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EXCLUSIVE LISTING:

Peddler's Inn Motel

2093 W Oklahoma
Ave Ulysses, KS
67880

Devo Ragha

Associate
TX #758386

Richard Queen Jr.
NewGen Advisory KS, LLC
DESIGNATED BROKER
KS #BR 00232332



WELCOME CLEAN ROOM
GREAT RATES FREE BB
MICROWAVE FRIDGE
COFFEE MAKER
FREE HI SPEED INTERNET



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INVESTMENT PROFILE

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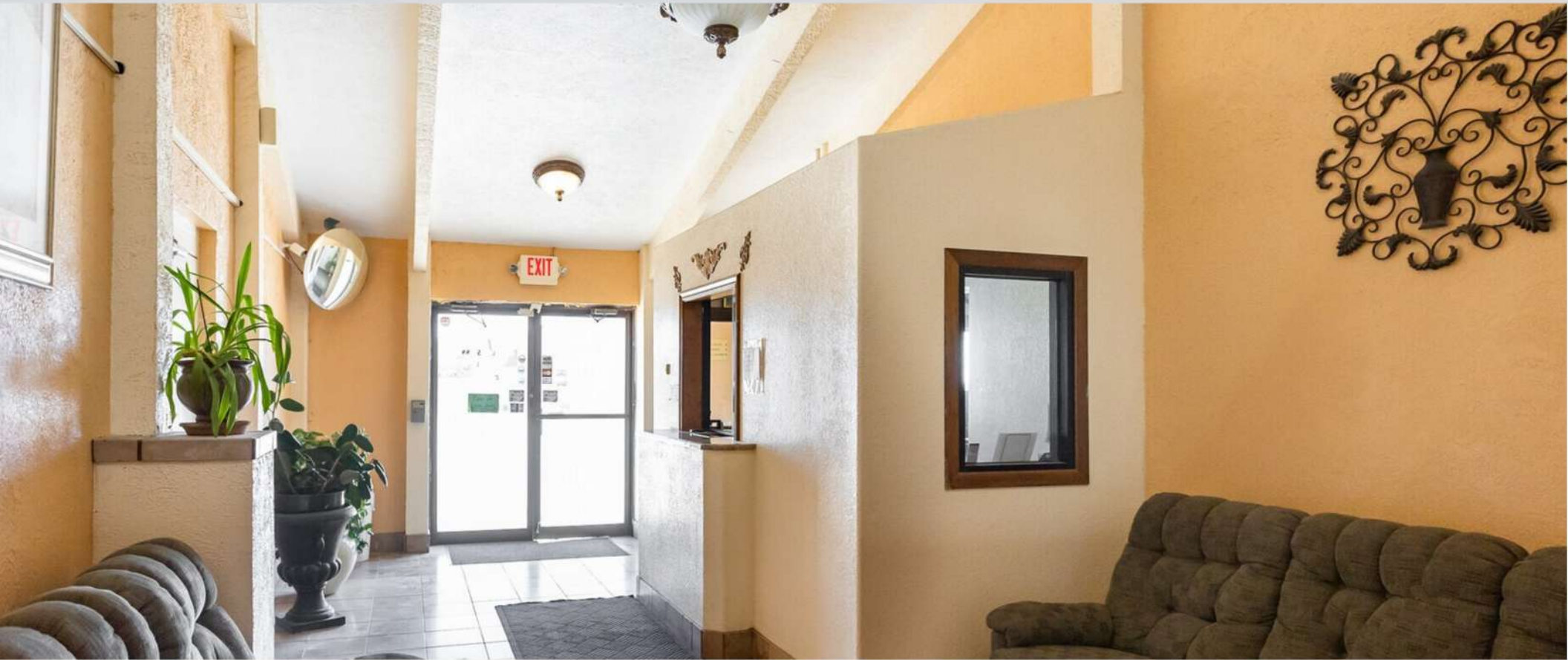
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Devesh "Devo" Ragha of NewGen Advisory is proud to present the for sale of Peddler's Inn, an established 47-room independent economy hotel operating since 1984. Situated on 2.30 acres in Ulysses, Kansas, this two-story masonry-built property spans approximately 27,190 square feet with exterior corridors and includes 800 square feet of meeting space, making it suitable for small gatherings or business events. With its stable operations and well-maintained structure, the Peddler's Inn offers an appealing opportunity for investors seeking a value-add hospitality asset within a small but active market.











Located in southwestern Kansas, Ulysses serves as the county seat of Grant County and anchors a region supported by agriculture, energy production, and small business growth. The town's strategic position along key travel routes provides a steady mix of corporate, agricultural, and leisure demand, making it an ideal setting for a dependable lodging investment with long-term upside potential.



PROPERTY HIGHLIGHTS

- Fully renovated in 2024
- Rebranding opportunity
- Manager's apartment onsite
- Trending up since completing renovation
- Kansas Area Submarket YoY change as of September 2025: OCC -2.3% | ADR 4.0% | RevPAR 1.6%
- Kansas Market YoY change as of September 2025: OCC -0.7% | ADR 2.3% | RevPAR 2.4%
- Motivated seller

OFFERING SUMMARY

	Sale Price:	\$575,000
	Building Size:	27,190 SF
	Lot Size:	2.30 AC
	Year Built:	1980
	Renovation Completed:	2024
	Number of Rooms:	47
	Stories:	2
	Zoning:	Industrial
	Hotel Type:	Economy
	Meeting Space:	800 SF



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PROPERTY IMPRESSIONS

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GUEST ROOMS

Peddlers Inn Motel
Ulysses, KS





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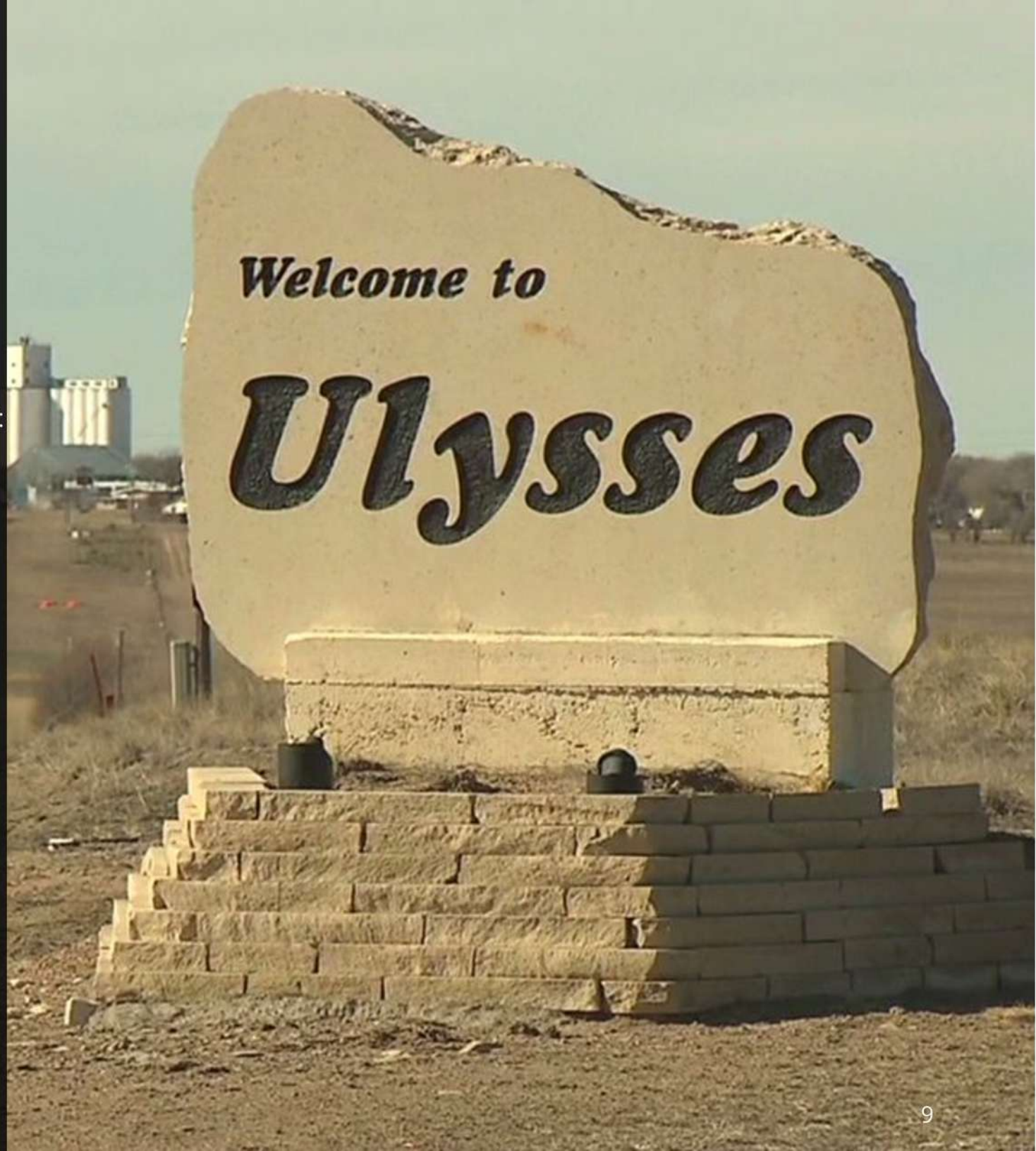
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ULYSSES, KS

Ulysses, Kansas, is a welcoming small town located in the heart of Grant County in southwestern Kansas. Known for its strong agricultural roots and close-knit community, Ulysses serves as a regional hub for farming, cattle feeding, and energy production. The area's economy thrives on industries such as agriculture, manufacturing, and oil, providing a stable base for both residents and businesses. Its central location near major state highways makes it a convenient stop for travelers and commercial transport moving through the High Plains region.

Beyond its economic foundation, Ulysses is celebrated for its family-oriented atmosphere, low cost of living, and community pride. Local attractions such as Frazier Park & Lake and the Donnie Phelps Memorial Arena offer recreational opportunities and host events that draw visitors from neighboring towns. Ulysses also boasts quality public schools, modern healthcare facilities like Bob Wilson Memorial Hospital, and a vibrant mix of small businesses that reflect the town's entrepreneurial spirit. With its blend of small-town charm, steady economic activity, and strong agricultural heritage, Ulysses represents the quintessential Kansas community—resilient, hardworking, and welcoming.



CACTUS FEEDERS

Cactus Feeders, one of the nation's largest employee-owned cattle feeding companies, operates a major feed yard in Ulysses, Kansas. The facility plays a vital role in supporting the region's agricultural economy by partnering with farmers, feed suppliers, and transportation providers. It offers steady employment to local residents while drawing industry professionals and contractors to the area. This consistent flow of business activity strengthens Ulysses' economy and contributes directly to demand for local lodging, dining, and retail services. Its long-standing presence also reinforces the town's identity as a key hub for agricultural production in southwest Kansas.



FRAZIER PARK

Frazier Park, also known as Frazier Park & Lake, is Ulysses' leading outdoor recreation destination, featuring a lake, hiking trails, camping areas, and RV hookups. It serves as a hub for community gatherings and outdoor activities, attracting both residents and visitors throughout the year. The park enhances Ulysses' livability while driving tourism and hospitality revenue, as travelers staying overnight or attending events generate additional business for nearby hotels, restaurants, and local shops. Its combination of natural beauty and family-friendly amenities makes it a year-round attraction that supports both the local economy and community well-being.



KROY INDUSTRIES, INC.

Kroy Industries operates a manufacturing facility in Ulysses that produces irrigation and piping systems used across the agricultural sector. As one of the few manufacturing employers in the area, Kroy plays a key role in diversifying the local economy beyond farming and ranching. The company's consistent operations provide stable employment and support local suppliers and logistics services. Its presence also draws visiting technicians and clients from surrounding agricultural regions, indirectly benefiting local hotels, restaurants, and small businesses while reinforcing Ulysses' position as a vital hub for agricultural innovation and support.





DONNIE PHELPS MEMORIAL ARENA

The Donnie Phelps Memorial Arena, located at the Grant County Civic Center in Ulysses, serves as the community's premier venue for large-scale events, including the annual Grant County Fair, livestock shows, and the popular Ulysses Stampede rodeo. These events draw visitors, participants, and vendors from across the region, generating significant boosts to local commerce and hospitality during peak weekends. The arena's facilities accommodate both indoor and outdoor functions, making it a year-round gathering place for entertainment, cultural celebrations, and community engagement. Beyond tourism, it strengthens civic pride and provides ongoing opportunities for local businesses and hotels to benefit from the influx of event-driven traffic.

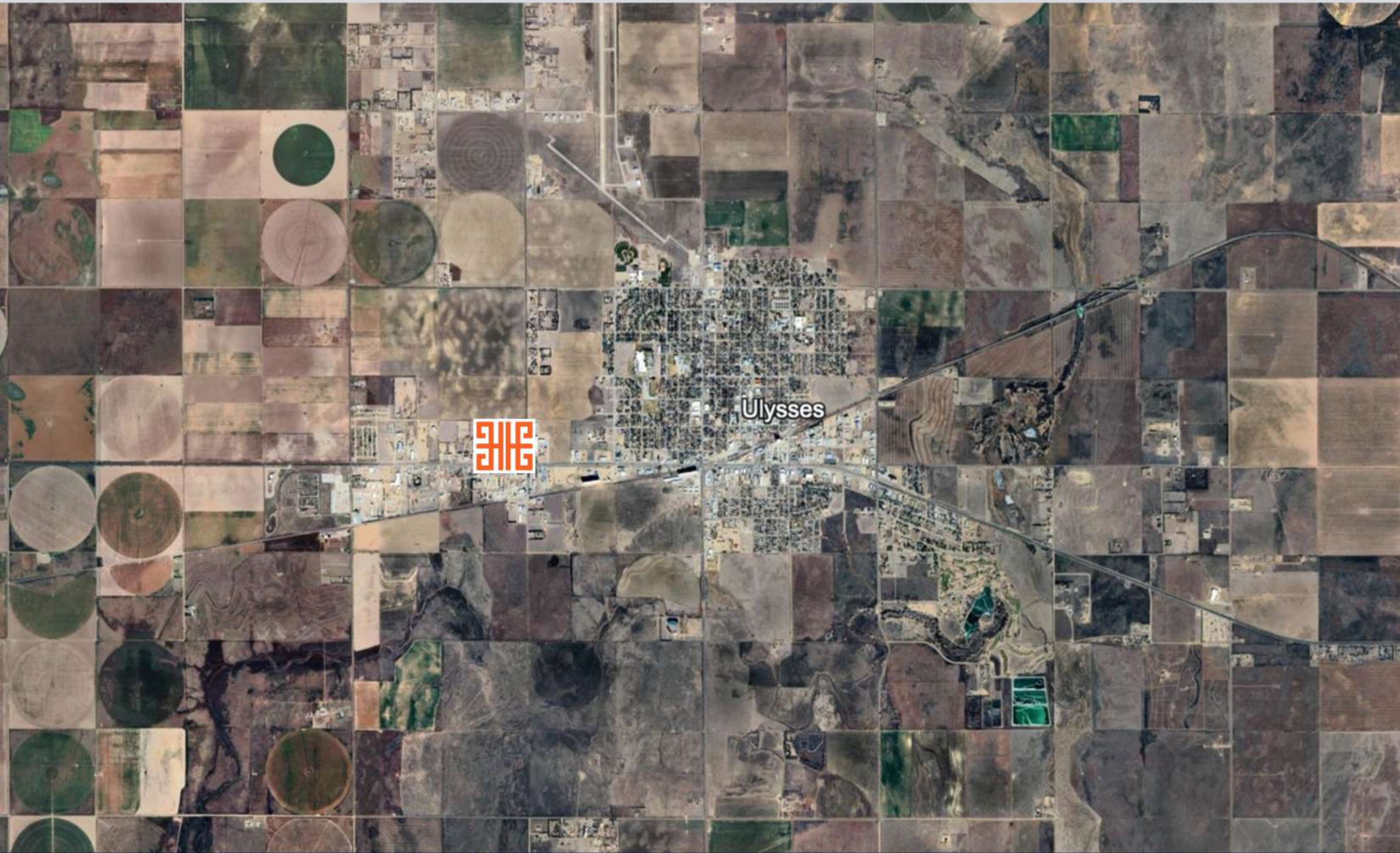
BOB WILSON MEMORIAL HOSPITAL

Bob Wilson Memorial Hospital is a 26-bed acute care facility providing comprehensive healthcare services to Grant County and surrounding rural areas. With roughly 140 employees, it stands as one of the largest and most stable employers in Ulysses, offering consistent jobs and professional opportunities in the medical field. The hospital's affiliation with CommonSpirit Health ensures access to advanced care and resources for the community, improving overall quality of life. It also brings a steady stream of visiting healthcare specialists, patients' families, and vendors who contribute to local hospitality demand. As a trusted healthcare provider, Bob Wilson Memorial Hospital plays a crucial role in sustaining Ulysses' population and supporting the town's long-term economic stability.









ADVISOR BIO

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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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