



ONLINE AUCTION **OCTOBER 5** ::::::::::::::::::::::::::::::::::

80% Complete, Independently Operated Hotel Development

Value-Add, Development Opportunity to Rebrand to Wyndham, Choice or Best Western

 715 S. Frontage Rd., Brownsville, TX

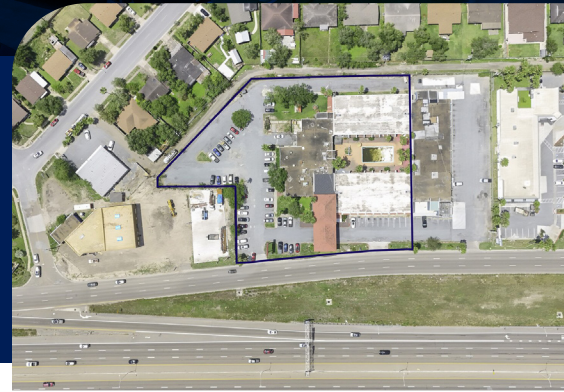
HIGHLIGHTS

- 80-key hotel with direct frontage along I-69E / U.S. 77/83
- Site is currently undergoing renovations providing brand repositioning optionality under Wyndham, Choice or Best Western
- 67,000+ VPD along North Expressway within a quarter mile of the site

DETAILS

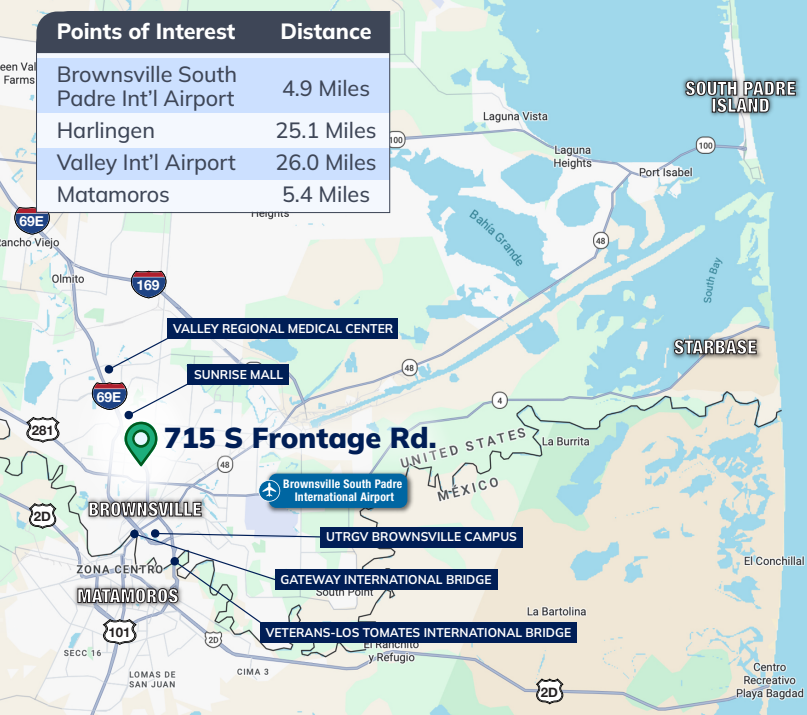
This 38,646± SF building is an 80-room, economy-class, independently operated hotel located at 715 S. Frontage Road in Brownsville, Texas, with direct frontage along I-69E / US-77/83. Built in 1974 and currently undergoing renovation, the two-story, masonry-constructed property sits on a 2.18± AC site with 83 surface parking spaces and features a restaurant, fitness center, pool, business center and 1,700± SF of meeting space. The hotel operates independently, with franchise availability under Wyndham, Choice and Best Western offering repositioning optionality for a prospective buyer.

Positioned on the primary corridor serving Brownsville's international bridges to Matamoros, Mexico, the property is near key demand generators including the Port of Brownsville, the University of Texas Rio Grande Valley Brownsville campus and Valley Regional Medical Center. The Brownsville submarket reported 63.3% occupancy and a \$112.98 ADR over the trailing 12 months with no new rooms delivered during that period, while Brownsville/South Padre Island International Airport is located approximately five miles northeast of the property.



	Building Size	38,646± SF
	Year Built	1974 (Renov. 2024)
	Room Count	80 Guest Rooms
	Parcel Size	2.18± AC
	Parking	83 Spaces
	Tax ID#	049210-0010-002000
	Taxes (2019)	\$11,065

855.755.2300
HilcoRealEstateSales.com



715 S Frontage Rd., Brownsville, TX

LOCAL INFORMATION

The property is located in the Brownsville submarket of Cameron County, Texas, at the southern tip of the Rio Grande Valley on the US-Mexico border. Brownsville adjoins Matamoros and Tamaulipas with its international bridges serving as a primary port of entry for passenger and commercial traffic between South Texas and northern Mexico. The site fronts I-69E / US-77/83, the region's principal north-south trade and logistics corridor, which carries more than 67,000 vehicles per day within a quarter mile of the property. Brownsville/South Padre Island International Airport is approximately 4.9 miles (10 minutes) from the site, with Valley International Airport in Harlingen roughly 26 miles north. The local economy is anchored by the Port of Brownsville, cross-border commerce, manufacturing, healthcare, education and government which is supported by a daytime employment base of approximately 39,900 within three miles.

SALE INFORMATION

ONLINE AUCTION

Begins: October 5 at 12 p.m. (PST)

Ends: October 7 at 12 p.m. (PST)

ON-SITE INSPECTIONS

By Appointment Only

REGISTRATION & AUCTION PARTICIPATION

All offers should be made on the CREXi auction webpage. Questions on how to access the auction page or register as a qualified bidder should be directed to Keith Worsham at kworsham@hilcoglobal.com and Weston Worsham at wworsham@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at at CREXi's website.



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