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The Offering

Newmark Lodging Capital Markets has been exclusively retained to offer for sale the fee simple interest in the 120-key Residence Inn by Marriott Dallas Las Colinas, a fully unencumbered, repositioning opportunity of a well located, extended-stay hotel offered at a significant discount to replacement cost, with the ability to renovate and rebrand, to meet evolving market dynamics.

Ideally situated in Las Colinas, the Property benefits from proximity to DFW International Airport (88M+ annual passengers), eight Fortune 500 companies, and a robust mix of corporate and leisure demand drivers. The Irving North Area submarket is forecasted to outperform the broader Dallas market in RevPAR by \$12 by 2029, supported by strong ADR growth and limited new supply.

The Hotel occupies a large, infill land parcel, offering optionality for future expansion or redevelopment. Located within the fastest-growing metro in the U.S., with 178,000 residents added in the past year, 900,000+ jobs created over the last decade, and a \$87,000 median household income, the Hotel is primed for long-term value creation and near-term upside.

CONFIDENTIALITY AGREEMENT

Investment Highlights

FEE SIMPLE, NON-UNION PROPERTY OFFERED AT A SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

IDEALLY LOCATED AMONG SIGNIFICANT CORPORATE AND LEISURE DEMAND INCLUDING DALLAS/FORT WORTH INTERNATIONAL AIRPORT ("DFW") & 8 FORTUNE 500 COMPANIES

BLANK SLATE OPPORTUNITY, FULLY UNENCUMBERED OF BRAND AND MANAGEMENT

ROBUST MARKET FUNDAMENTALS WITH ANTICIPATED REVPAR GROWTH

SIGNIFICANT LAND POSITIONING WITH LONG-TERM STRATEGIC VALUE

POSITIONED IN ONE OF THE FASTEST GROWING MSA'S IN THE COUNTRY WITH FAVORABLE DEMOGRAPHIC AND EMPLOYMENT TRENDS

Property Summary	
Address	950 W Walnut Hill Ln, Irving, TX 75038
Keys	120
GBA (SF)	80,636
Zoning	PUD
Year Opened / Renovated	1989 / 2012
Ownership Interest	Fee Simple
F&B	Complimentary Breakfast, The Market
Amenities	Fitness Center, Sports Court, Outdoor Pool
Meeting Space (SF)	963
Parking	Complimentary (108 Spaces)
Brand	Brand Managed
Management	Residence Inn by Marriott (Unencumbered)
Labor	Non-Union



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