

FOR SALE

HOSPITALITY INVESTMENT OPPORTUNITY: SUPER 7 INN, ROBSTOWN TX

2225 NORTH US HIGHWAY 77, ROBSTOWN, TX 78380



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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TABLE OF CONTENTS

2225 U.S. 77



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Property Summary	3
Exterior	4
Reception & Parking	5
Rooms	6
Location Map	7
Aerial Map	8
Points Of Interest & Drive Times	9
Demographics	10
Projection Report	11
Disclaimer	12

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PROPERTY SUMMARY

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Property Summary

Building SF:	13,746 SF
Lot Size:	54,881 SF
No of Rooms:	35
CAP Rate:	2.57%
Year Built:	1990

Property Overview

The Super 7 Inn located at 2225 US-77 in Robstown, Texas is currently available for purchase, complete with 35 guest rooms, plenty of parking, and a strategic location. This property offers a prime real estate opportunity for investors or entrepreneurs in the hospitality industry.

Location Overview

The property's strategic location on US-77, a major highway connecting Corpus Christi and Victoria, provides easy accessibility and high visibility for potential customers. Additionally, the nearby presence of Texas A&M University-Corpus Christi and Naval Air Station Corpus Christi attracts a steady stream of travelers seeking accommodations in the area. Investors can capitalize on the growing demand for lodging options in the region.

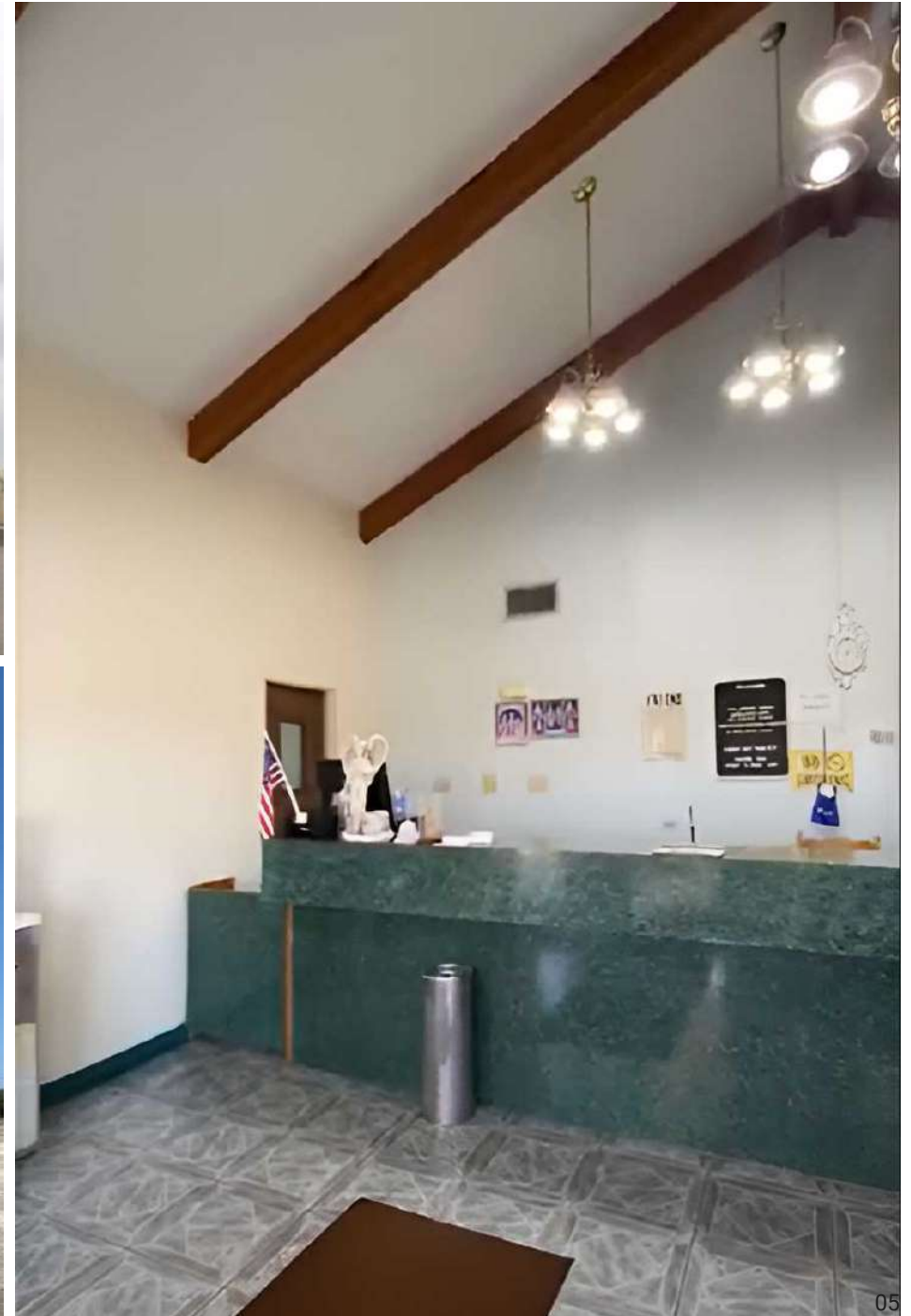
EXTERIOR

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RECEPTION & PARKING

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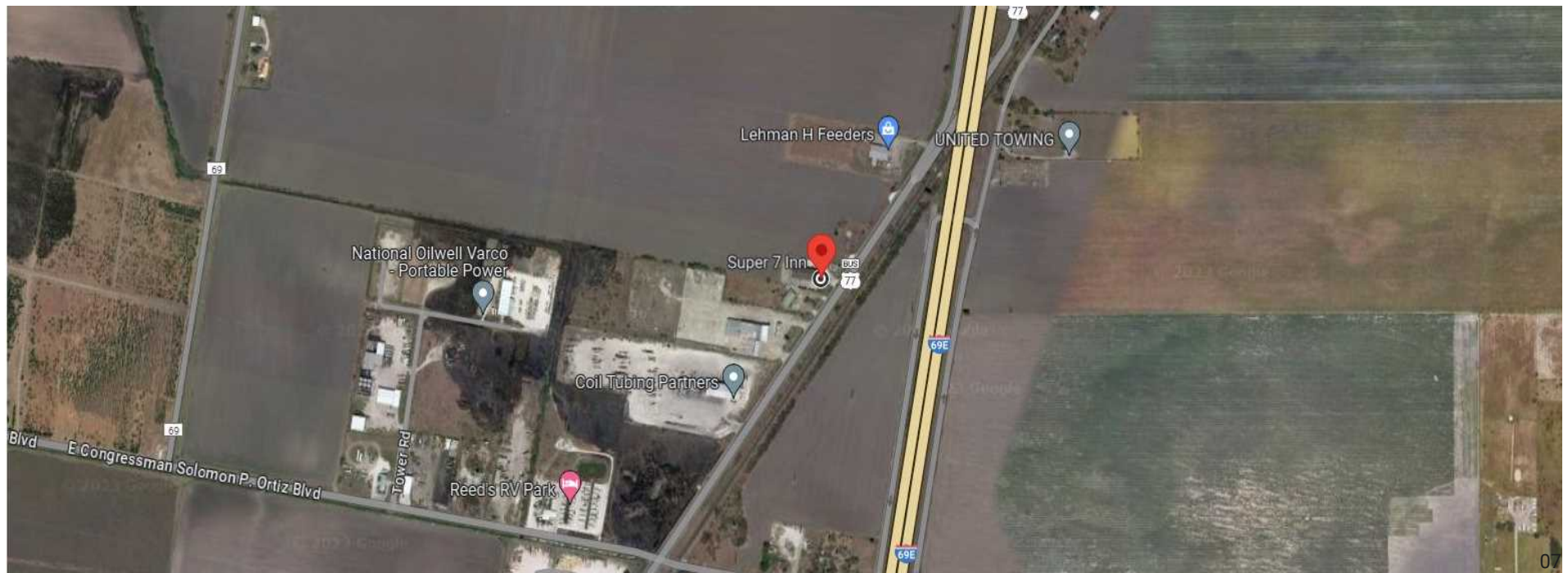
ROOMS

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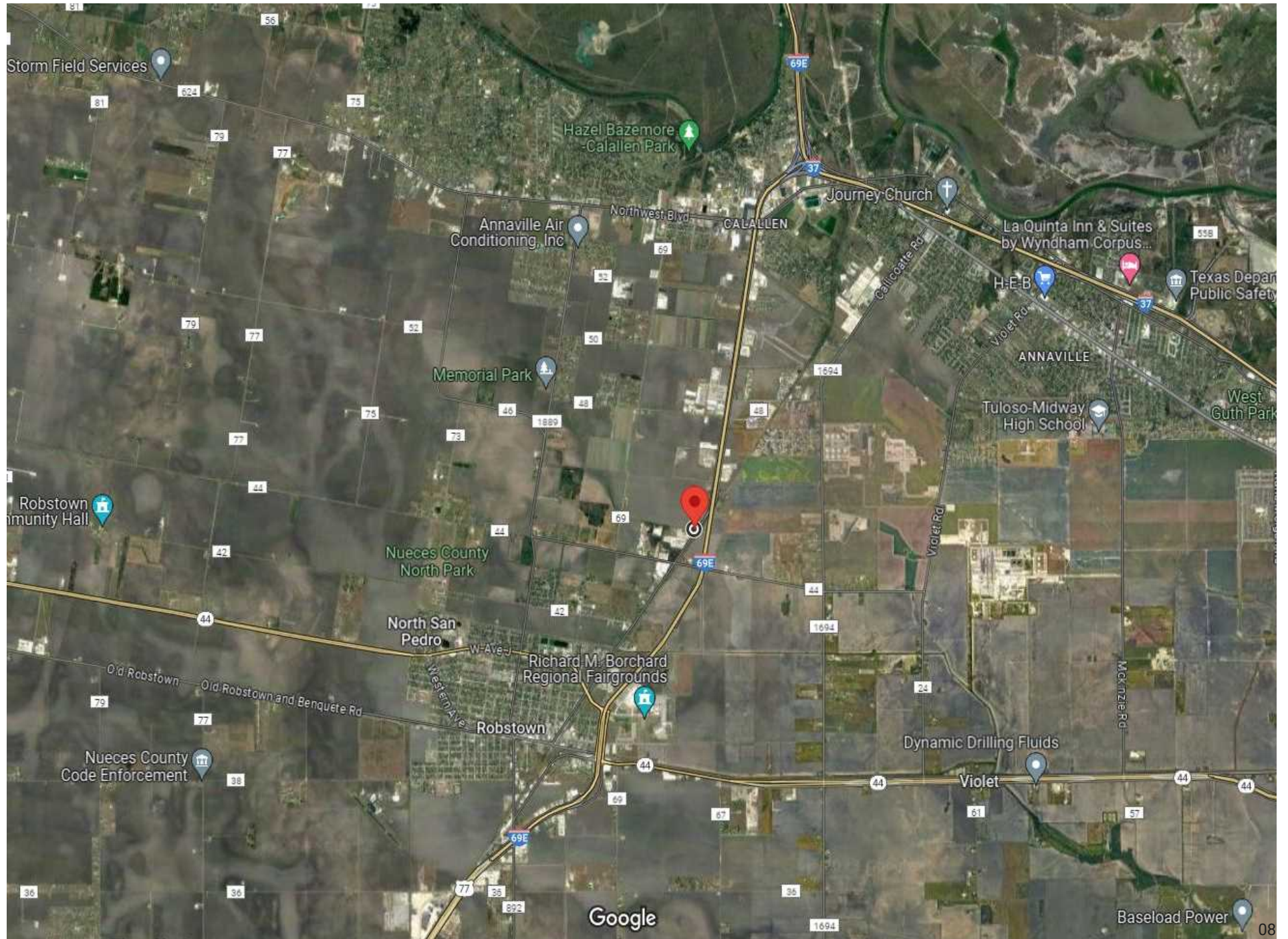
LOCATION MAP

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AERIAL MAP

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POINTS OF INTEREST & DRIVE TIMES

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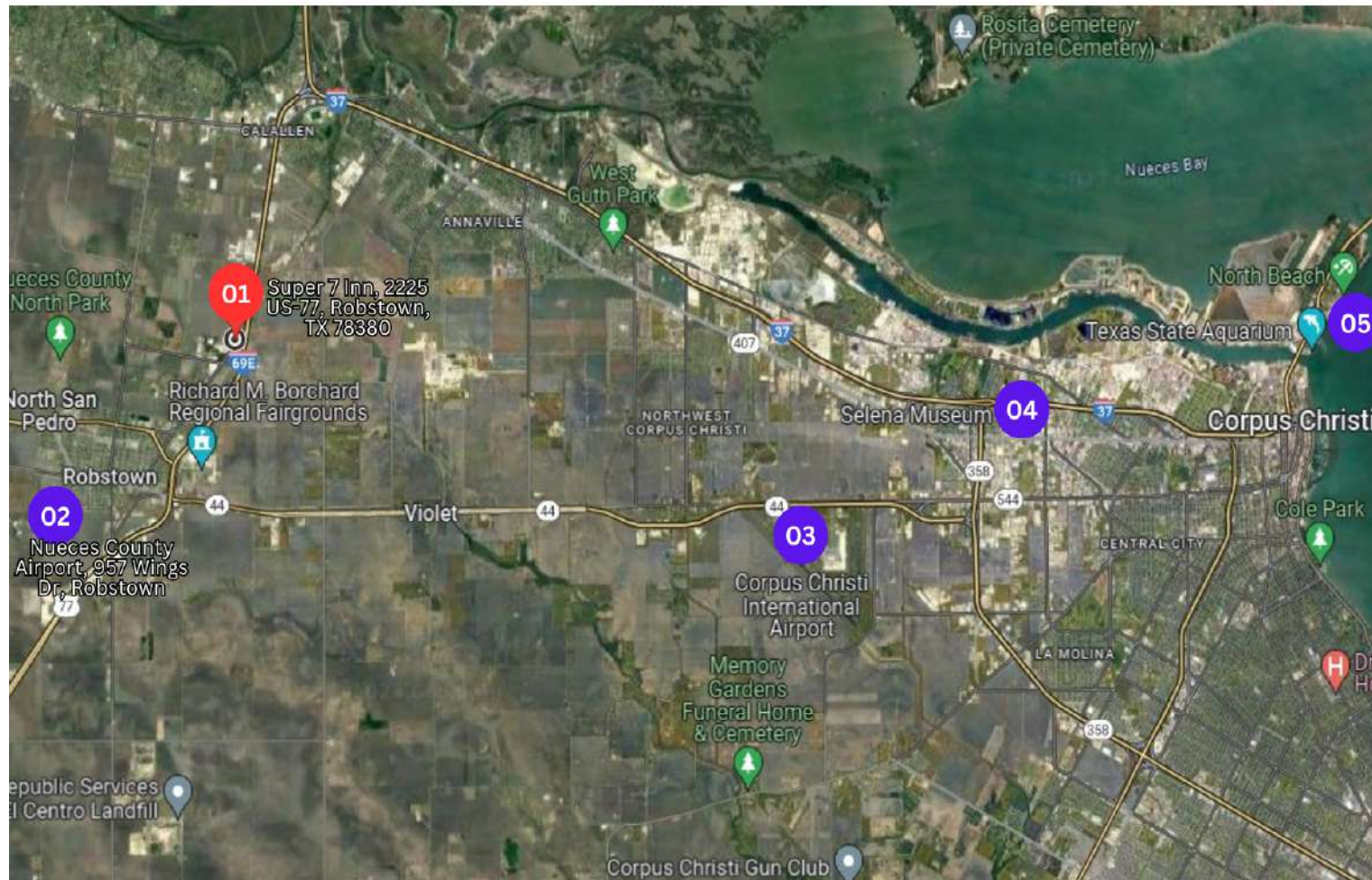
01
Super 7 Inn, 2225 US-77,
Robstown, TX 78380

02
Nueces County Airport, 957
Wings Dr, Robstown

03
Corpus Christi
International Airport

04
Selena Museum

05
North Beach, Corpus Christi
/ Texas State Aquarium



Drive Times



Nueces County Airport, 957
Wings Dr, Robstown
11 min

Corpus Christi
International Airport
13 min

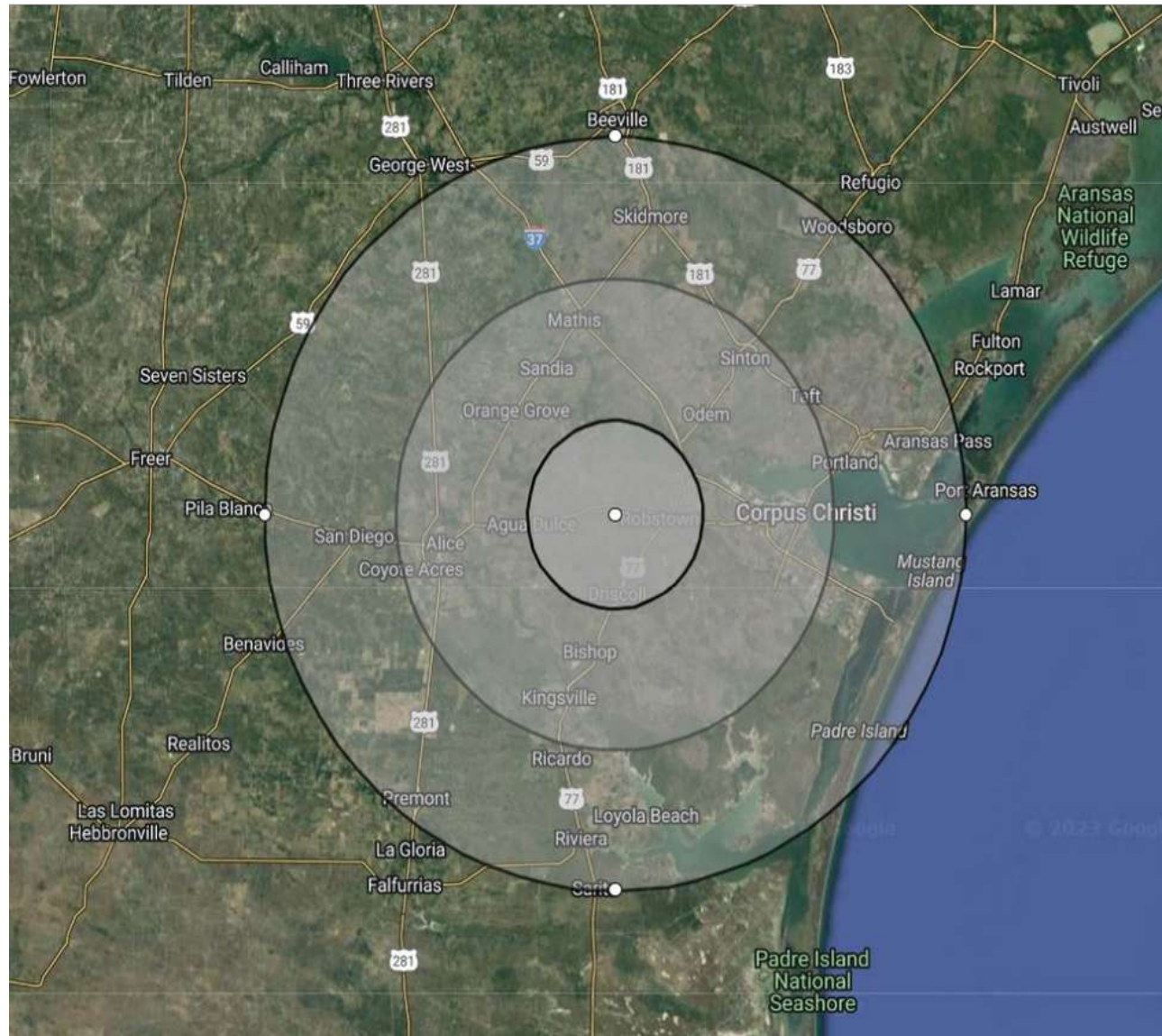
Selena Museum
17 min

North Beach, Corpus
Christi, TX
24 min

Texas State Aquarium
25 min

DEMOGRAPHICS

2225 U.S. 77



10 miles	36.88 MEDIAN AGE
\$64,829 MEDIAN HOUSEHOLD INCOME	58,236 INDIVIDUALS

25 miles	36.90 MEDIAN AGE
\$57,387 MEDIAN HOUSEHOLD INCOME	389,214 INDIVIDUALS

40 miles	37.67 MEDIAN AGE
\$56,869 MEDIAN HOUSEHOLD INCOME	534,534 INDIVIDUALS

*Source: census.gov

PROJECTION REPORT

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Estimated Monthly	Current	Year 1	Year 2
Revenue	\$7,000	\$14,000	\$28,000
Fixed Expenses	\$2,000	\$2,000	\$2,000
Variable Expenses	\$2,000	\$4,000	\$8,000
Total Expenses	\$4,000	\$6,000	\$10,000
Estimated Monthly NOI	\$3,000	\$8,000	\$18,000
Estimated Annually			
Revenue	\$84,000	\$168,000	\$336,000
Fixed Expenses	\$24,000	\$24,000	\$24,000
Variable Expenses	\$24,000	\$48,000	\$96,000
Total Expenses	\$48,000	\$72,000	\$120,000
Estimated Annual NOI	\$36,000	\$96,000	\$216,000
Sales Price	\$1,400,000	\$1,400,000	\$1,400,000
Number of Rooms	35	35	35
Price Per Key	\$40,000	\$40,000	\$40,000
NOI	\$36,000	\$96,000	\$216,000
Cap Rate	2.57%	6.86%	15.43%
Year Built	1,990	1,990	1,990
Occupancy	10.00%	20.00%	40.00%
Number of Occupied Rooms	4	7	14
Revenue per room	\$67	\$67	\$67
Variable Expenses Per Room	\$19	\$10	\$5
Fixed Expenses Per Room	\$19	\$19	\$19
Total Expenses	\$38	\$29	\$24
NOI Per Room	\$29	\$38	\$43

DISCLAIMER

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