



**FOR SALE**

**BEST WESTERN CANTON INN**

2251 N. Trade Days Blvd, Canton, TX 75103

**Salman (Sam) Tabani**

972.810.7729 x1

stabani@tabanirealty.com



**TABANI**  
REALTY

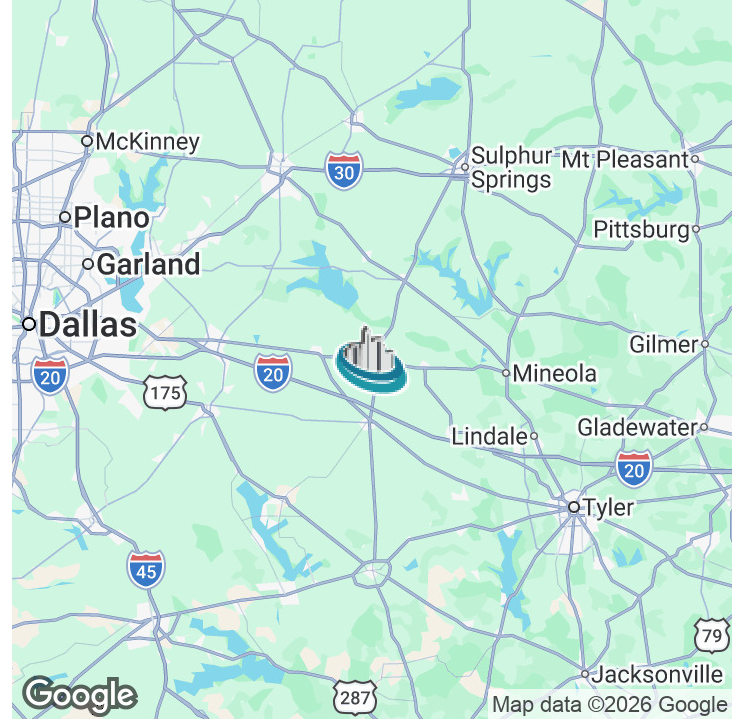
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



# FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$6,150,000
Building Size:	38,120 SF
Lot Size:	5.2 Acres
Number of Rooms:	77
Projected 2025 NOI:	\$584,176
Year Built:	1981
Renovated:	2024
Zoning:	F1

### PROPERTY OVERVIEW

Seize a rare opportunity to acquire a proven, income-generating hospitality asset in the heart of East Texas. Ranked #1 of 6 hotels in Canton on TripAdvisor, the Best Western Canton Inn offers 77 well-appointed rooms backed by one of the most reliable demand drivers in the region: First Monday Trade Days, the world's largest flea market, drawing vendors and shoppers from across the United States every single month. That's 12 built-in demand cycles per year — a competitive advantage few hospitality assets can match. The property features renovated guest rooms, an outdoor pool, fitness center, business center, and complimentary hot breakfast, all operating under the nationally recognized Best Western flag with its global loyalty program and booking infrastructure. Additional leisure demand from Splash Kingdom Water Park and world-class golf courses further diversifies the revenue base. This is a turnkey asset with a strong brand, a proven guest record, and a market position that is exceptionally difficult to replicate.

Salman (Sam) Tabani

972.810.7729 x1

stabani@tabanirealty.com

Tabani Realty

5851 Legacy Circle

Plano, TX 75024

972.810.7729

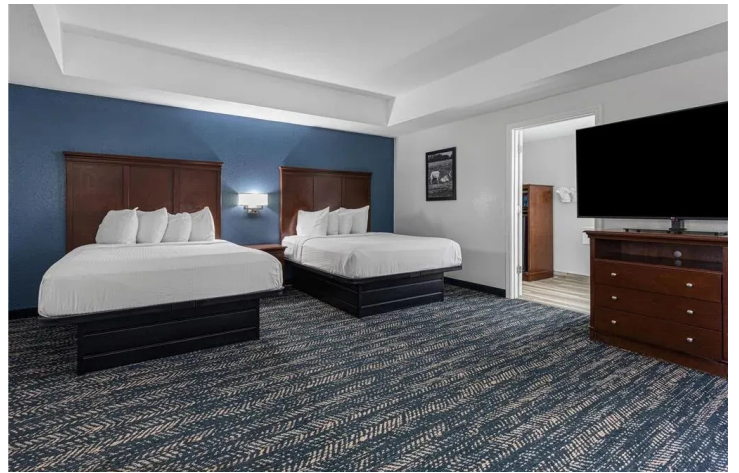
tabanirealty.com



# FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Additional Photos



**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com

Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



# FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Location Map



**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com

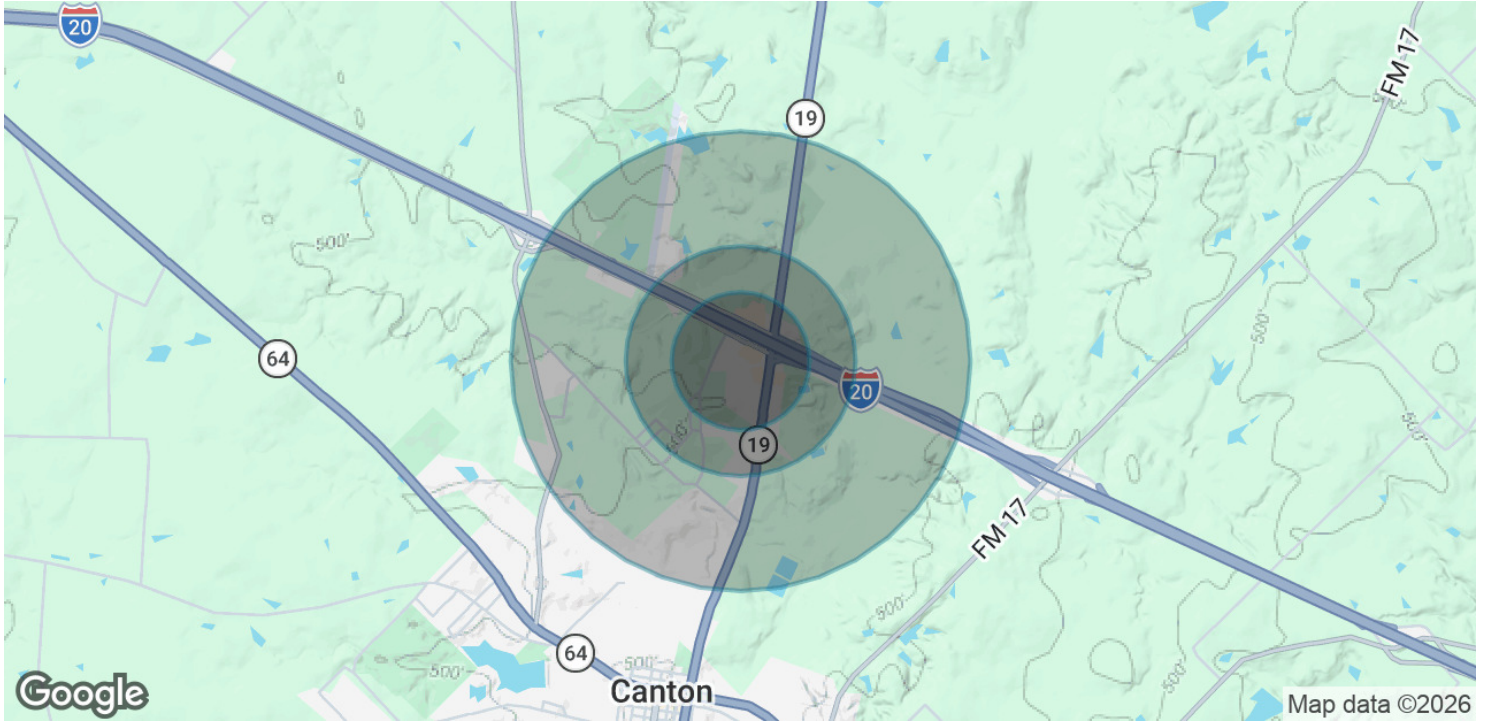
Tabani Realty  
5851 Legacy Circle  
Plano, TX 75024  
972.810.7729  
tabanirealty.com



# FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

## Demographics Map & Report



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	107	492
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	40	188
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$96,503	\$93,249	\$89,979
Average House Value	\$234,550	\$255,015	\$267,888

2020 American Community Survey (ACS)



# TABANI

R E A L T Y