



**FOR SALE**

**BAYMONT BY WYNDHAM HENDERSON**

410 Us Highway 79 S, Henderson, TX 75654

**Salman (Sam) Tabani**

972.810.7729 x1

stabani@tabanirealty.com



**TABANI**  
REALTY

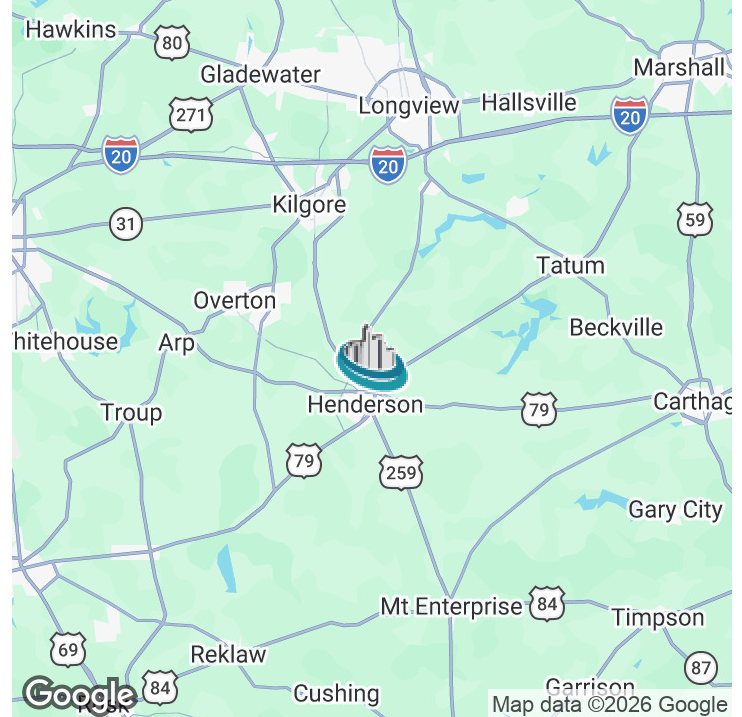
Tabani Realty  
5851 Legacy Circle  
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$4,800,000
Building Size:	38,483 SF
Lot Size:	1.64 Acres
Number of Rooms:	48
Cap Rate:	10.1%
NOI:	\$484,620
Year Built:	2008
Renovated:	2024
Zoning:	C2
Market:	Texas East

### PROPERTY OVERVIEW

The Baymont by Wyndham Henderson presents a compelling investment opportunity in the growing East Texas hospitality corridor. Strategically located near regional business hubs and key highways, this well-recognized Wyndham-branded asset benefits from strong name recognition and consistent transient and corporate demand. The property offers efficient operations, making it ideal for owner/operators seeking a scalable, mid-market hotel with upside potential. With opportunities to enhance revenue through targeted renovations, improved digital marketing, and optimized rate management, investors can unlock meaningful value. Henderson's steady economic base—supported by energy, manufacturing, and local commerce—provides a reliable customer mix. This asset is well-positioned for both cash flow stability and long-term appreciation within a trusted global franchise system.

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Additional Photos



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Location Map



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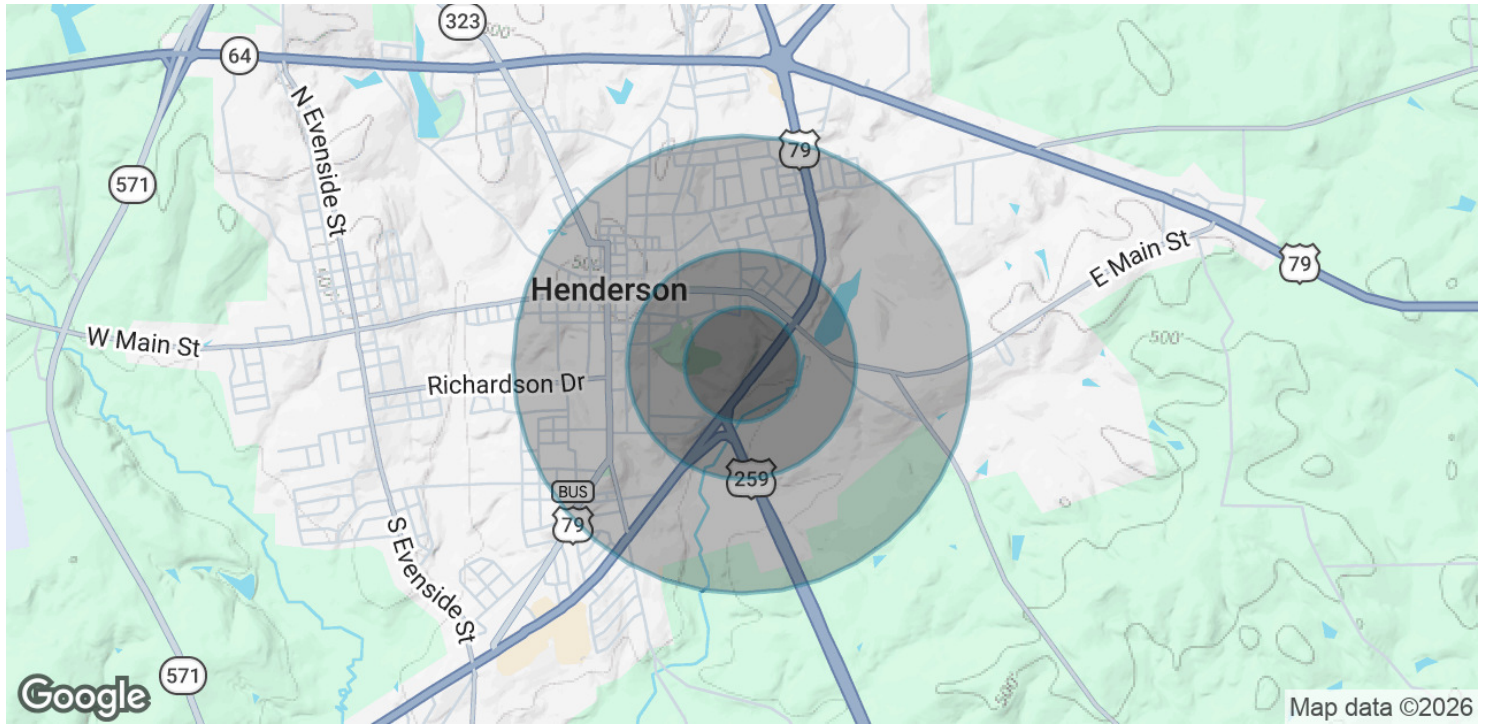
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Demographics Map & Report



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	120	634	2,489
Average Age	44.7	37.2	35.1
Average Age (Male)	45.8	41.6	38.4
Average Age (Female)	44.3	36.4	33.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	198	851
# of Persons per HH	3.2	3.2	2.9
Average HH Income	\$63,353	\$49,709	\$61,039
Average House Value	\$231,016	\$207,544	\$175,493

2023 American Community Survey (ACS)



# TABANI

R E A L T Y