both leisure and business travellers seeking comfort, convenience, and value.

The hotel features clean, spacious guest rooms with modern amenities including flat-screen TVs, complimentary Wi-Fi, in-room coffee makers, and workstations. Guests enjoy a complimentary hot breakfast, a sparkling outdoor pool, and ample on-site parking for cars, trucks, and buses.

Its prime location provides easy access to Daytona's top attractions such as Daytona International Speedway, Tanger Outlets, Volusia Mall, and the World's Most Famous Beach—all within a short drive. The property's strong Wyndham brand recognition, high-visibility location, and proximity to major highways make it a reliable performer in both weekday corporate and weekend leisure segments.

Ideal for investors seeking a turn-key hotel asset with steady income and brand stability, the Baymont by Wyndham International Speedway / I-95 represents a strong foothold in the thriving Daytona Beach hospitality market.

Property Tours are available by appointment only. Please reach out to the listing broker to schedule a tour.

[Sign CA and download financials!](#)

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# PROPERTY HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- List price of \$9,250,000. Price/Door: \$64,685/door (Sales comps in the area from 2023 onwards project a range of \$103,000 to \$117,000 for economy to midscale properties)
- 2025 Revenue of \$1,889,000 with \$81 ADR and 51% Occupancy
- Highly visible and accessible central location off of I-95 with over 105,000 interstate motorists passing daily
- 143-Rooms | 2 Stories | Interior Corridor | Fee Simple Hotel
- Located in a high growth market with upward trend in revenue. Available unencumbered by management
- Wyndham Brand Family - the world's largest hotel franchisor by the number of properties and is known for its loyalty program, Wyndham Rewards

## PROPERTY HIGHLIGHTS

- The property has gone through extensive renovations (over \$1.4M) that include guest rooms, lobby, breakfast area, and exterior
- Total area 5.32+ Acres with:
  - Conceptual Plans to develop a new La Quinta Inn on the excess land within the property boundary
  - Strategic opportunity to maximize land value and double revenue potential, leveraging existing infrastructure and location advantage
  - La Quinta concept aligns with Wyndham's portfolio synergy – simplifying transition and brand management under a unified system

## NEARBY CITIES

- Orlando 51 Miles
- St. Augustine 54 Miles
- Jacksonville 89 Miles
- Gainesville 101 Miles

## QUICK FACTS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	819	24,512	119,304
Total Units	437	11,830	57,625
Median Income	\$86,656	\$58,007	\$59,364



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# ABOUT DAYTONA BEACH

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## Flagship Asset – The Speedway

- The Speedway draws massive attention: the grandstands have roughly 101,500 permanent seats following the 2016 renovation.
- The \$400 million “Daytona Rising” re-imagining project was completed in 2016
- Hosts the marquee race for stock-car racing: the Daytona 500 (“The Great American Race”) along with numerous other major events.
- The facility is active year-round with racing weekends, car shows, corporate events, photo shoots, vehicle testing and more.
- Entrances, seating expansions and upgraded amenities make this a true “destination” asset for lodging demand.

## Prime Interstate / Retail Location

- Situated right off Interstate 95, on International Speedway Blvd. Traffic counts: approx. 45,500 vehicles per day on ISB; 78,500 VPD on I-95 corridor
- Excellent retail environment nearby: strong national tenant presence within 1 mile (Target, Home Depot, Best Buy, etc.)
- Dense and growing population in the immediate area: latest data shows a 2025 population for Daytona Beach city of ~89,444, representing ~24% growth since 2020

## Destination Market – Daytona Beach

- Often referred to as “The World’s Most Famous Beach,” Daytona Beach is a major tourism hub on Florida’s Atlantic coast.
- Tourism draw: roughly 10 million visitors per year is a commonly cited figure (though direct third-party verification was not located in my search).
- Economic diversity: In addition to hospitality and tourism, the market supports retail, manufacturing, professional services and higher education.
- Florida has no state income tax, which is a positive attribute for investor attraction.
- Local education base: The city is home to multiple colleges/universities (aggregate enrollment >27,000 referenced in your material—confirm locally).
- The city also hosts corporate HQs / significant operations (for example, in insurance and sport/entertainment) adding to underlying accommodation demand.



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# ADDITIONAL PHOTOS

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PROPERTY PHOTOS

## PROPERTY PHOTOS

5319 CASA BELLA, SAN ANTONIO, TX 78249



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# PROPERTY PHOTOS

2776 DESTINATION PARKWAY



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# PROPOSED 6 STORY HOTEL ON SITE

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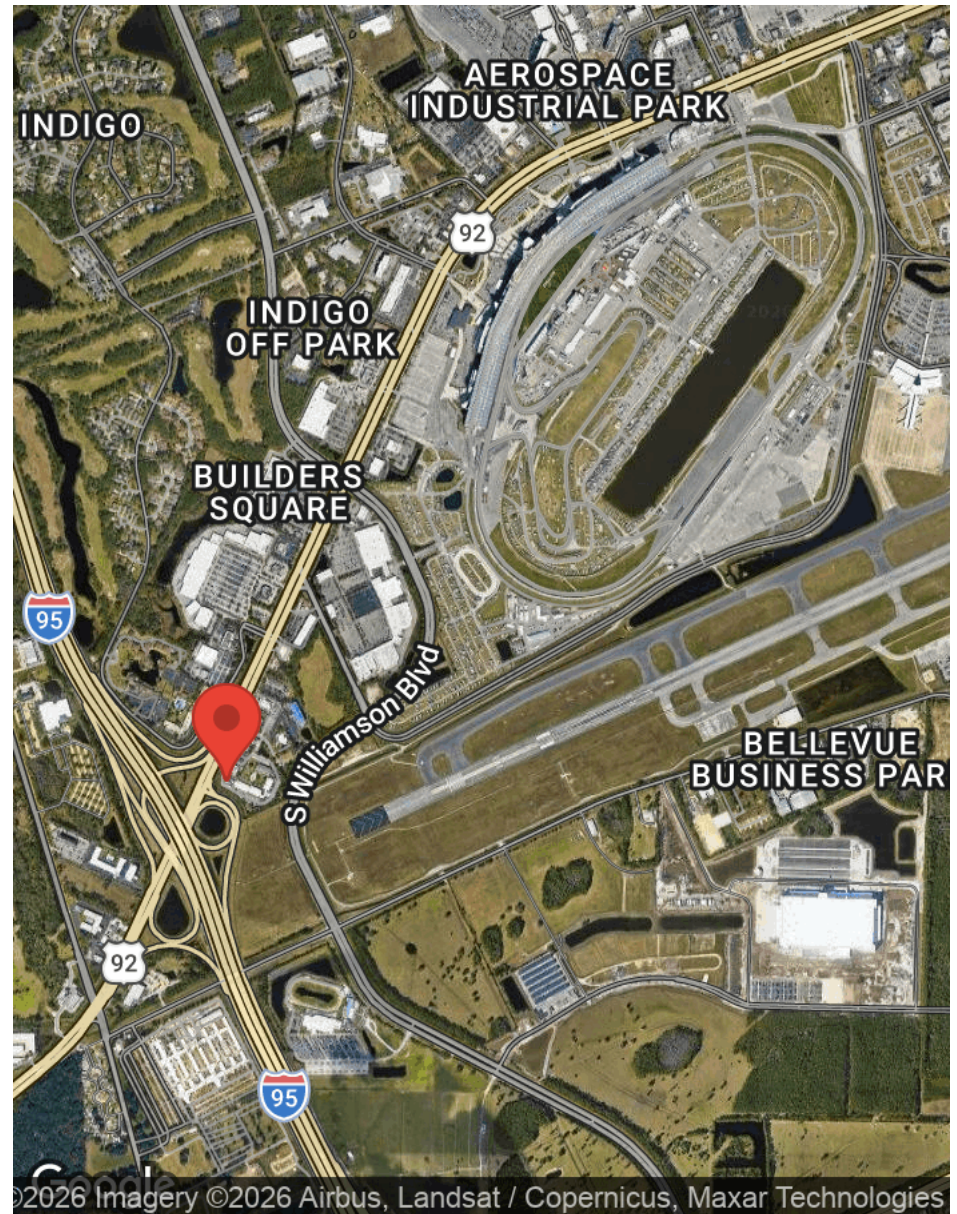
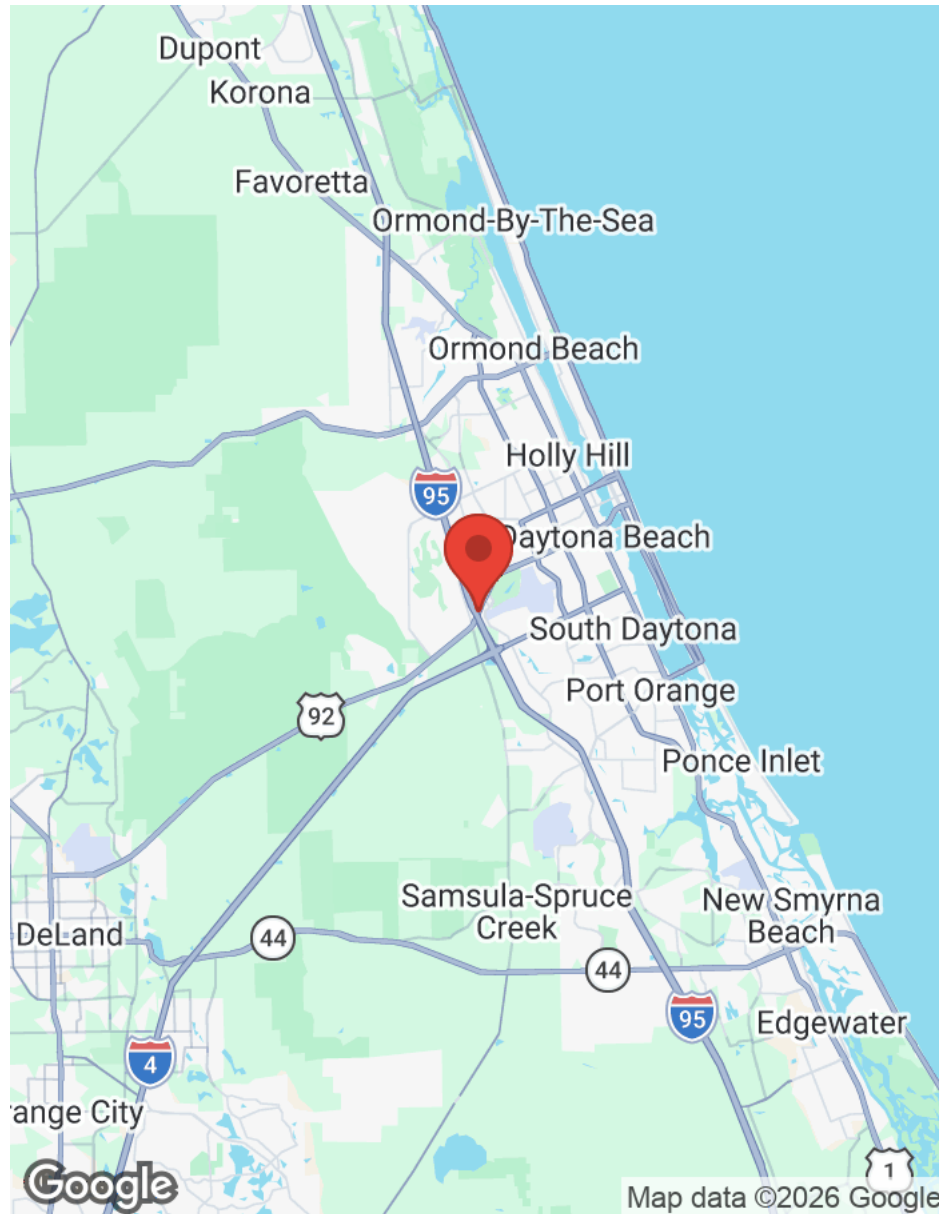
# MAPS / DEMOGRAPHICS

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LOCATION MAPS  
REGIONAL MAP  
BUSINESSES NEAR HOTEL  
DEMOGRAPHICS

# LOCATION MAPS

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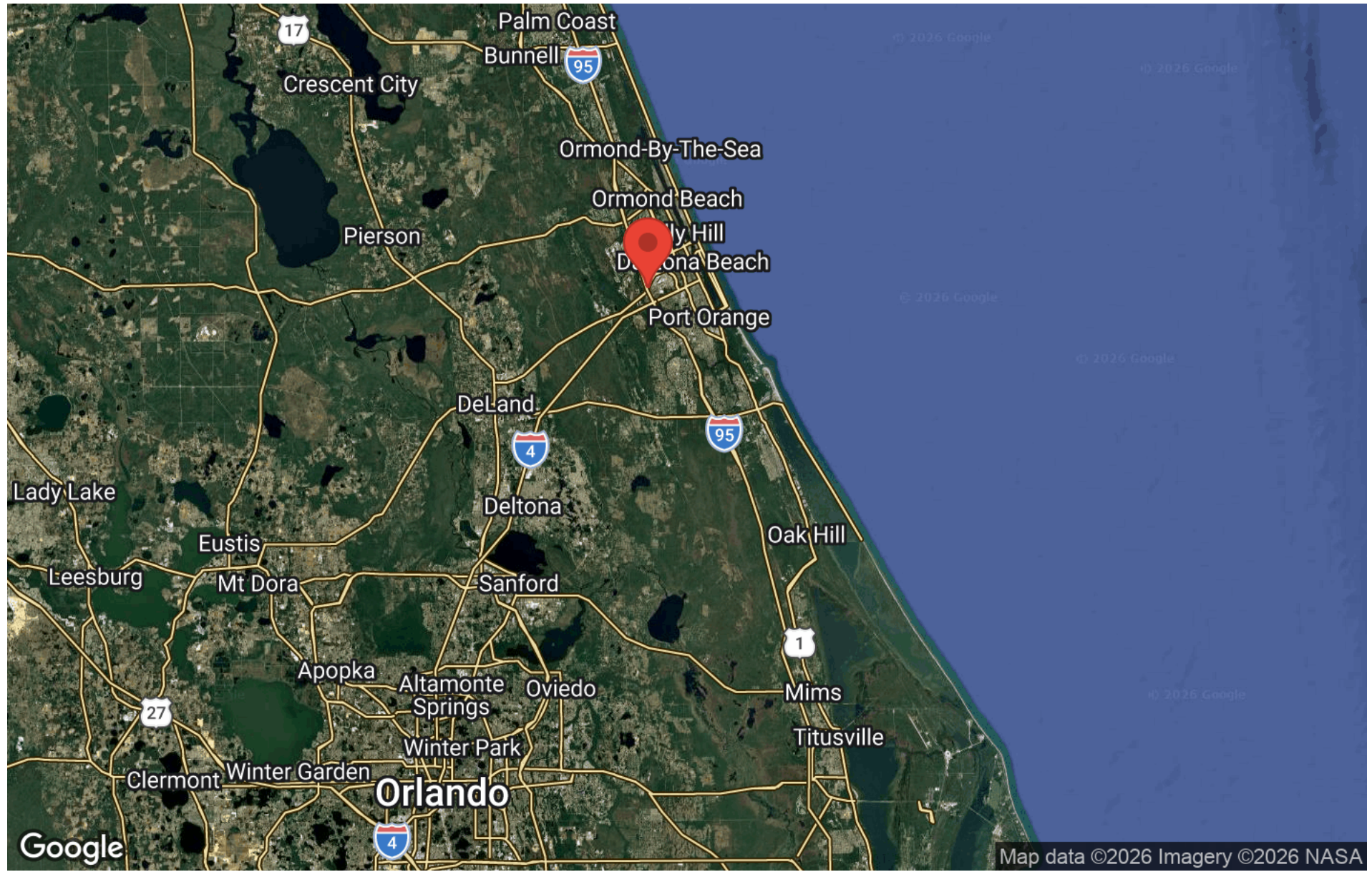
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## REGIONAL MAP

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# BUSINESSES NEAR HOTEL

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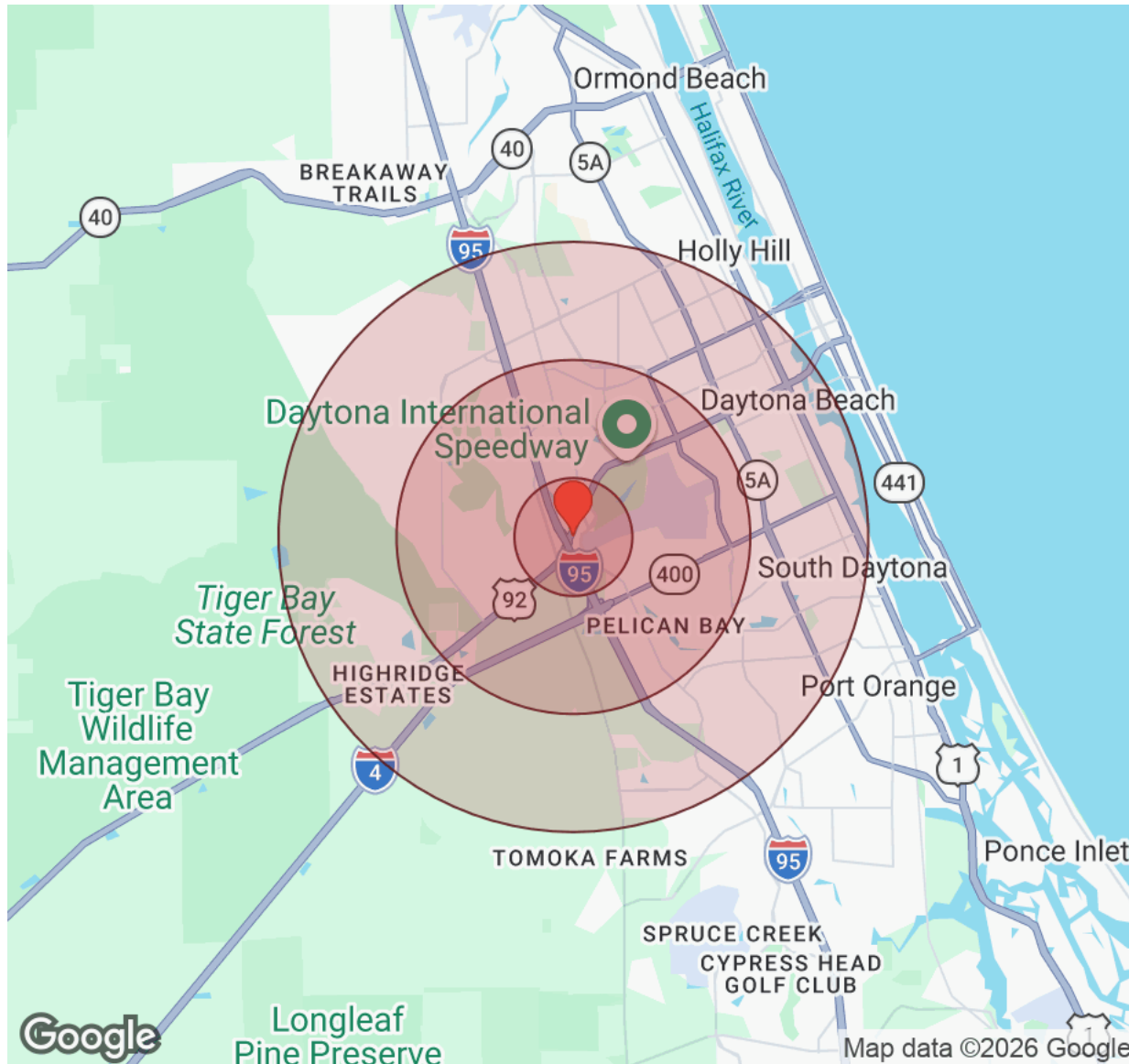
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# DEMOGRAPHICS

5319 CASA BELLA, SAN ANTONIO, TX 78249



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	371	13,990	64,093
Female	405	11,129	57,732
Total Population	776	25,119	121,825

Housing	1 Mile	3 Miles	5 Miles
Total Units	415	12,063	59,025
Occupied	367	10,579	51,694
Owner Occupied	238	4,549	28,238
Renter Occupied	129	6,030	23,456
Vacant	47	1,484	7,331

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	134	3,369	19,292
Ages 15 - 24	101	6,290	19,102
Ages 25 - 54	276	8,263	42,078
Ages 55 - 64	95	2,523	15,553
Ages 65+	168	4,673	25,799

Income	1 Mile	3 Miles	5 Miles
Median	\$93,057	\$66,261	\$63,385
Under \$15k	29	1,095	5,610
\$15k - \$25k	6	495	4,233
\$25k - \$35k	29	967	4,344
\$35k - \$50k	20	1,418	5,916
\$50k - \$75k	45	1,933	10,370
\$75k - \$100k	75	1,825	8,309
\$100k - \$150k	93	1,806	7,552
\$150k - \$200k	24	489	2,381
Over \$200k	46	551	2,979

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**AGENT BIO**

PROFESSIONAL BIO

**4**

## PROFESSIONAL BIO

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Meet Jay P. Patel, an accomplished commercial real estate professional renowned for his tenacious negotiation skills, in-depth market knowledge, and unwavering commitment to client success.

Specializing in the acquisition, sale, and leasing of commercial properties, Jay's focus encompasses office spaces, retail establishments, hospitality venues, vacant land, and multifamily properties. His impressive track record includes delivering exceptional results for a diverse clientele, ranging from small business owners to large corporations.

Before venturing into real estate, Jay earned a Master's in Business Administration from the University of Dallas, Irving, Texas. Subsequently obtaining his real estate license and becoming a member of the National Association of Realtors, Jay brings a wealth of knowledge and experience to the table.

Jay's client-centric approach to real estate is anchored in building long-term relationships founded on trust, transparency, and mutual respect. Recognized for his ability to comprehend clients' unique needs and goals, Jay is dedicated to helping them achieve unparalleled success in their real estate endeavors.

Beyond his professional achievement, Jay is an active member of his community, he regularly participates in local business associations and charity events and initiatives. He believes in giving back to the community that he serves, fostering connections and contributing to its growth and development.

In his free time, Jay enjoys spending time with his family and friends, indulging in a round of golf, reading, travelling, and exploring the local food scenes.

Whether you are looking to buy, sell, or lease commercial property, Jay P. Patel stands as the professional you can trust to guide you through the process with expertise and integrity.

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## PROFESSIONAL BIO

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## PROFESSIONAL BACKGROUND

### Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

### Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

### Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

## EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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2725 WEST INTERNATIONAL SPEEDWAY BOULEVARD

# LEGAL DOCUMENTS

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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