

FOR SALE

24-KEY CONTEMPORARY
BOUTIQUE HOTEL

THUNDERBIRD HOTEL

ELEVATION 4,685'

601 WEST SAN ANTONIO STREET
MARFA, TEXAS 79843



FOR MORE
INFORMATION
PLEASE CONTACT

BRENT HOLMES
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MICHAEL GIDDENS
210.912.1315
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 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

SALE

MARFA, TEXAS 79843
601 West San Antonio Street



Sale Price:	\$4,750,000
Buyer's Agent Compensation:	2.5%
Lot Size:	± 1.27 Acres
Traffic Count:	3,600 VPD

PROPERTY OVERVIEW:

Here's your opportunity to own the iconic **Thunderbird Hotel** located in Marfa, TX. A classic midcentury roadside hotel and walking distance to a plethora of art galleries, shops and restaurants. This contemporary boutique hotel was re-envisioned by Lake/Flato Architects.

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PROPERTY HIGHLIGHTS:

- Historic/Iconic Hotel
- 24 Eclectic Rooms
- On-site Management Team
- Office / Gift Shop / Lounge
- Warehouse w/ Revenue Potential
- Outdoor Swimming Pool
- Private Outdoor Seating Area w/ Fire Pit
- 3,600 VPD Traffic Counts
- Walking Distance to Downtown Marfa
- Walking Distance to Art Galleries, Shops, Restaurants
- World Renowned Art Scene
- ± 8 Miles to Marfa Lights Observation Area
- ± 20 Miles to Alpine, TX
- ± 21 Miles to Ft. Davis
- ± 36 Miles to McDonald Observatory
- ± 98 Miles to Big Bend National Park



MARFA TX OVERVIEW:

Marfa, Texas is world renowned for its art scene:

Donald Judd

In 1971, New York minimalist artist Donald Judd moved to Marfa and established the Chinati Foundation at a former military base. The Chinati Foundation is now a top exhibition space for contemporary installation art. You can visit Judd's buildings, paintings, and designed furniture at the Chinati Foundation and Judd Foundation.

Other artists

Marfa has many art galleries featuring local, national, and international artists. You can see a variety of exhibits, including paintings, photographs, textiles, performance pieces, mixed media, sound, and light.

Werrick Gallery

Features the work of artist Werrick Armstrong, who is considered an "outsider artist".

Slow pace

Marfa is a quiet destination in the Big Bend region of Texas, with a slower pace that's good for contemplating art.

Marfa is also known for its:

- Cowboy chic vibe
- Film and music festivals
- Vegan food
- Straw bale houses
- Funky bars
- The Marfa Mystery Lights, which have been observed for over 175 years

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NEARBY CITIES & POINTS OF INTEREST

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	mkutzer@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Holmes	713693	bholmes@cbcalamo.com	2102183933
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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