

ASAM HOTEL

Investment Offering Memorandum

4041 Washington St | Vicksburg, Mississippi 39180

Prime Washington Street hospitality offering positioned on a **1.86-acre riverfront corridor site** with **30 rooms**, **10,012 SF** of improvements, **C-4 commercial zoning**, and multiple value-creation paths for investors, owner-operators, and boutique repositioning groups.

\$1,340,000

Asking Price

30

Guest Rooms

\$44,667

Price / Room

12.65%

Cap Rate

1. Executive Summary

ASAM HOTEL offers investors a compact river-corridor hospitality play on Washington Street in Vicksburg, Mississippi. The offering combines a visible roadside address, manageable scale, and a **1.86-acre** site with practical entry pricing.

The current LoopNet listing markets the asset as a **30-room hotel** with **10,012 SF** of improvements, a pricing basis of **\$44,667 per room**, and a stated **12.65% cap rate**. The listing also highlights **C-4 commercial zoning**, exterior-corridor layout, and a **1975 / 2025** built-renovated profile.

For buyers seeking a smaller hospitality project with upside, this property offers a credible platform for **budget lodging, workforce or contractor housing**, or a refreshed independent roadside concept aligned with Vicksburg's gaming and heritage-travel economy.

Key Offering Metrics

4041 Washington St
Vicksburg, MS 39180

Rooms	30
Building	10,012 SF
Lot	1.86 AC
Price/Room	\$44,667
Price	\$1,340,000
Cap Rate	12.65%

Compelling Basis

At **\$1.34M** and **\$44,667 per room**, the basis is approachable for a visible corridor hospitality asset.

Turnaround Profile

LoopNet markets the property as a **high-vacancy** offering, creating room for revenue reset and sharper operating discipline.

Repositioning Flexibility

The current setup lends itself to renovation, rebranding, or owner-operator execution.

Multiple Demand Streams

Gaming, riverfront visitation, downtown tourism, event traffic, and port-related employment diversify the demand story.

2. Property Overview & Buyer Positioning

LoopNet markets the property as a **riverfront-corridor hotel opportunity** with **30 rooms**, **1.86 acres**, and a **one- and two-story layout** suited to renovation, repositioning, or creative commercial reuse.



Property Summary

- 30-room hotel with renovation potential.
- 10,012 SF on 1.86 AC with C-4 zoning.
- Exterior-corridor configuration with one- and two-story improvements noted in the listing narrative.
- 1975 / 2025 built-renovated profile per listing.
- Visible Washington Street frontage near casinos and downtown.



Buyer Positioning Paths

Budget Refresh - improve curb appeal, signage, finish levels, and online merchandising.

Extended-Stay / Workforce - fit contractor, crew, and project-based lodging demand.

Owner-Operator Model - modest scale supports tighter expense control and operating discipline.

Redevelopment Flexibility - mixed-use optionality remains subject to zoning, permitting, and buyer diligence.

3. Strategic Location & Demand Drivers

Why this corridor matters

Mississippi River Positioning The offering is marketed for its river-oriented setting and bridge-view story, giving the asset a differentiating angle for independent-brand marketing.

Casino Cluster Visit Vicksburg says the city has **four riverfront casinos**, creating a recurring base of gaming, dining, entertainment, and adjacent lodging demand.

Historic Downtown Official tourism materials highlight downtown Vicksburg's museums, restaurants, galleries, shopping, and river-focused attractions that support year-round visitation.

Civil War Heritage Tourism Vicksburg National Military Park remains one of Mississippi's signature attractions and draws substantial regional and national visitation.

Port / Industrial Story The Port of Vicksburg and related river-industry employment reinforce weekday lodging demand for crews, contractors, and support personnel.

4. Market Overview & Growth Tailwinds

Vicksburg combines riverfront gaming, historic tourism, downtown visitation, group / event demand, and a growing port and shipyard employment story into a market profile that can support a refreshed independent hotel. The smaller room count and approachable basis can align well with a focused owner-operator strategy.

Gaming & Entertainment

Visit Vicksburg promotes **four riverfront casinos** in the city, adding recurring visitor flow, restaurant traffic, and adjacent lodging demand.

Convention Activity

The Vicksburg Convention Center says it offers **15,000+ SF** of exhibit hall space and **8,000+ SF** on the meeting-room level.

Heritage Tourism

Official tourism materials highlight downtown Vicksburg's shops, restaurants, galleries, museums, and historic attractions. NPS adds year-round heritage visitation.

Port / Employment Tailwind

The local economic development partnership announced a new shipyard project representing **\$35.6 million** of investment and **44 jobs** over five years.



Positioning takeaway

A 30-room independent asset in this setting can pursue a niche demand strategy more effectively than a larger branded box. The basis allows room for capital improvement, targeted marketing, and sharper product alignment with workforce, casino overflow, road-travel, or budget-conscious heritage demand.

Major employers include ERDC (1,900), Army Engineering (1,000), Merit Health (750), Ameristar (600), Tyson (500), Walmart (500), Riverwalk (430).

5. Photo Highlights & Investment Framing



Main guestroom building frontage



High-visibility roadside signage / office



Additional building component



Representative guestroom



River-oriented market visual

Why this deal can work

The scale is manageable, the basis is accessible, and the corridor sits near multiple demand drivers. For the right buyer, that combination can support disciplined execution and meaningful value creation.

Buyer profile fit

Potential fit includes owner-operators, regional motel / hotel groups, workforce-lodging operators, or value-add investors pursuing a phased refresh and tighter revenue discipline.

A Buyer-Friendly Hospitality Repositioning Opportunity

At a stated **\$1,340,000** price and **\$44,667 per room** basis, ASAM HOTEL offers a practical entry point for investors seeking a smaller-key hospitality asset with visible upside. The current marketing positions the property as a below-market opportunity with strong land fundamentals, corridor visibility, and flexibility for renovation, rebranding, or selective redevelopment.

Why it stands out

- Compelling acquisition basis relative to room count, land size, and zoning optionality.
- Distinctive river and casino-adjacent marketing story for an independent hospitality concept.
- One- and two-story configuration with manageable scale for owner-operators.
- Location proximate to casinos, downtown, historic sites, and event venues.
- Potential fit for budget, extended-stay, workforce, or mixed-use repositioning subject to approvals.

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Disclaimer

This memorandum is a marketing summary using information from the current LoopNet listing and selected public market sources. It is not a substitute for a buyer's independent due diligence. Prospective purchasers should verify room counts, dimensions, zoning, permits, physical condition, income assumptions, and legal matters to their own satisfaction.