



**FOR SALE**

**ECONO LODGE MINERAL WELLS**

108 Farm to Market Road 1821, Mineral Wells, TX 76067

**Salman (Sam) Tabani**

972.810.7729 x1

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**TABANI**  
REALTY

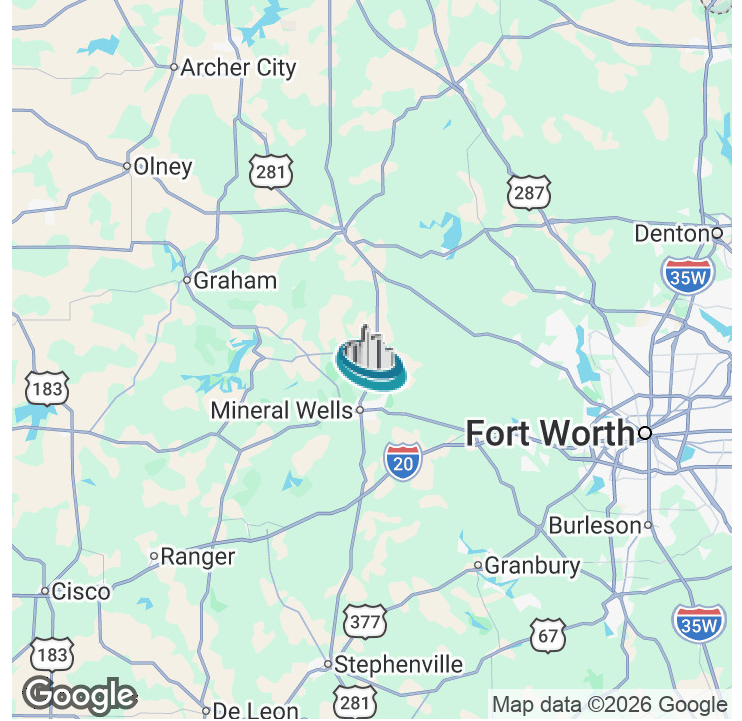
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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	38,814 SF
Lot Size:	1.882 Acres
Number of Rooms:	50
Cap Rate:	3.13%
NOI:	\$78,366
Year Built:	1966
Renovated:	2021

### PROPERTY OVERVIEW

The Econo Lodge Mineral Wells presents a compelling opportunity for owner/operators and investors seeking an affordable lodging asset in a growing West Texas market. This Choice Hotels-affiliated property benefits from the brand's global reservations platform and loyalty program, driving consistent occupancy from leisure travelers, outdoor enthusiasts, and regional business traffic.

Mineral Wells' diverse demand generators — including Lake Mineral Wells State Park, the National Vietnam War Museum, Possum Kingdom Lake, and the historic Baker Hotel redevelopment — support year-round visitation. The property's location along US-180 provides strong highway visibility and convenient access to the Fort Worth–Dallas metroplex, just 45 miles east. With a recognized economy brand flag, low barriers to entry, and a tourism-driven market on an upward trajectory, this asset offers attractive value-add potential.



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Additional Photos



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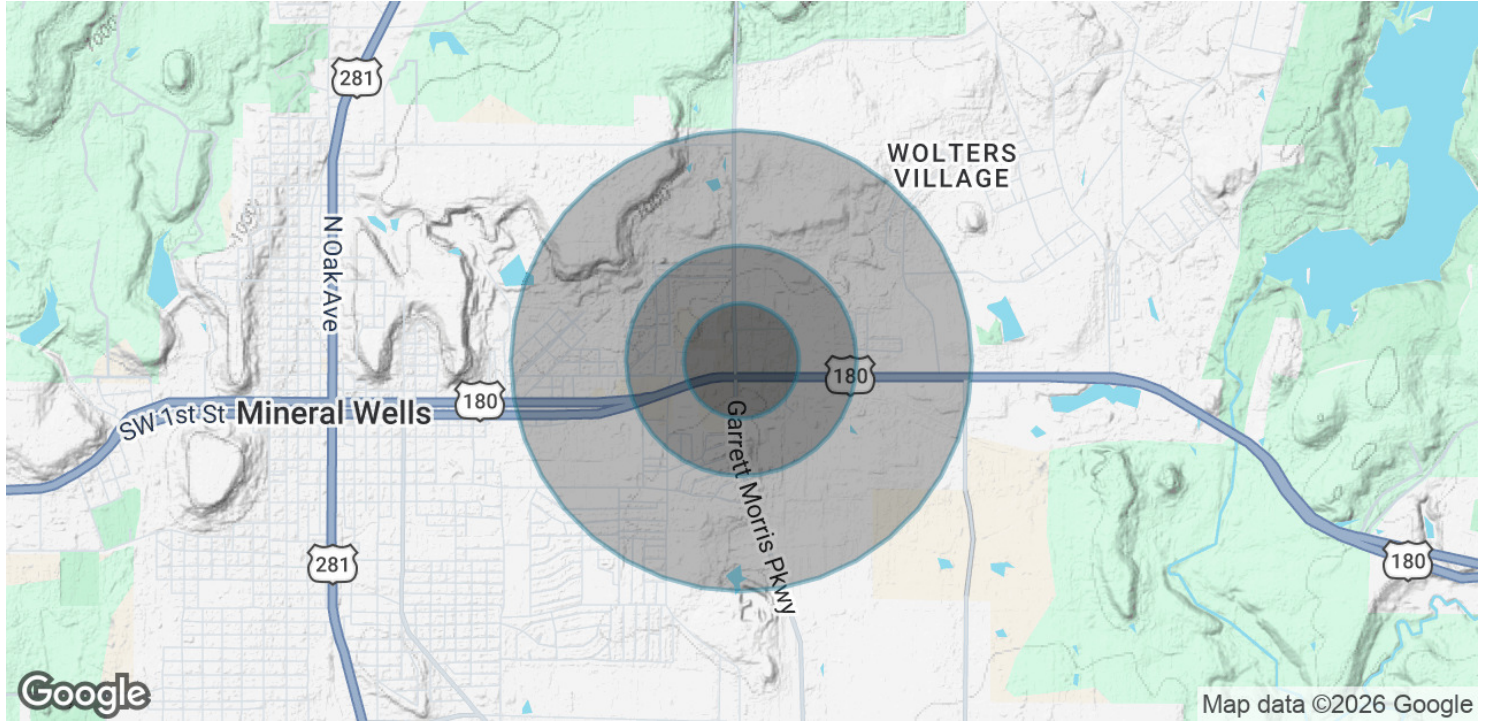




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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	195	795	3,075
Average Age	36.0	36.0	36.8
Average Age (Male)	35.3	34.6	34.8
Average Age (Female)	41.2	41.2	41.6

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	86	352	1,322
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$62,468	\$60,463	\$60,030
Average House Value	\$159,619	\$152,860	\$146,076

2023 American Community Survey (ACS)



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