



NewGenAdv.com

EXCLUSIVE LISTING:

Satellite Inn

2224 N White Sands
Blvd. Alamogordo,
NM 88310

Suraj Rama

Associate
AZ#SA705370000

Jigar "Jay" Desai

SENIOR VICE PRESIDENT
#SA675144000

Dinesh "Dan" Rama
NewGen Advisory NM, LLC
DESIGNATED BROKER
NM #20316



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EXCLUSIVELY LISTED BY:

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Jigar "Jay" Desai

SENIOR VICE PRESIDENT

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INVESTMENT PROFILE

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Suraj Rama and Jigar "Jay" Desai of NewGen Advisory are proud to present the Satellite Inn located in Alamogordo, NM, for sale. This economy-class hotel, built in 1971 and renovated in 2019, operates independently and sits on approximately 0.91 acres of commercially zoned land. The Satellite Inn features 35 rooms across two stories with a gross building area of 15,524 square feet, maintaining a typical floor size of 7,762 square feet. Each room benefits from exterior corridors, and the hotel's construction is primarily masonry, enhancing its durability and appeal. The property offers ample parking with a ratio of 1.11 spaces per room across 39 surface spaces. Located in a small metro/town setting, Alamogordo, NM, is a community known for its proximity to tourist attractions such as the White Sands National Monument and the New Mexico Museum of Space History, making it an appealing destination for both leisure and business travelers.



OFFERING SUMMARY

	Contact Broker
 Sale Price:	
 Building Size:	15,524 SF
 Lot Size:	0.91 AC
 Year Built:	1971
 Renovation Completed:	2024
 Number of Rooms:	35
 Stories:	2
 Zoning:	Comm/Industry
 Hotel Type:	Economy

PROPERTY HIGHLIGHTS

- 39 units, two-story, exterior corridor
- Prime opportunity for Owner-Operator and First time owners
- Spacious living quarters on-site (4 beds / 4 baths)
- Independent Hotel | Freshly Renovated
- Motivated Seller | Bring all offers in writing



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PROPERTY IMPRESSIONS

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ADDITIONAL PHOTOS

Satellite Inn Alamogordo, NM





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TOY TRAIN DEPOT

The Toy Train Depot is a charming destination in Alamogordo that delights visitors of all ages with its extensive display of model trains and a real, working miniature railway. This unique museum not only showcases an impressive collection of historical toy trains but also offers rides on the Alamogordo/Alameda Park Narrow Gauge Railway, a favorite among families. The interactive exhibits and the nostalgic charm of the Toy Train Depot make it a significant draw for tourists, contributing to the city's visitor traffic and showcasing the area's rich railroad history.



CHRISTUS HEALTH

CHRISTUS Health in Alamogordo is not only a critical healthcare institution in southern New Mexico but also a significant local economic driver. As a full-service hospital, it provides state-of-the-art medical care and is a major employer in the area. The facility attracts healthcare professionals from around the country and supports local tourism by hosting medical symposiums and conferences. Its role in the community extends to various outreach programs that enhance public health education and wellness, further establishing Alamogordo as a hub for medical excellence and innovation.



ALAMEDA PARK ZOO

Alameda Park Zoo, nestled in the heart of Alamogordo, holds the distinction of being the oldest zoo in the Southwest. This compact yet diverse zoo houses over 250 animals from 90 species, ranging from African lions to North American black bears, offering an intimate wildlife experience. The zoo is committed to conservation and education, providing a variety of programs and interactive experiences for visitors. Its central location and historical significance make it a pivotal destination that draws significant foot traffic to Alamogordo, enhancing the community's appeal and supporting economic growth.





THE MUSEUM OF SPACE HISTORY

The Museum of Space History in Alamogordo offers a comprehensive look at the role New Mexico has played in the U.S. space program. The museum's exhibits cover the evolution of space exploration, from early rocket experiments to modern space missions. Highlights include a replica of the Space Shuttle and artifacts from the Apollo moon missions. The museum also houses the International Space Hall of Fame, honoring pioneers in space science. Educational programs and special events, such as rocket launches and astronomy nights, attract diverse audiences, solidifying its status as a cultural and educational pillar in the region and a significant driver of tourism. Additionally, the museum's outdoor exhibits, including actual rockets and missile displays, provide a unique, tangible connection to the history of space exploration.

WHITE SANDS NATIONAL PARK

White Sands National Park, located a short drive from Alamogordo, is renowned for its dramatic landscape of rolling white gypsum dunes—the largest of its kind in the world. The park offers a plethora of recreational activities, including hiking, picnicking, and the unique experience of sand sledding. Its visitor center provides educational displays about the dune ecosystem and the area's rich history, including its significance to local Native American cultures and the nearby missile range. Annual events, such as the Full Moon Night programs, attract visitors from all over the world, making it a key natural landmark that significantly contributes to the region's tourism industry and economic vitality. The park also plays a crucial role in environmental education, offering guided tours and workshops that explain the geology and ecology of the gypsum dunes.



DEMAND GENERATORS MAP

Satellite Inn
Alamogordo, NM







ALAMOGORDO, NM

Located in the Tularosa Basin of the Chihuahuan Desert, Alamogordo, NM, is known for its connections to aerospace and the military, particularly through Holloman Air Force Base and the nearby White Sands Missile Range. As the gateway to the unique White Sands National Park, the city attracts nature enthusiasts and offers a range of attractions, from the New Mexico Museum of Space History to the Alameda Park Zoo. Alamogordo continues to evolve with several exciting developments aimed at enhancing its appeal to tourists.

- **F-4 Fighter Jet “Gateway” Monument:** A distinctive monument featuring an F-4 Phantom II fighter jet will be installed at Alamogordo’s main entrance, celebrating the city’s military and aviation heritage. This eye-catching landmark will serve as a photo op and attract history enthusiasts, enhancing the city’s appeal as they enter.
- **Downtown MainStreet Revitalization:** Alamogordo is revitalizing its historic downtown area with new sidewalks, decorative lamp posts, benches, and improved parking. Set to complete by fall 2025, this project aims to boost foot traffic and economic activity, making the area more attractive for shopping, dining, and cultural experiences.
- **Expanded Parks and Trails for Outdoor Recreation:** The city is enhancing its outdoor recreation offerings with new parks like the Sacramento Family Park and improved pedestrian/bike trails. These additions provide more activities for families and outdoor enthusiasts, increasing Alamogordo’s attractiveness as a recreation hub.



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SALES COMPARABLE

EXCLUSIVE LISTED BY:

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2224 N White Sands Blvd. Alamogordo, NM 88310

Price:	\$1,400,000
Lot Size (AC):	0.91 AC
Building Size (SF):	15,524 SF
Price\Unit:	\$40,000
No. Units:	35



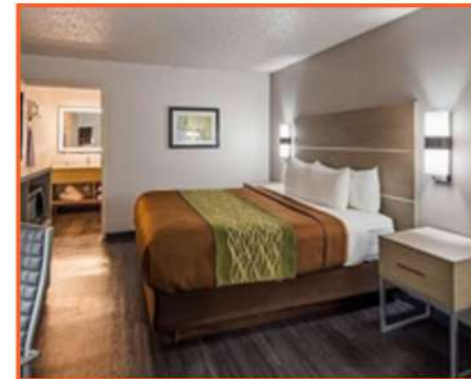
Sands Motel
112 McArthur St., Grants, NM 87020-2409

Sold Price:	\$630,000
Lot Size (AC):	0.79 AC
Building Size (SF):	13,447 SF
Price\Unit:	\$26,250
No. Units:	24



SureStay by Best Western Grants
1608 E Santa Fe Ave., Grants, NM 87020

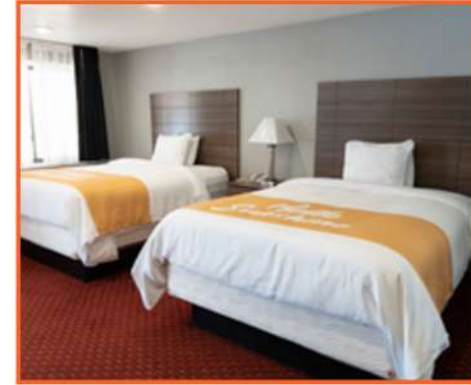
Sold Price:	\$4,000,000
Lot Size (AC):	0.85 AC
Building Size (SF):	36,056 SF
Price\Unit:	\$66,667
No. Units:	60





Budget Lodge
601 Sudderth Dr., Ruidoso, NM 88345-6201

Price:	\$1,460,000
Lot Size (AC):	1.22 AC
Building Size (SF):	16,600 SF
Price\Unit:	\$31,739
No. Units:	46



Travelodge by Wyndham Ruidoso
26000 US Highway 70 Ruidoso, NM 88345-9200

Sold Price:	\$1,825,000
Lot Size (AC):	1.70 AC
Building Size (SF):	24,056 SF
Price\Unit:	\$31,466
No. Units:	58





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ADVISOR BIOS

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SURAJ RAMA

ASSOCIATE

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PROFESSIONAL BACKGROUND

Suraj Rama grew up within the hospitality industry giving him extensive experience in daily hotel operations. Suraj had the opportunity to gain experience with not only the transactional side of the industry, but within the legal side as well, giving him new ways to analyze assets and provide the best feedback to our clients. He spent roughly 2 years working in three InterContinental Hotels Group properties, working in independent branded properties and studied with attorneys for well-known hotel brands such as Choice Hotels, Four Seasons, and Hilton. Suraj Rama joined the NewGen Advisory team in 2017 as a Jr. Analyst and became an Associate Agent in 2022.

EDUCATION

Suraj graduated cum laude from Arizona State University with an undergraduate degree in Business Law from the W.P. Carey School of Business and magna cum laude at ASU's Sandra Day O'Connor School of Law with a Masters in Legal Studies with a concentration of business.

MEMBERSHIPS

Suraj is a lifetime-member, young professional, and Ambassador - Southwest Region for the Asian American Hotel Owners Association (AAHOA).



JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

jigar.desai@newgenadv.com

DIRECT: 520.664.4091

PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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3348 Peachtree Rd NE
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