

HOTEL FOR SALE

## MICROTEL INN & SUITES

355 E GOODNIGHT AVE ARANSAS PASS, TX 78336



PRICE CHANGE | 3.3X RRM

### KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101  
San Antonio, TX 78249

**SINGH** COMMERCIAL  
GROUP  
In association with KW Commercial

Each Office Independently Owned and Operated

### PRESENTED BY:

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Microtel Inn & Suites | 355 E Goodnight Avenue | Aransas Pass, TX 78336



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SECTION I

# PROPERTY INFORMATION



## EXECUTIVE SUMMARY

Microtel Inn & Suites



## OFFERING SUMMARY

|                             |                                                |
|-----------------------------|------------------------------------------------|
| <b>ADDRESS:</b>             | 355 E Goodnight Ave,<br>Aransas Pass, TX 78336 |
| <b>PRICE:</b>               | \$2,995,000                                    |
| <b>NUMBER OF ROOMS:</b>     | 60 Room                                        |
| <b>2025 REVENUE:</b>        | \$907,006                                      |
| <b>ROOM REV MULTIPLIER:</b> | 3.3X                                           |
| <b>CAP RATE:</b>            | 8%                                             |
| <b>PRICE / ROOM:</b>        | \$49,917 Per Key                               |
| <b>LOT SIZE:</b>            | 1.54 Acres                                     |
| <b>BUILDING SF:</b>         | 22,774 SF                                      |
| <b>MARKET:</b>              | Aransas Pass / Corpus Christi                  |
| <b>YEAR BUILT:</b>          | 2005                                           |
| <b>RENOVATED:</b>           | 13 Renovated Rooms                             |

## PROPERTY DESCRIPTION

Singh Commercial Group | KW Commercial is pleased to present the Microtel Inn & Suites by Wyndham Aransas Pass / Corpus Christi, a 60-key, interior-corridor, Wyndham-branded coastal hotel strategically positioned within the rapidly growing Coastal Bend hospitality market.

The property represents a rare opportunity to acquire a cash-flowing branded hotel currently operating as the #1 RevPAR performer within its STR competitive set while still offering meaningful ADR upside through continued renovations and operational optimization.

The hotel benefits from four overlapping demand drivers including Port Aransas tourism overflow, coastal leisure travel, Port of Corpus Christi workforce lodging demand, and energy-sector related occupancy generated through Eagle Ford and Permian-linked industrial activity.



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## INVESTMENT HIGHLIGHTS

Microtel Inn & Suites



### INVESTMENT HIGHLIGHTS

- STR-confirmed #1 RevPAR performer in competitive set
- 161 RevPAR Index & 147 MPI
- Approx. \$30 ADR upside versus submarket
- \$180K-\$300K+ invested into renovations and improvements
- Coastal tourism + energy + port demand drivers create year-round occupancy support
- EV charging stations installed
- Interior-corridor Wyndham-branded asset
- Strong owner-operator and 1031 exchange buyer appeal
- Located near Port Aransas Ferry, Redfish Bay, and Corpus Christi metro
- Pro-business climate with no state income tax

### TOURISM & COSTAL DEMAND

- Port Aransas Ferry
- Redfish Bay
- Padre Island tourism
- Fishing & boating demand
- Conn Brown Harbor
- Hwy 35 Corridor
- Hwy 361 Access
- Corpus Christi proximity
- Coastal Bend tourism routes

### STR PERFORMANCE

**Occupancy: 52.4%**

**ADR: \$71.32**

**RevPAR: \$37.34**

**RevPAR Index: 161**



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## MARKET & DEMAND OVERVIEW

Microtel Inn & Suites



### MARKET & DEMAND OVERVIEW

Aransas Pass occupies a highly strategic position within the Texas Coastal Bend hospitality market.

The property benefits from four overlapping lodging demand generators:

- Port Aransas tourism overflow
- Port of Corpus Christi workforce demand
- Energy & industrial lodging demand
- Coastal leisure travel

A \$64 million ferry landing upgrade connecting Aransas Pass and Port Aransas is currently underway and expected to significantly improve tourism accessibility and transportation efficiency throughout the market.

Unlike purely seasonal beach markets, the Coastal Bend benefits from diversified year-round occupancy drivers supported by tourism, energy exports, industrial infrastructure, and commercial port activity.

### METRO OVERVIEW

The Coastal Bend region is anchored by the Port of Corpus Christi the largest U.S. port by revenue tonnage and one of the nation's leading energy export gateways

Major regional demand drivers include:

- Port of Corpus Christi operations
- LNG and crude export infrastructure
- Eagle Ford & Permian-linked pipeline activity
- Coastal tourism and fishing
- Beach and boating tourism
- Industrial workforce lodging demand

Corpus Christi International Airport provides regional connectivity while the broader market continues to benefit from industrial expansion, population growth, and tourism investment..



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## CAPITAL IMPROVEMENTS

Microtel Inn & Suites



### CAPITAL IMPROVEMENTS

- Ownership has invested approximately \$180K–\$300K+
- 13 renovated guest rooms
- Exterior repainting and repairs
- Pool deck resurfacing
- HVAC system upgrades
- Lobby improvements
- Keyless lock system installation
- Parking lot improvements
- EV charging stations
- Laundry equipment improvements

**The majority of the heavy renovation lift has already been completed, significantly reducing near-term capital requirements for new ownership.**

### REMAINING PIP OVERVIEW

Remaining Wyndham PIP obligations are estimated at approximately \$250K–\$300K and are expected to be phased over an approximate 24-month period.

Current ownership has already completed a substantial portion of the renovation scope, positioning a new buyer to focus primarily on ADR growth, revenue management optimization, and incremental room renovation execution.

The property's current STR performance demonstrates the effectiveness of the completed improvements and highlights the operational upside remaining within the asset.



SECTION II

# ADDITIONAL PHOTOS

## PHOTOS

Microtel Inn & Suites



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## PHOTOS

Microtel Inn & Suites

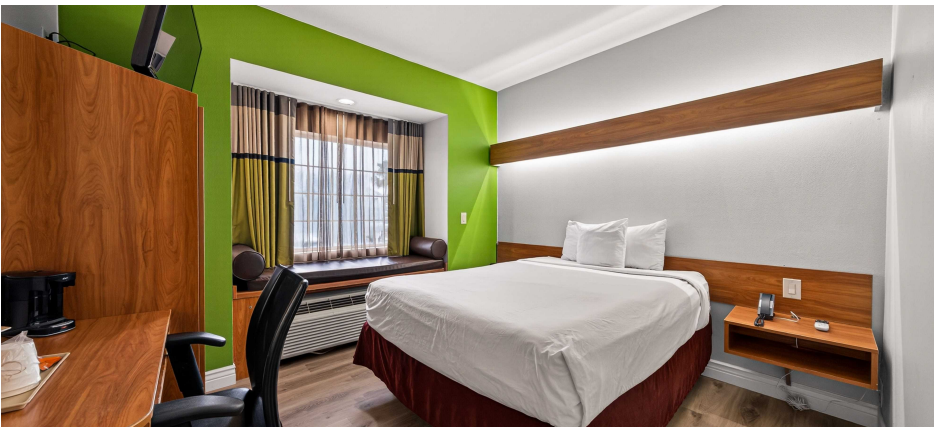
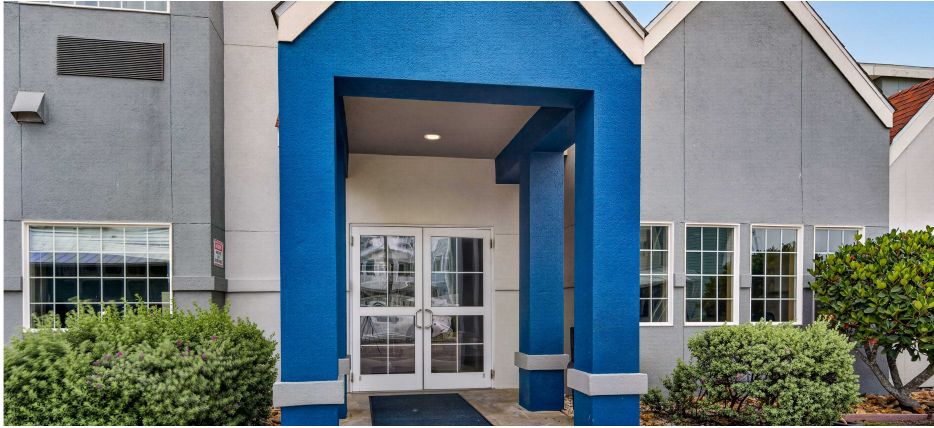


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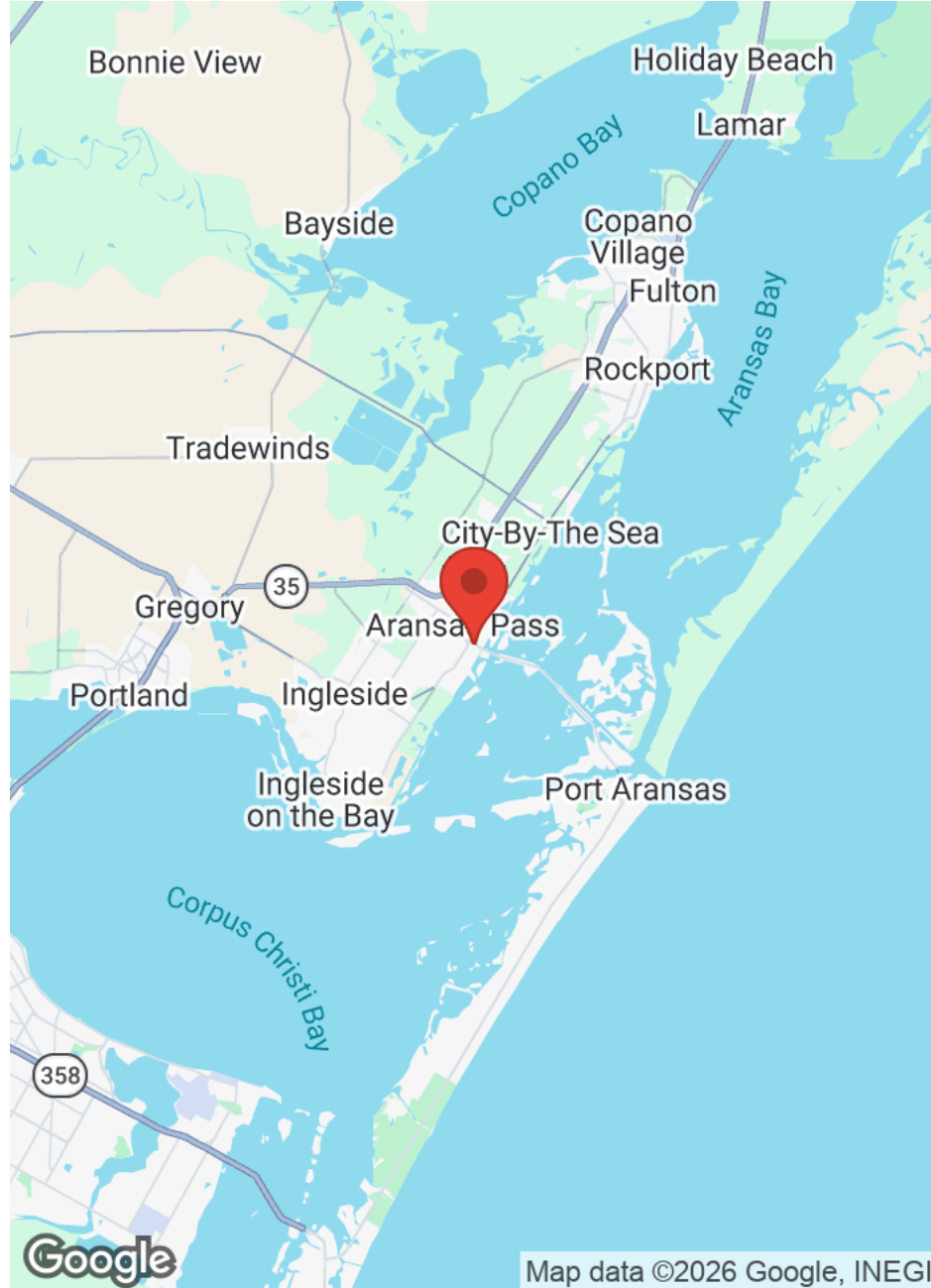


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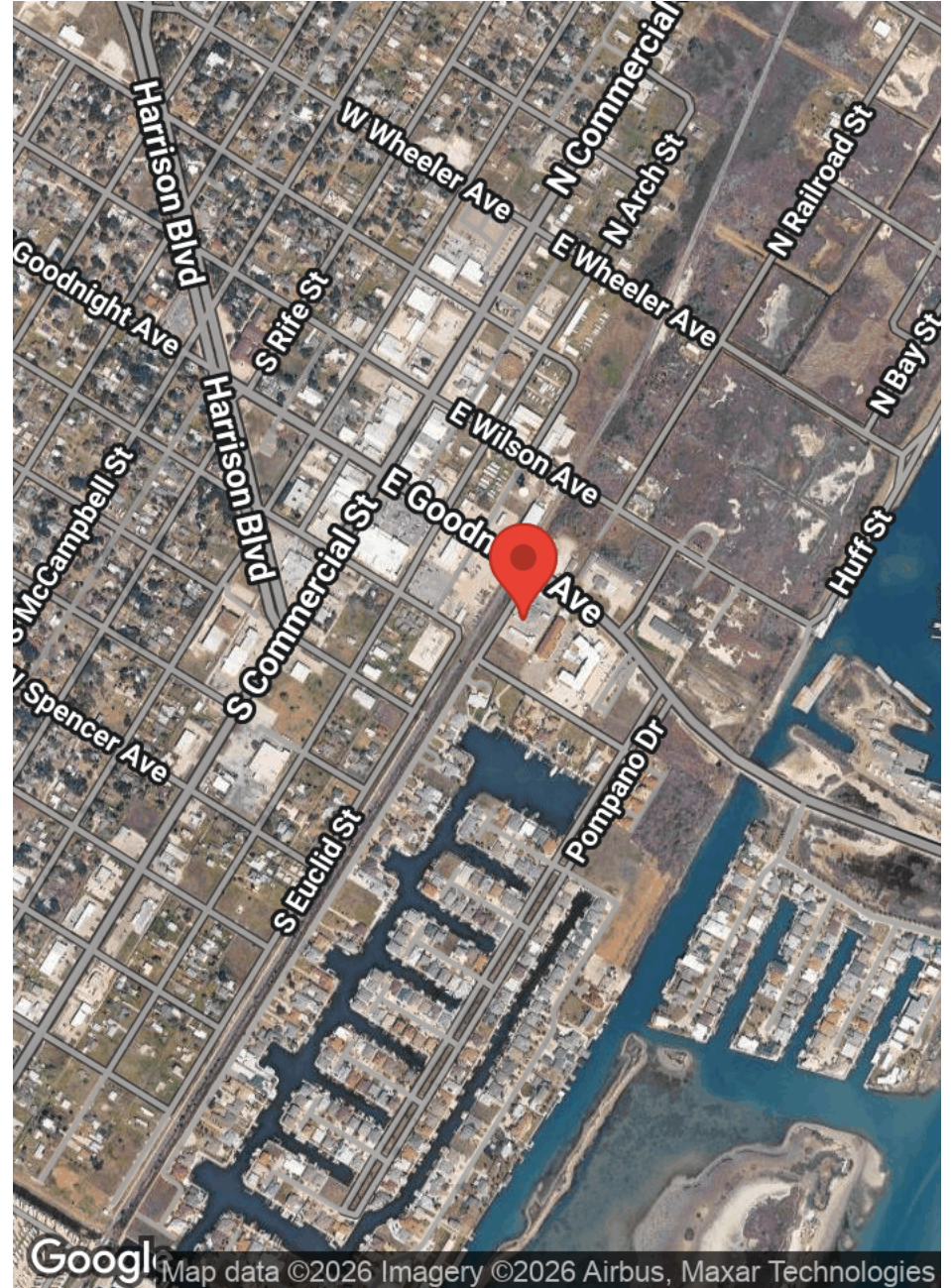
## LOCATION MAPS

Microtel Inn & Suites



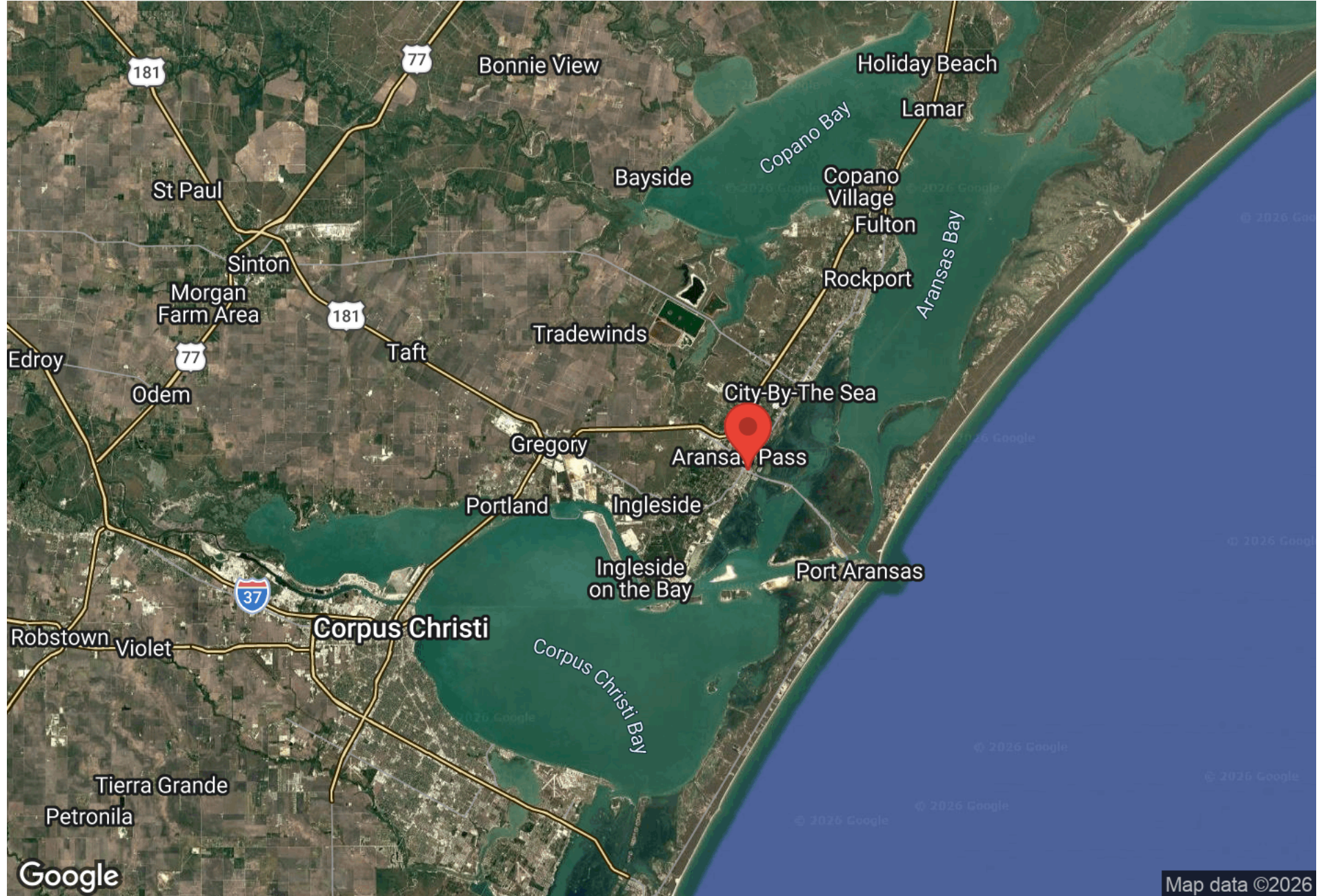
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## REGIONAL MAP

Microtel Inn & Suites

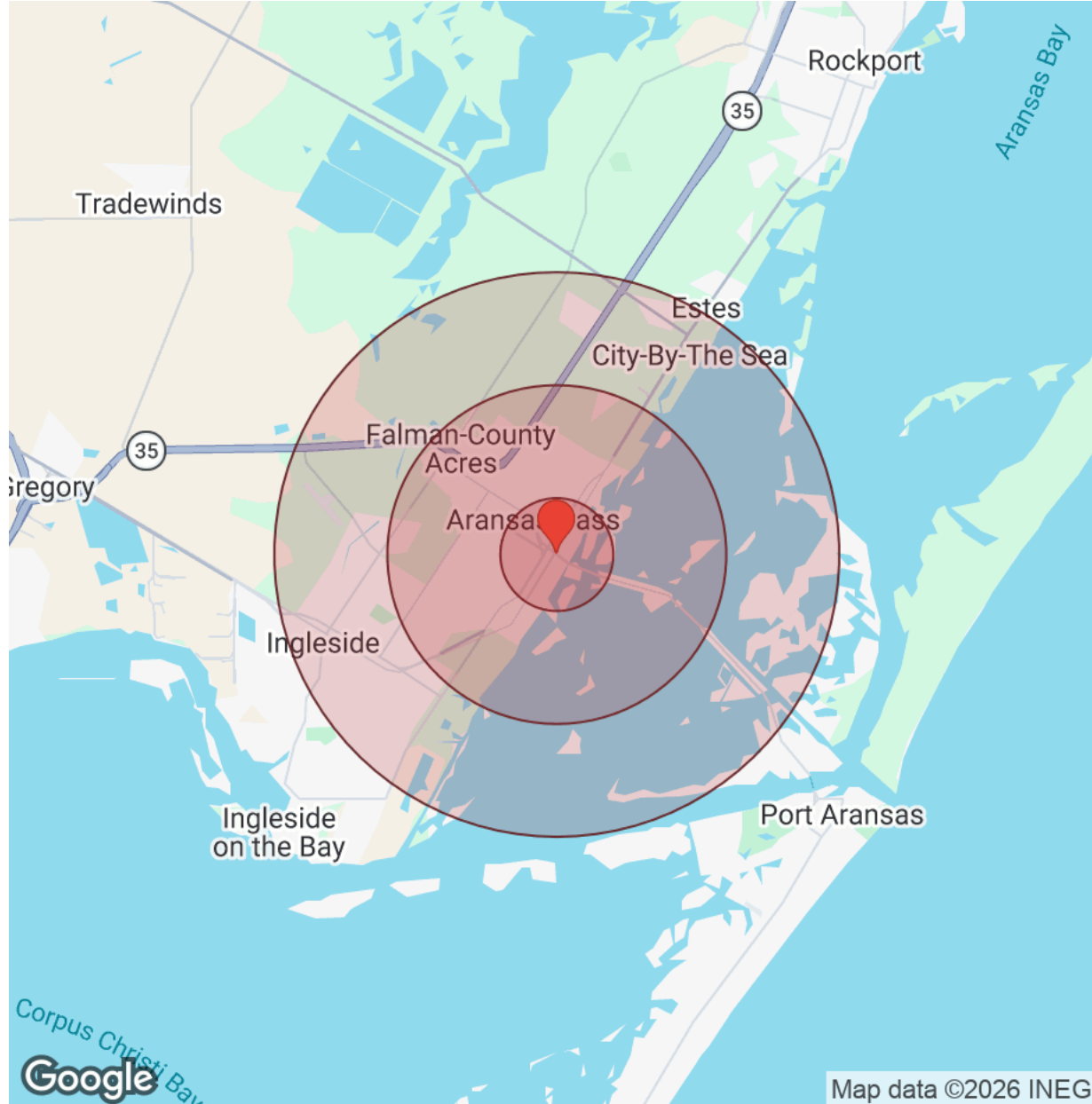


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## DEMOGRAPHICS

Microtel Inn & Suites



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 1,808  | 6,322   | 11,501  |
| Female           | 1,653  | 6,206   | 11,087  |
| Total Population | 3,461  | 12,528  | 22,588  |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 1,636  | 6,001   | 10,759  |
| Black            | 80     | 366     | 578     |
| Am In/AK Nat     | 5      | 33      | 63      |
| Hawaiian         | 2      | 10      | 16      |
| Hispanic         | 1,650  | 5,772   | 10,510  |
| Asian            | 41     | 160     | 328     |
| Multiracial      | 41     | 168     | 305     |
| Other            | 7      | 18      | 29      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 1,946  | 6,407   | 11,051  |
| Occupied        | 1,453  | 4,949   | 8,604   |
| Owner Occupied  | 977    | 3,356   | 5,738   |
| Renter Occupied | 476    | 1,593   | 2,866   |
| Vacant          | 493    | 1,458   | 2,447   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 622    | 2,373   | 4,541   |
| Ages 15 - 24 | 349    | 1,424   | 2,760   |
| Ages 25 - 54 | 1,205  | 4,467   | 8,479   |
| Ages 55 - 64 | 462    | 1,669   | 2,783   |
| Ages 65+     | 823    | 2,595   | 4,024   |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$74,550 | \$69,448 | \$68,229 |
| Under \$15k     | 191      | 640      | 1,007    |
| \$15k - \$25k   | 28       | 281      | 438      |
| \$25k - \$35k   | 85       | 354      | 678      |
| \$35k - \$50k   | 231      | 597      | 1,101    |
| \$50k - \$75k   | 195      | 749      | 1,421    |
| \$75k - \$100k  | 128      | 578      | 1,100    |
| \$100k - \$150k | 333      | 977      | 1,504    |
| \$150k - \$200k | 102      | 333      | 642      |
| Over \$200k     | 161      | 441      | 714      |



SECTION III

# AGENT BIO



### RAV SINGH, CCIM

Senior Director

Rav@SinghCommercialGroup.com

**Direct:** (210) 696-9996 | **Cell:** (210) 849-2175

0560351, Texas

## 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

## AGENT BIO

Microtel Inn & Suites



### TONY PITKIN

Director Associate Broker

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719772, Texas

British born, Tony has over 30 years experience in Commercial Sales. Tony has diversified his career with International Sales in Europe and Australasia over the course of his years.

Tony has extensive experience in the Hospitality Industry globally. Working with many large corporations, Tony understands the everchanging needs of clients, and their needs.

Tony has lived in San Antonio for over 20 years and has worked diligently to develop strong personal relationships with his client base, and has developed a niche for off market properties. So if you can't find what you're looking for - Call Tony!

You can always find Tony on the golf course in his leisure time.

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SECTION IV

# LEGAL DOCUMENTS

## DISCLAIMER

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