

HOTEL FOR SALE

COMFORT SUITES MIDLAND

910 INTERSTATE 20, MIDLAND, TX 79701



FOR SALE

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:

RAV SINGH, CCIM

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0560351, Texas

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Comfort Suites Midland | 910 Interstate 20 | Midland, TX 79701



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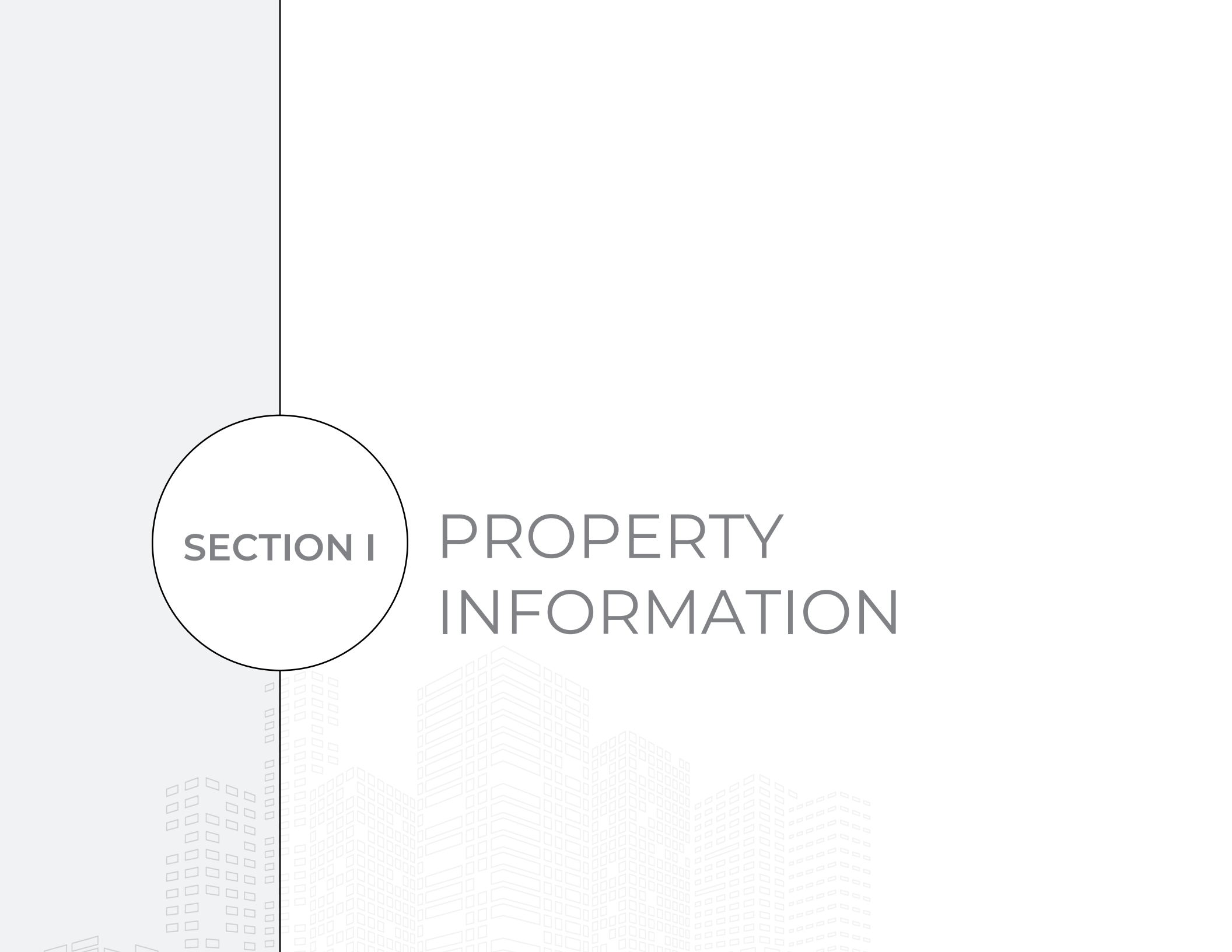
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SECTION I

PROPERTY INFORMATION

Executive Summary

Comfort Suites Midland



OFFERING SUMMARY

HOTEL NAME:	Comfort Suites Midland
ADDRESS:	910 Interstate 20 Midland, TX 79701
NUMBER OF ROOMS:	61 Rooms
PRICE:	\$4,950,000
CAP RATE:	9.7%
PRICE / DOOR:	\$81,147
NOI:	\$482,363
RRM:	3.6X
REVENUE MARGIN:	35.3%
OCC / ADR / REVPAR :	58% / \$115 / \$67
LOT SIZE:	1.3 Acres
BUILDING SF:	37,500 SF
MARKET:	Midland & Odessa
YEAR BUILT:	2014/2024

PROPERTY DESCRIPTION

Singh Commercial Group, KW Commercial is pleased to present to qualified buyers an exclusive opportunity to acquire the Comfort Suites by Choice. The Midland Comfort Suites is a 61-key, interior-corridor hotel sitting directly on the I-20 interstate highway- one of the most heavily trafficked and amenity-rich corridors in Midland. The four-story, 37,500 SF asset sits on a 1.30-acre commercial pad with an outdoor swimming pool, breakfast area, and direct interstate visibility from I-20.

PROPERTY OVERVIEW

Built in 2014 and franchised under the Comfort Suites by Choice hotels flag, this Class A location offers a significant value-add opportunity with a current RevPAR 10% below the local competitive average. By executing the open PIP and implementing disciplined revenue management, a buyer can project a \$350K-\$500K revenue lift and a \$250K+ NOI increase.



Investment Highlights

Comfort Suites Midland



INVESTMENT HIGHLIGHTS

- Fee simple interest in the 61-room, four-story, interior-corridor Comfort Inn Midland
- Offered at significantly below replacement cost
- Opportunity to implement revenue management and improve RevPAR
- Lodging revenue the strongest of the trailing three years.
- Direct I-20 visibility, at the W Interstate 20 / W Summit Ave interchange
- One of Texas's highest-rate lodging markets.
- Outperforming the competitive set with RevPAR running 11% above compset



TOURISM & COASTAL DEMAND

- Sits directly at the I-20 intersection
- Recognized as the absolute heart of the Midland Basin
- City's fastest-growing employment and tourism corridor.
- Multiple overlapping demand generators
- Largest energy market in the U.S. Hotel demand which comes from oilfield service, drilling crews, and corporate energy travel, and steady I-20 leisure
- The market moves with the rig count, but has stayed one of the highest-rate lodging markets in Texas through both cycles.
- Midland's hotel demand is driven entirely by the inland energy sector, corporate travel and regional events.



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About Midland Market

Comfort Suites Midland



Midland is the undisputed energy capital of the U.S and a hidden powerhouse where the corporate market intersects with tourism.

MARKET & DEMAND OVERVIEW

The property is located directly on the I-20 interchange on Midland's most heavily trafficked corridor.

Major nearby demand drivers include:

- Scharbauer Sports Complex - 0.2 mi.
- Momentum Bank Ballpark (Midland RockHounds) - 0.2 mi.
- Astound Broadband Stadium - 0.3 mi.
- Chevron Midcontinent Headquarters Campus - 0.8 mi.
- Midland Int Air & Space Port - 4.2 mi.
- Diamondback Energy - 4.5 mi.
- Midland Park Mall - 4.7 mi.
- Downtown Midland - 5.0 mi.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,880	41,275	103,599
Total Units	1,850	16,110	42,271
Median Income	\$59,86	\$71,892	\$80,809

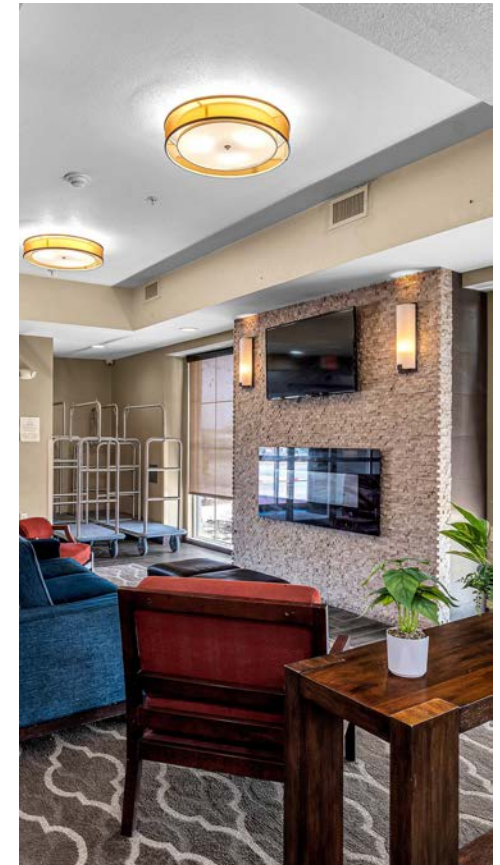
MIDLAND METRO OVERVIEW

Midland is the heart of the Permian Basin. It's the largest energy market in the U.S. Hotel demand, which comes from oilfield service, drilling crews, corporate energy travel and steady I-20 leisure. The market moves with the rig count but has stayed one of the highest-rate lodging markets in Texas through both cycles.

Midland is a tourism hotspot, attracting nearly 500,000 people annually who contribute hundreds of millions of dollars to the city annually, thanks to attractions like the Scharbauer Sports Complex, the Museum of the Southwest and the Permian Basin Petroleum Museum.

SUBMARKET PERFORMANCE

- Occupancy: 57%
- ADR: \$111
- RevPAR: \$68



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SECTION II

ADDITIONAL PHOTOS



Property Photos

Comfort Suites Midland



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Property Photos

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SECTION III

MAPS / DEMOGRAPHICS



Location Maps

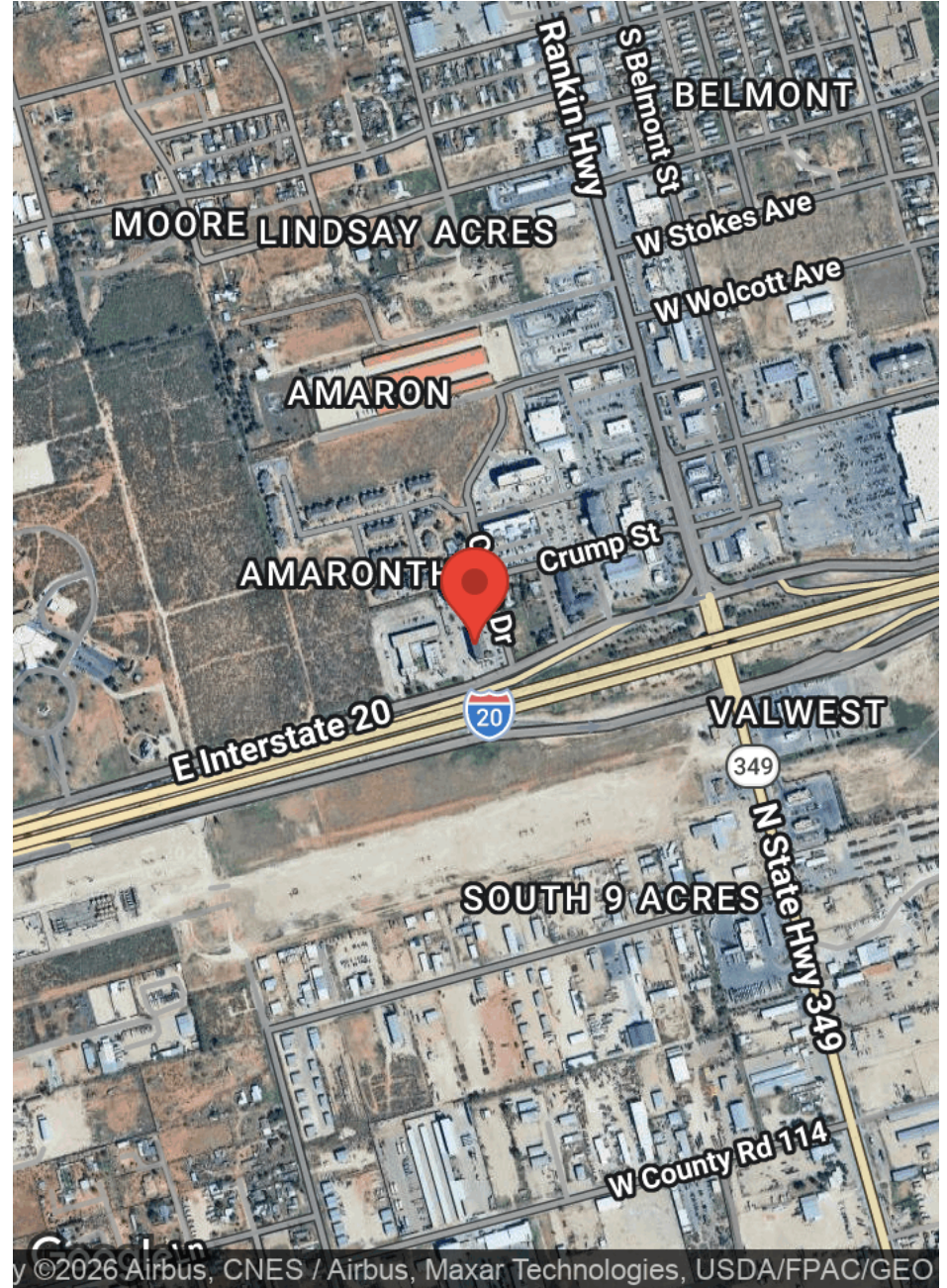
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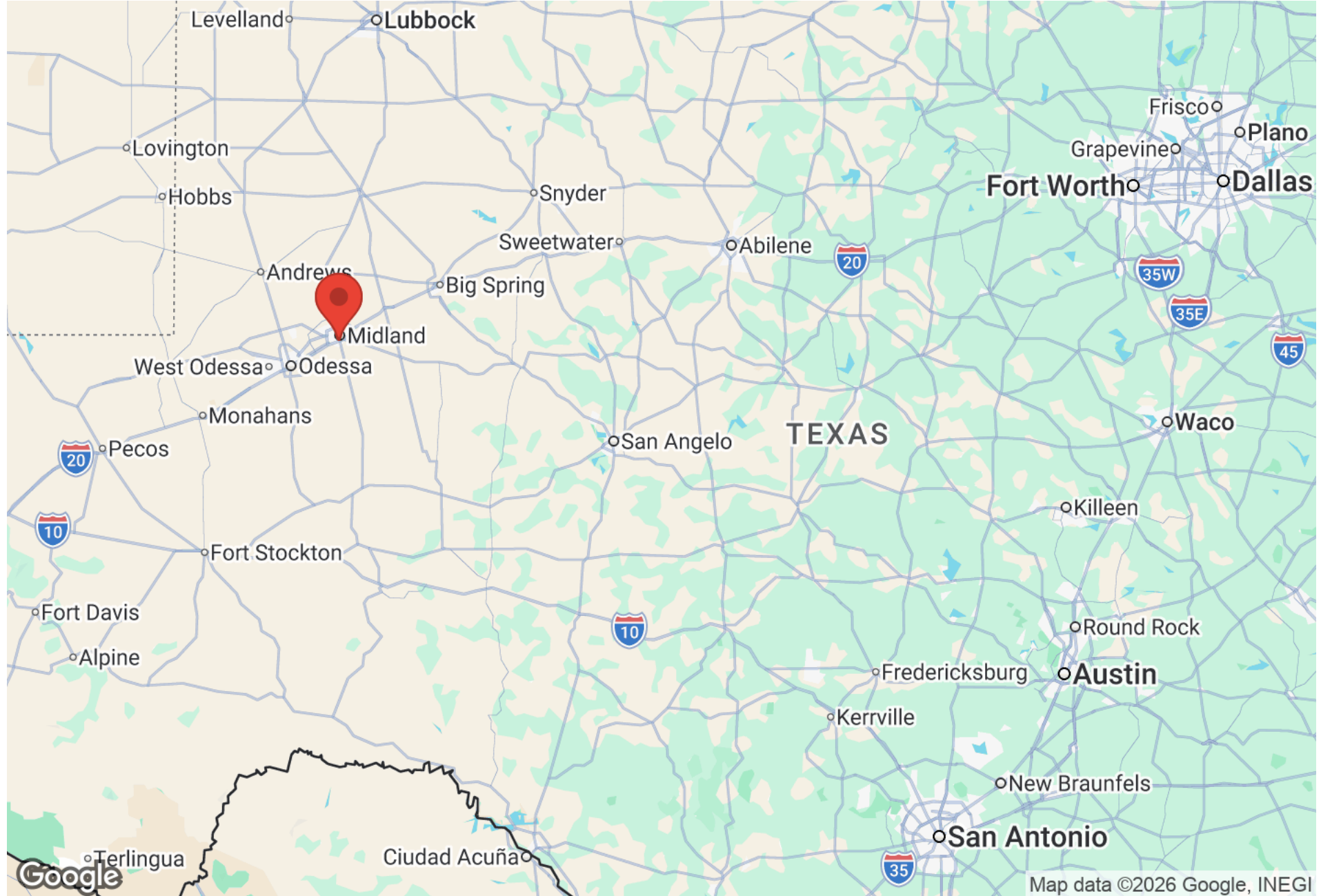
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Regional Map

Comfort Suites Midland



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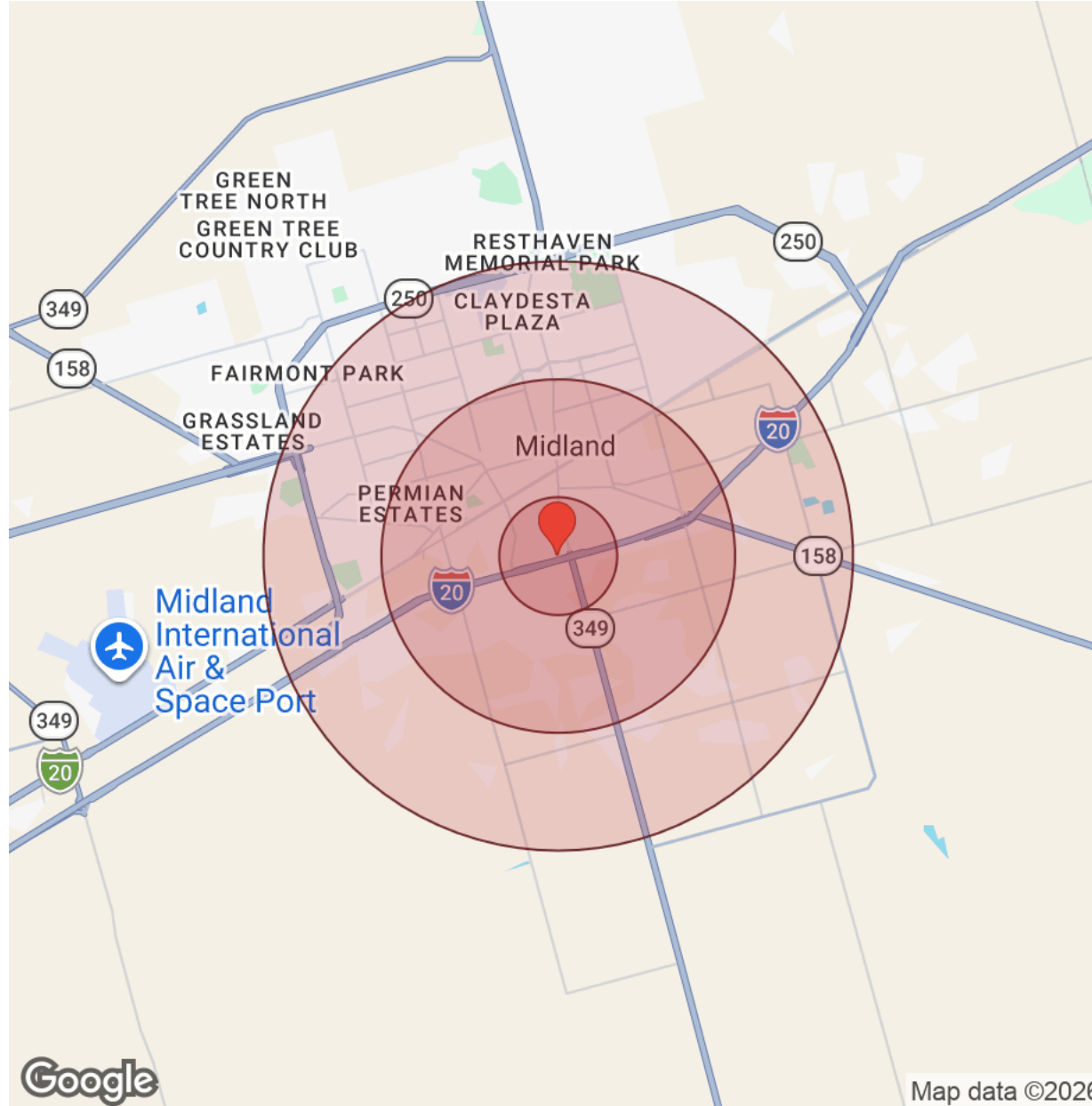
Aerial Map

Comfort Suites Midland



Demographics

Comfort Suites Midland



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,434	21,172	52,758
Female	2,446	20,103	50,841
Total Population	4,880	41,275	103,599

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,850	16,110	42,271
Occupied	1,575	13,663	36,045
Owner Occupied	716	8,786	23,030
Renter Occupied	859	4,877	13,015
Vacant	275	2,447	6,226

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,239	10,014	24,890
Ages 15 - 24	937	6,554	14,974
Ages 25 - 54	2,022	17,203	43,065
Ages 55 - 64	375	3,592	8,887
Ages 65+	308	3,912	11,786

Income	1 Mile	3 Miles	5 Miles
Median	\$59,869	\$71,892	\$80,809
Under \$15k	191	1,664	3,671
\$15k - \$25k	200	914	1,886
\$25k - \$35k	65	1,180	2,305
\$35k - \$50k	174	1,194	3,523
\$50k - \$75k	281	2,117	5,736
\$75k - \$100k	121	1,391	3,885
\$100k - \$150k	348	2,404	6,194
\$150k - \$200k	167	1,128	3,228
Over \$200k	29	1,669	5,618

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SECTION IV

AGENT BIO



RAV SINGH, CCIM

Senior Director

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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

SECTION V

LEGAL DOCUMENTS

Disclaimer

Comfort Suites Midland



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