

# VICKSBURG RIVER VIEW HOTEL

Investment Offering Memorandum

4031 Washington St | Vicksburg, Mississippi 39180

Prime Mississippi River–oriented hospitality offering positioned on the Washington Street corridor with **24 rooms**, a **two-building layout**, and multiple value-creation paths for investors, owner-operators, and boutique repositioning groups.

**\$850,000**

Asking Price

**24**

Guest Rooms

**\$35,417**

Price / Room

**10.53%**

Cap Rate

# 1. Executive Summary

The **Vicksburg River View Hotel** represents a compelling hospitality acquisition on Washington Street in Vicksburg, Mississippi. The offering combines a modest basis, visible corridor location, two-building configuration, and a strategic position near the city's casino, tourism, history, and downtown demand centers.

According to the current listing, the asset is marketed as a **24-room hotel** comprising **10,237 square feet** on **1.08 acres**, with a pricing basis of **\$35,417 per room** and a stated **10.53% cap rate**. The listing further highlights renovation and brand-conversion potential, generous parking, and a setting between major casinos with easy access to downtown and river attractions.

For buyers looking for a manageable room count with repositioning upside, this property offers a credible platform for **boutique lodging**, **extended-stay adaptation**, **workforce lodging**, or a refreshed independent hospitality concept tailored to Vicksburg's gaming and heritage-travel economy.

## Key Offering Metrics

### Address

4031 Washington St  
Vicksburg, MS 39180

### Asset Profile

Hospitality / Hotel  
24 rooms | 2 stories

### Site & Size

10,237 SF  
1.08 AC

### Pricing

\$850,000 asking price  
\$35,417 per room

### Returns

10.53% stated cap rate  
\$65 listed daily rate

### Compelling Basis

Asking price of \$850,000 and \$35,417 per room provide a buyer-friendly entry point for a hospitality asset with visible upside.

### Two-Building Asset

The listing narrative describes a two-building, two-story hotel layout with strong foundations and straightforward guest access.

### Configuration

1985 / 2022

### Repositioning Flexibility

The current setup lends itself to renovation, rebranding, owner-operator execution, or a budget-to-boutique refresh.

### Multiple Demand Streams

The corridor benefits from gaming, leisure travel, downtown visitation, event activity, and Vicksburg's heritage tourism.

## 2. Property Overview & Product Positioning

LoopNet markets the property as a **river-view hotel opportunity** with a **two-building layout, 24 rooms**, visible Washington Street frontage, and strong renovation or conversion potential.

### Property Summary

- 24-room hotel with remodeling and brand-conversion potential.
- Two-story configuration with exterior-corridor access.
- Two-building composition noted in the current listing narrative.
- 10,237 square feet on 1.08 acres.
- Renovated in 2022, according to the listing facts.
- Generous on-site parking and straightforward vehicular circulation.

### Buyer Positioning Paths

#### Boutique Refresh

Enhance curb appeal, signage, guestroom finish levels, and river-view branding to create a memorable independent lodging product.

#### Extended-Stay / Workforce

The room count and modest scale are well suited to a longer-stay operating strategy for contractors, crews, and project-based visitors.

#### Owner-Operator Model

A manageable footprint gives hands-on operators the ability to tighten expenses, improve service consistency, and drive ADR growth over time.

#### Brand Conversion

The listing specifically references remodeling or brand conversion options, giving a buyer flexibility to pursue soft-brand or select-service alignment.

**\$850K**

Asking price

**24**

Rooms

**1.08 AC**

Land area

**1985 /  
2022**

Built / renovated

**\$65**

Listed daily rate

### 3. Strategic Location & Demand Generators

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## Why this corridor matters



#### **Mississippi River Setting**

The offering is marketed for its prime river-oriented position and bridge views, giving the asset a differentiating locational story for both leisure and independent-brand marketing.

#### **Casino Cluster**

Visit Vicksburg says the city has **four riverfront casinos**, creating a recurring base of gaming, dining, entertainment, and lodging demand.

#### **Historic Downtown**

The tourism bureau describes downtown Vicksburg as home to museums, local restaurants, galleries, shopping, and river-oriented attractions that support year-round visitation.

#### **Civil War Heritage Tourism**

Vicksburg National Military Park is one of Mississippi's signature historic attractions, with monuments, restored trenches, museums, and a self-guided tour road drawing regional and national visitors.

## 4. Market Overview & Group / Event Demand

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Vicksburg combines **riverfront gaming, historic tourism, downtown visitation, and meeting/event demand** into a market profile that can support a refreshed independent hotel. The current offering is particularly interesting because its smaller room count and modest basis can align well with a focused owner-operator strategy.

### ● Convention Activity

The Vicksburg Convention Center says it offers 17,000 square feet of exhibit space and seven meeting rooms. Visit Vicksburg states the venue has welcomed more than 1.5 million guests since opening and sits in historic downtown.

### ● Gaming & Entertainment

Official tourism sources highlight four riverfront casinos in the city, adding recurring visitor flow, restaurant traffic, and adjacent lodging demand.

### ● Historic Tourism

Downtown Vicksburg and the National Military Park reinforce the city's appeal to history-focused leisure travelers, family visitors, and drive-in tourism.

### ● Flexible Lodging Niche

A 24-room asset can be repositioned to capture niche demand segments that larger branded hotels may not target as effectively, especially at an attractive acquisition basis.

Selected public sources: Visit Vicksburg, Vicksburg Convention Center, and LoopNet current listing details.

# A Buyer-Friendly Hospitality Repositioning Opportunity

At a stated **\$850,000** price and **\$35,417 per room** basis, the Vicksburg River View Hotel offers a highly approachable entry point for investors seeking a smaller-key hospitality asset with visible upside. The current marketing positions the property as a below-market opportunity with strong foundations, excellent corridor visibility, and flexibility for renovation, rebranding, or operational refinement.

## Why it stands out

- Compelling acquisition basis relative to room count and redevelopment optionality.
- Distinctive river and bridge marketing story for an independent hospitality concept.
- Two-building layout with manageable scale for owner-operators and focused renovation programs.
- Location proximate to casinos, downtown, historic sites, and event venues.
- Potential fit for boutique, extended-stay, workforce, or value-oriented leisure lodging.

## Contact

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Hospitality Offering

## Disclaimer

This memorandum has been prepared as a marketing summary using information from the current LoopNet listing and public destination / market sources. It is not a substitute for a buyer's independent due diligence. Prospective purchasers should verify all dimensions, room counts, income assumptions, permits, zoning, physical condition, and legal matters to their own satisfaction.