

LONE STAR MOTEL

205 E Broadway Street
Fritch, TX 79036



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Lone Star Motel

205 E Broadway Street
Fritch, TX 79036



LONE STAR MOTEL

PROPERTY INFORMATION

Purchase Price
\$399,000.00

Property Address
*205 E Broadway Street
Fritch, TX 79036*

Property Size
20 Units

Land Size
20,909.00 Sq. Ft.

COMPANY DISCLAIMER

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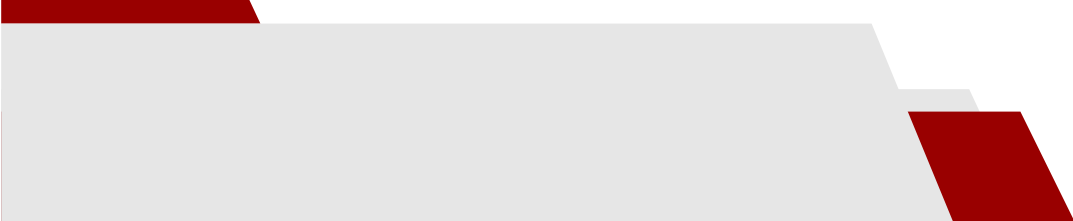


**PROPERTY
OVERVIEW**

Great investment opportunity in hospitality, see all the details

LONE
STAR MOTEL

205 E Broadway Street
Fritch, TX 79036



PROPERTY DETAILS

Unlock the potential of this incredible investment opportunity in the heart of Fritch, Texas! Located on E. Broadway Street, this property offers an unbeatable central location with excellent community access and visibility. Whether you're looking to expand your real estate portfolio or take on a rewarding business venture, this property has all the right ingredients for success.

Property Highlights:

- **Prime Location:** Positioned directly on E. Broadway Street, in the heart of the community, ensuring maximum exposure to local and through-traffic.
- **20 Available Rooms:** Perfect for a boutique motel, short-term rentals, or workforce housing, catering to both residents and visitors.
- **Expansion Potential:** Includes **2 adjacent vacant lots**, offering ample space for future development, such as additional rooms, parking, or complementary amenities.
- **Room for Growth:** Opportunity to modernize, rebrand, and grow occupancy rates for significant revenue potential.
- **Community Hub:** Located in a vibrant area close to local businesses, schools, and community centers.

Why Invest?

- **Versatility:** Ideal for various business models, from hospitality to workforce housing or mixed-use development.
- **Value Add Opportunity:** Increase value through property updates, enhanced marketing strategies, and development of the included vacant lots.
- **Growing Market:** Fritch's community charm and local attractions make this a prime location for steady business growth.

Whether you're an experienced investor or a first-time buyer, this property is your chance to capitalize on a rare opportunity in Fritch, Texas. With 20 rooms and two vacant lots included in the sale, the possibilities for growth and profitability are endless.

Contact Us Today to Learn More!

5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$399,000
+ Acquisition Costs	\$7,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$406,980

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
POTENTIAL RENTAL INCOME (PRI)	\$374,400	\$385,632	\$397,201	\$409,117	\$421,390
- Vacancy / Credit Loss	\$280,800	\$289,224	\$297,901	\$306,838	\$316,043
EFFECTIVE RENTAL INCOME	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348
- Operating Expenses	\$37,440	\$38,563	\$39,720	\$40,912	\$42,139
NET OPERATING INCOME (NOI)	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
NET OPERATING INCOME (NOI)	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	13.80%	14.21%	14.64%	15.08%	15.53%
Return on Equity	23.46%	23.51%	23.49%	23.49%	23.51%
Equity Multiple	0.73	0.88	1.05	1.22	1.39

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$283,000
Cost of Sale	\$14,150
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$268,850

INVESTMENT PERFORMANCE

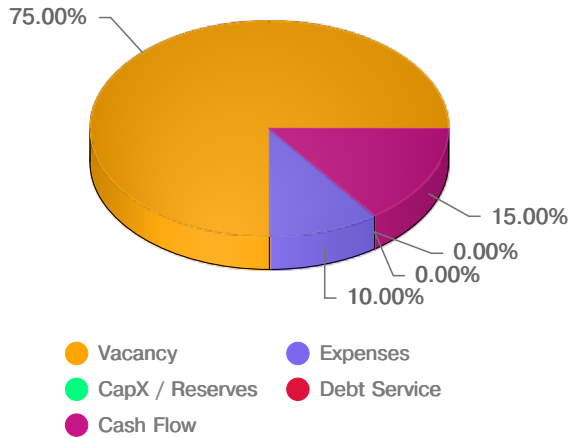
Internal Rate of Return (IRR)	8.90%
Acquisition CAP Rate	14.08%
Year 1 Cash-on-Cash	13.80%
Gross Rent Multiplier	1.07
Price Per Unit	\$19,950
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

5-YEAR CASH FLOW ANALYSIS

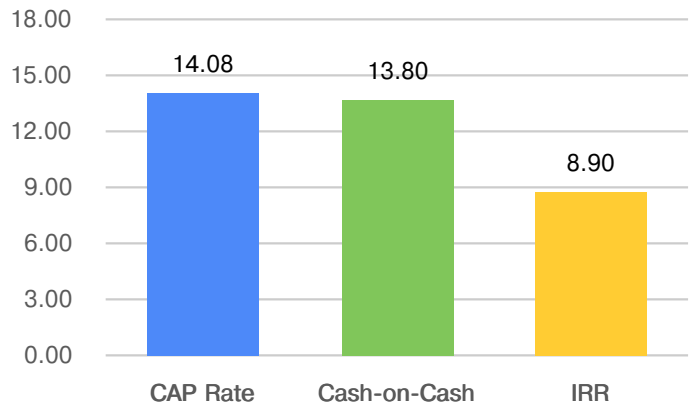
ASSUMPTION / INPUTS

Purchase Price	\$399,000
Year 1 Potential Income	\$374,400
Vacancy & Credit Loss	75.00%
Year 1 Expenses	40.00%
Acquisition CAP Rate	14.08%
Sale Price - CAP Rate	23.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	0.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+	Financing Cash Flow		=	Equity Investment	
Cash Flow & 5-year Yield			& Effective Rate			Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$406,980)		0	\$0		0	(\$406,980)
1	\$56,160		1	\$0		1	\$56,160
2	\$57,845		2	\$0		2	\$57,845
3	\$59,580		3	\$0		3	\$59,580
4	\$61,367		4	\$0		4	\$61,367
5	\$332,059		5	\$0		5	\$332,059

Property IRR/Yield = 8.90%

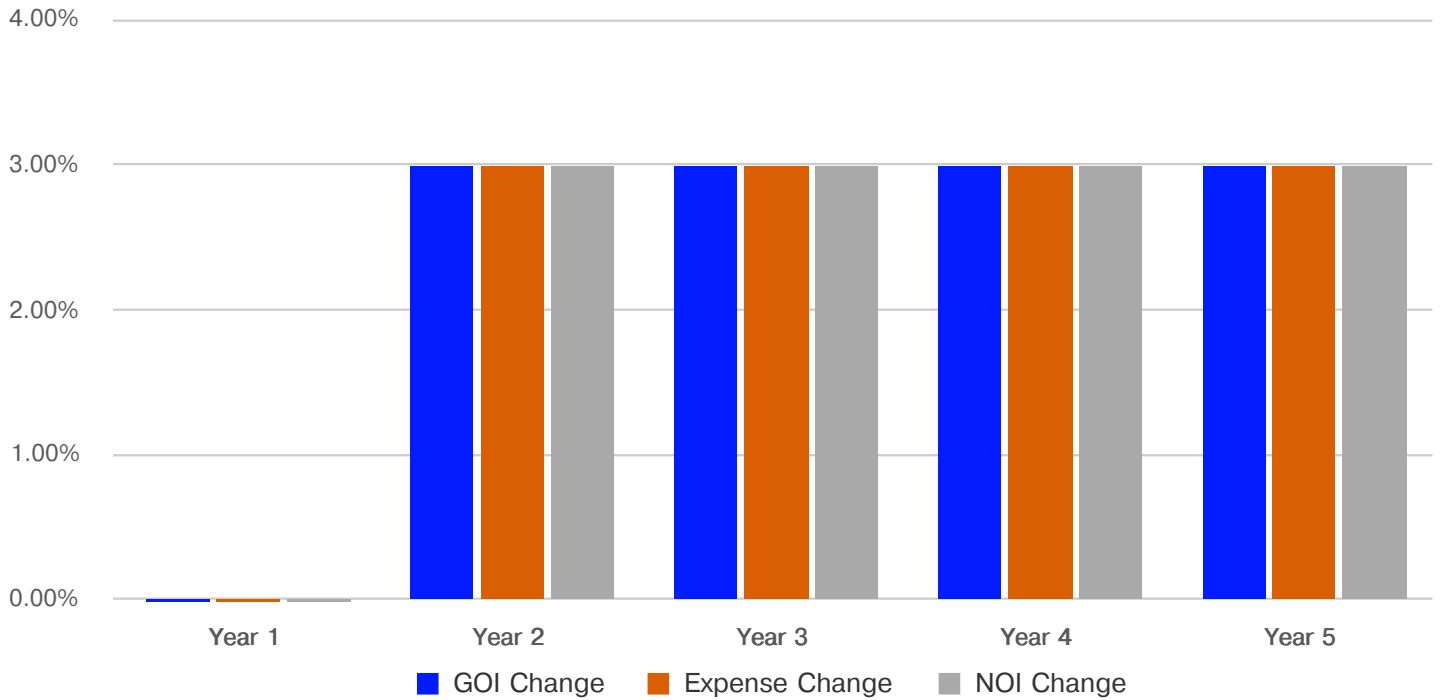
Effective Loan Rate = N/A

Equity IRR / Yield = 8.90%

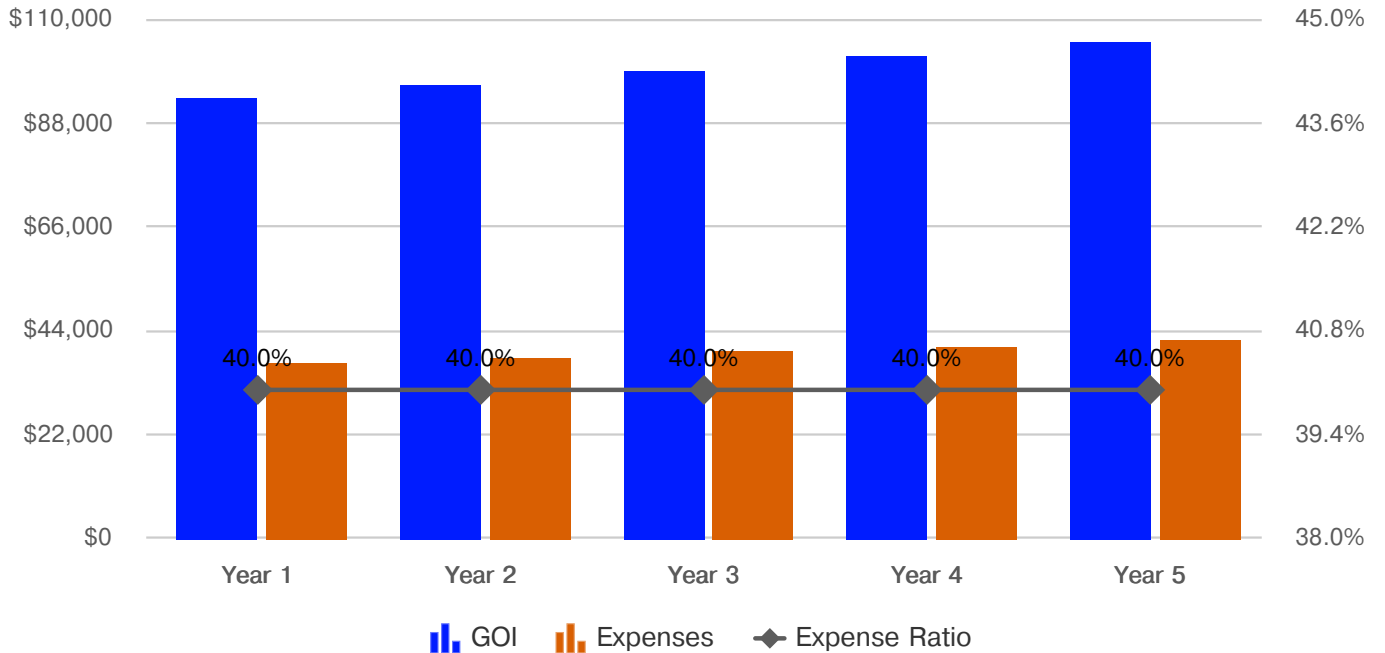
Neutral Leverage - The Equity Yield Remained the SAME with Leverage

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change

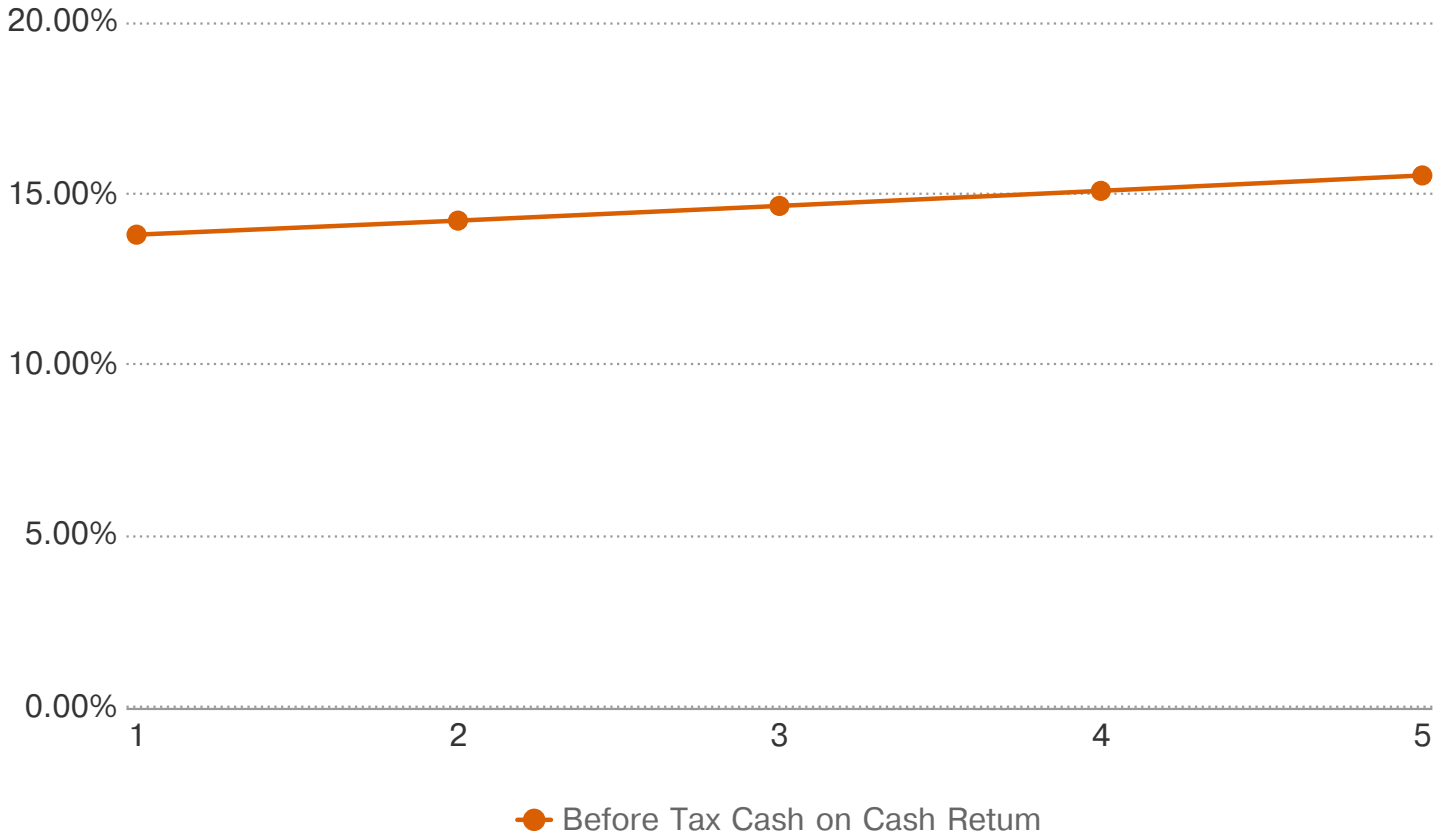


Expense Ratio % of GOI



CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return

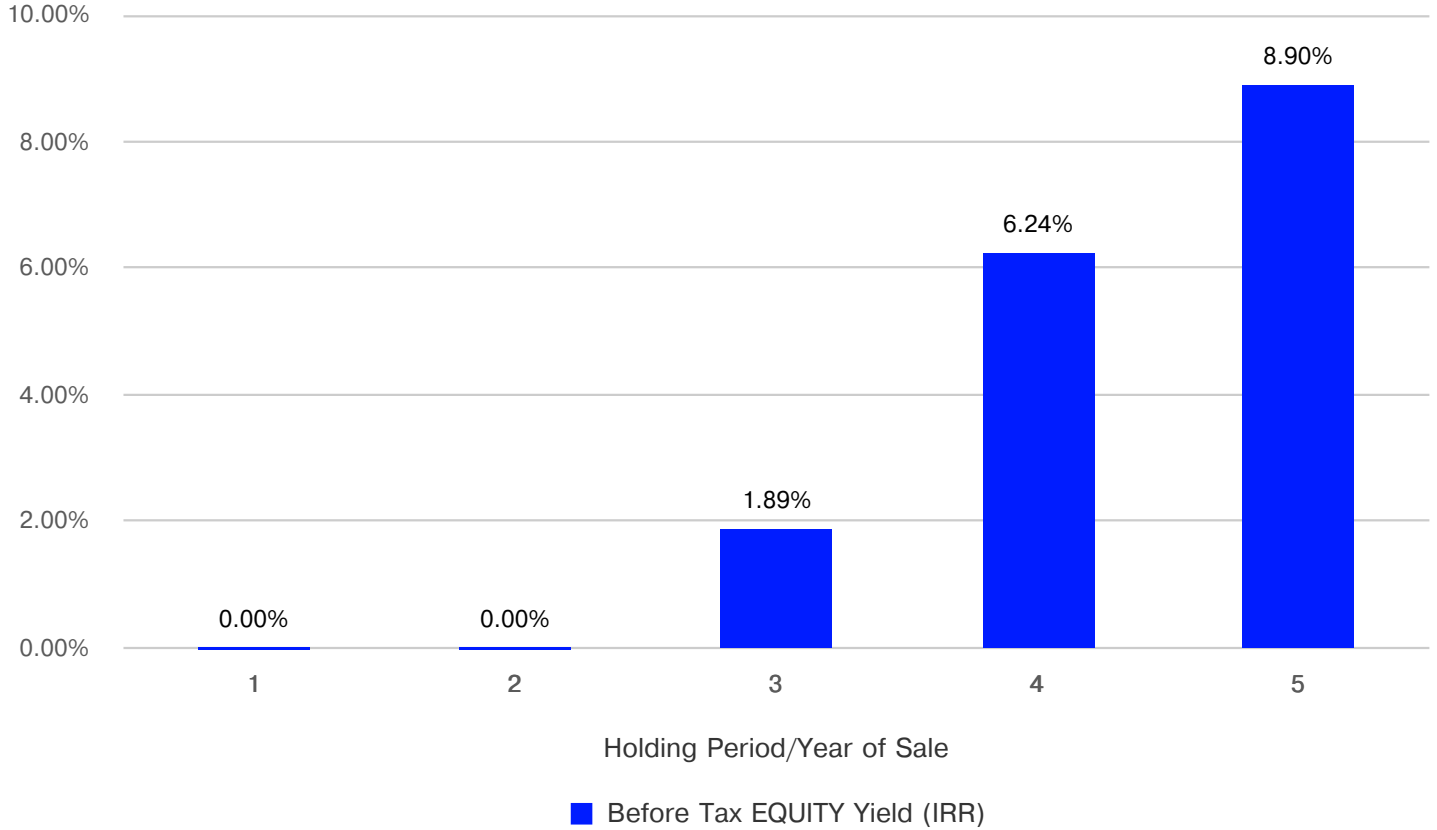


Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	13.80%	14.21%	14.64%	15.08%	15.53%

OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	8.9%

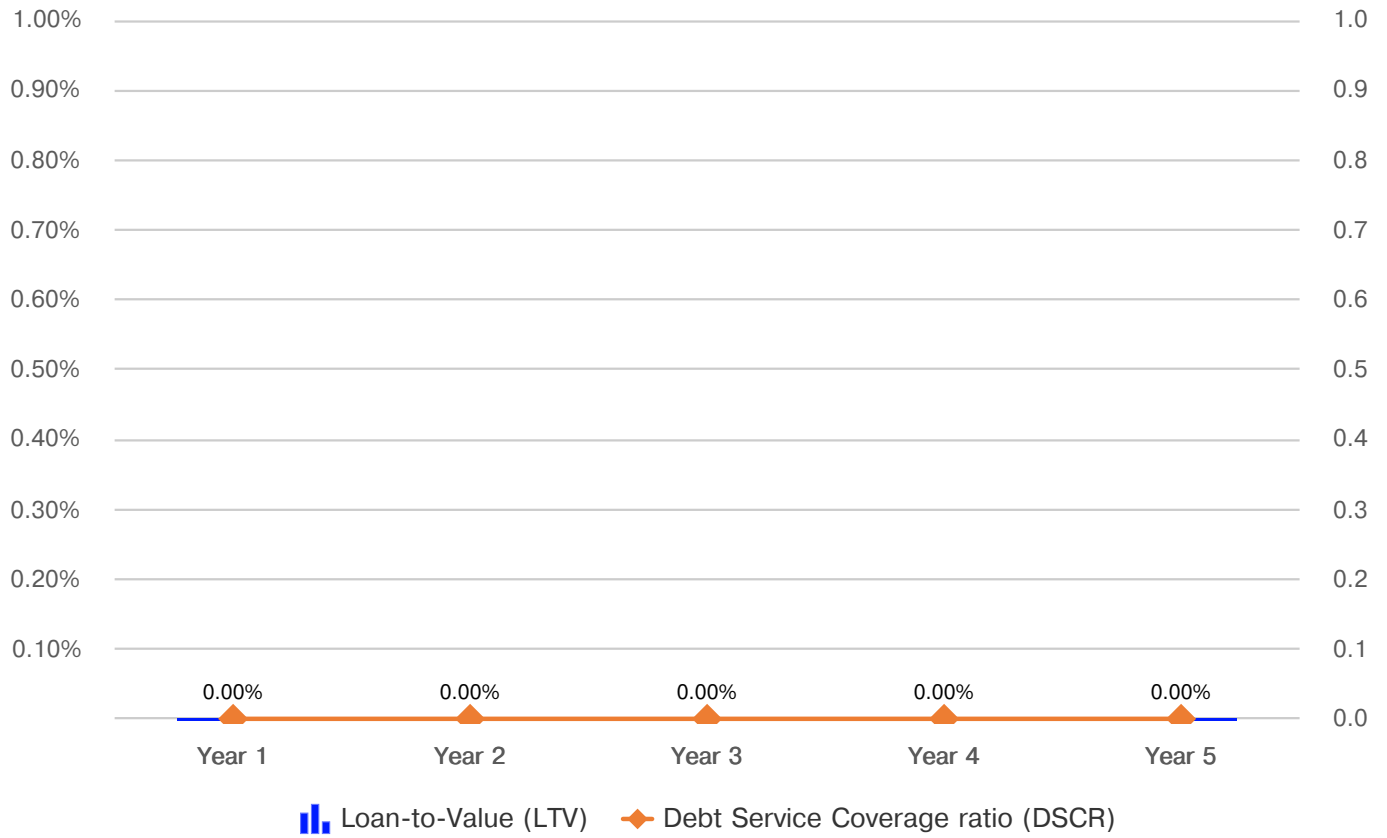
Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	1.89%	6.24%	8.90%

LTV, DSCR & DEBT YIELD ANALYSIS

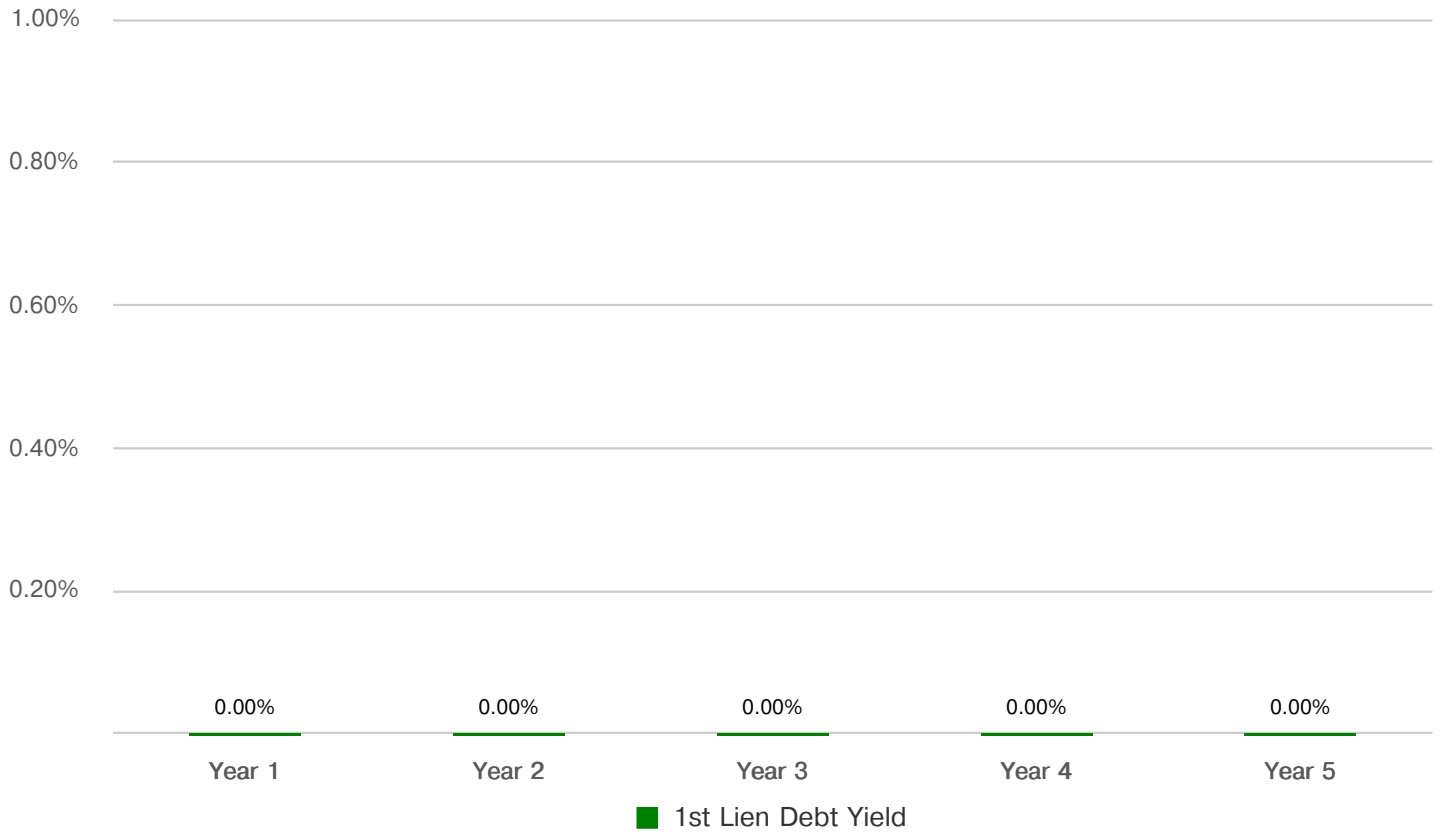
1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
Loan-to-Value (LTV) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Service Coverage Ratio - 1st Lien	0.00	0.00	0.00	0.00	0.00

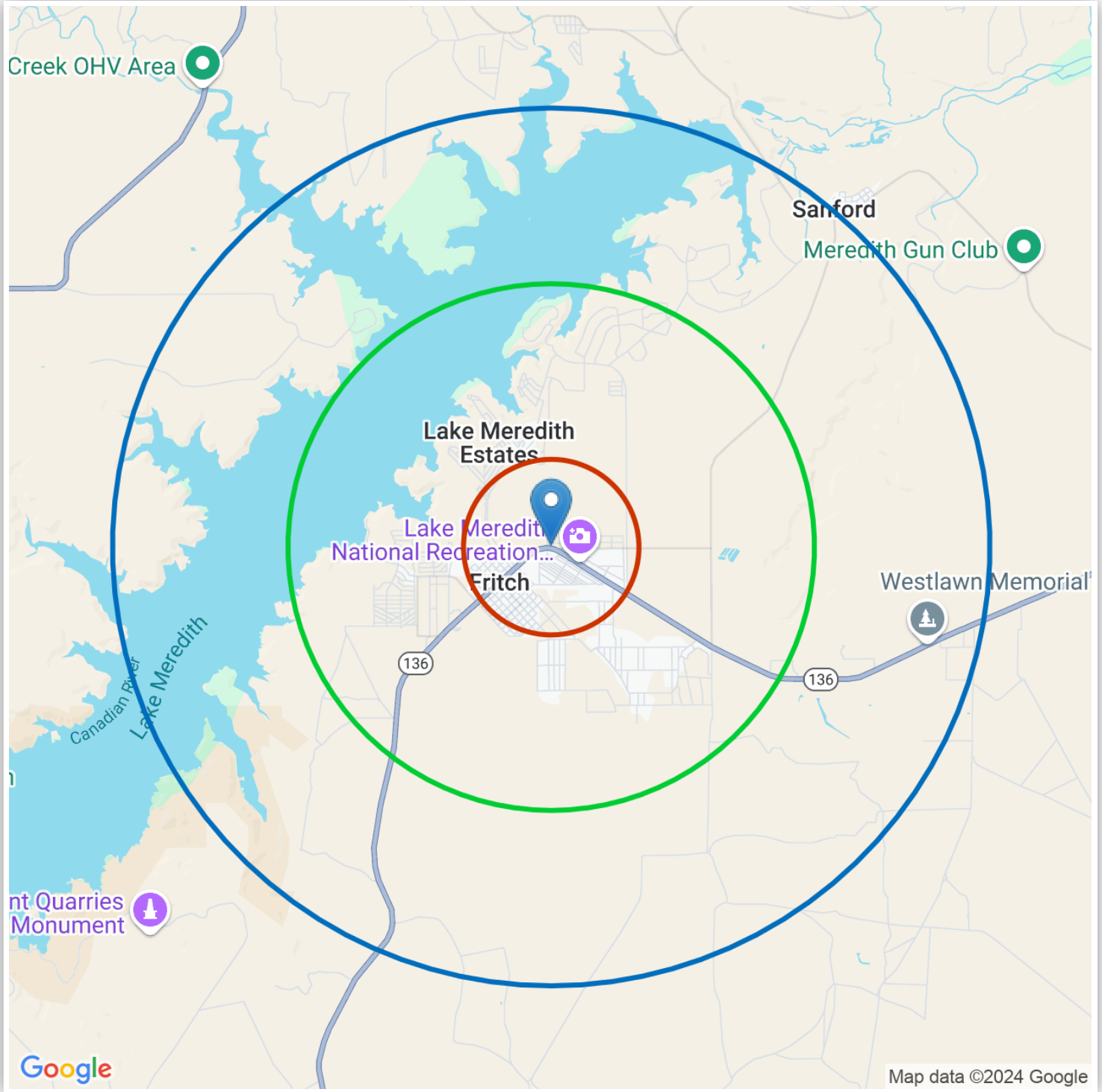
LTV, DSCR & DEBT YIELD ANALYSIS

Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
Debt Yield Ratio (DYR) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

1,947
Population

44.5 Median Age

2.3
Average Household Size

838
2020 Total Households

EDUCATION

5.84%
No High School Diploma

2.96%
High School Graduate

26.77%
Some College

7.86%
Bachelor's/ Grad

BUSINESS

54
Total Businesses

401
Total Employees

EMPLOYMENT

3
Manufacturing Employees

98
Retail Trade Employees

27
Eating & Drinking Employees

12
Finance/Ins/Real Estate Emp

4% Unemployment Rate

INCOME

\$69,399
Median Household Income

\$37,486
Per Capita Income

\$300,582
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (26.63%)

The smallest group : \$200,000+ (3.67%)

Indicator	Value(%)	
< \$15,000	8.17	■
\$15,000 - \$24,999	5.33	■
\$25,000 - \$34,999	5.21	■
\$35,000 - \$49,999	8.99	■
\$50,000 - \$74,999	26.63	■
\$75,000 - \$99,999	8.4	■
\$100,000 - \$149,999	26.63	■
\$150,000 - \$199,999	7.22	■
\$200,000+	3.67	■

LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

4,335
Population

45 Median Age

2.38
Average Household Size

1,853
2020 Total Households

EDUCATION

6.68%

No High School Diploma

2.89%

High School Graduate

25.14%

Some College

10.92%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

132
Retail Trade Employees

8
Manufacturing Employees

37
Eating & Drinking Employees

18
Finance/Ins/Real Estate Emp

3.5% Unemployment Rate

INCOME

\$72,898
Median Household Income

\$38,554
Per Capita Income

\$320,695
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (28.38%) ■

The smallest group : \$200,000+ (3.9%) ■

Indicator	Value(%)	
< \$15,000	6.75	■
\$15,000 - \$24,999	4.67	■
\$25,000 - \$34,999	5.6	■
\$35,000 - \$49,999	9.06	■
\$50,000 - \$74,999	25.41	■
\$75,000 - \$99,999	8.73	■
\$100,000 - \$149,999	28.38	■
\$150,000 - \$199,999	7.57	■
\$200,000+	3.9	■

LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

4,640
Population

45.1 Median Age

2.35
Average Household Size

2,010
2020 Total Households

EDUCATION

6.57%

No High School Diploma

2.91%

High School Graduate

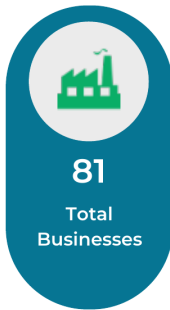
24.29%

Some College

11.24%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

140
Retail Trade Employees

8
Manufacturing Employees

20
Finance/Ins/Real Estate Emp

39
Eating & Drinking Employees

4.6% Unemployment Rate

INCOME

\$73,721
Median Household Income

\$39,049
Per Capita Income

\$324,506
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.7%) ■

The smallest group : \$200,000+ (4.11%) ■

Indicator	Value(%)	
< \$15,000	6.9	■
\$15,000 - \$24,999	4.57	■
\$25,000 - \$34,999	5.48	■
\$35,000 - \$49,999	9.03	■
\$50,000 - \$74,999	24.91	■
\$75,000 - \$99,999	8.73	■
\$100,000 - \$149,999	27.7	■
\$150,000 - \$199,999	8.63	■
\$200,000+	4.11	■

LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036

INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



1,947
Population
Total

0.35%
Population
Growth

2.3
Average
HH Size

44.5
Median
Age

37.8
Diversity
Index

\$69,399
Median HH
Income

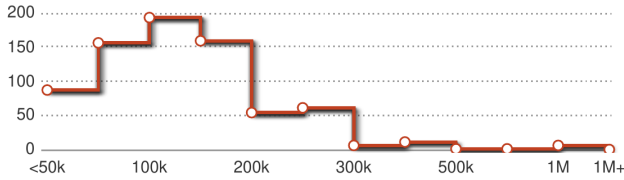
\$132,254
Median Home
Value

20.79%
Under 18

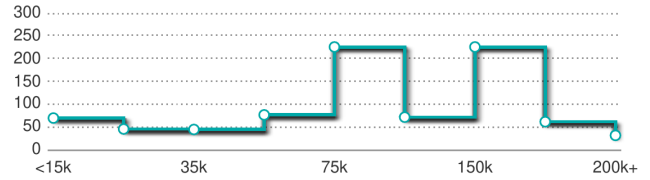
54.41%
Ages 18
to 65

24.79%
Aged 66+

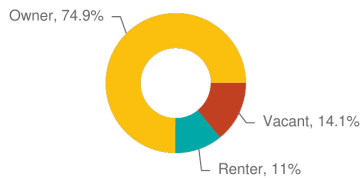
HOME VALUE



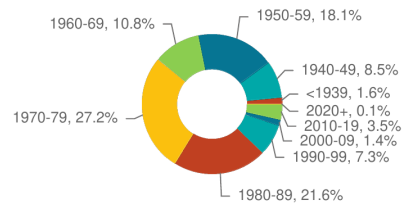
HOUSEHOLD INCOME



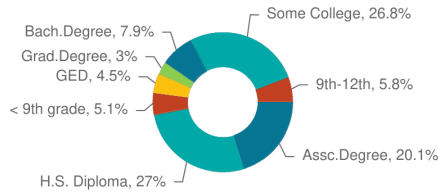
HOME OWNERSHIP



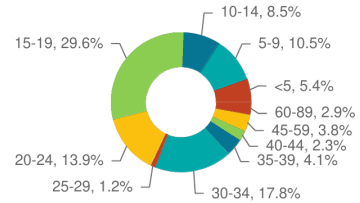
HOUSING: YEAR BUILT



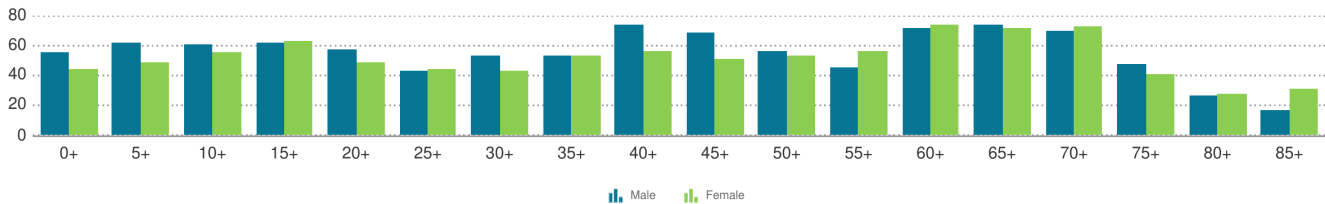
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



4,335
Population
Total

-0.11%
Population
Growth

2.38
Average
HH Size

45
Median
Age

40.9
Diversity
Index

\$72,898
Median HH
Income

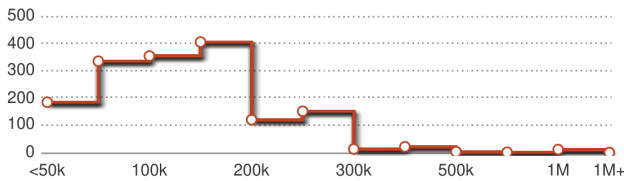
\$139,589
Median Home
Value

20.39%
Under 18

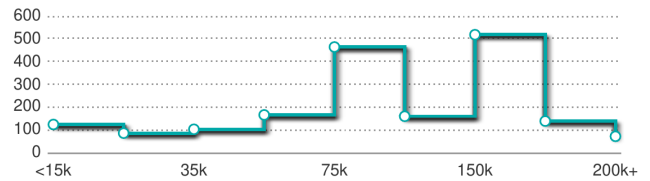
54.93%
Ages 18
to 65

24.68%
Aged 66+

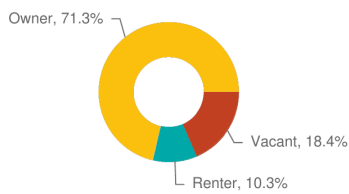
HOME VALUE



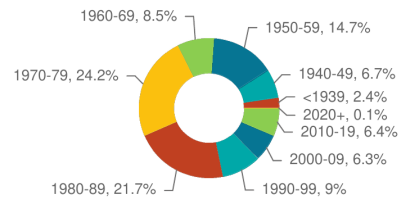
HOUSEHOLD INCOME



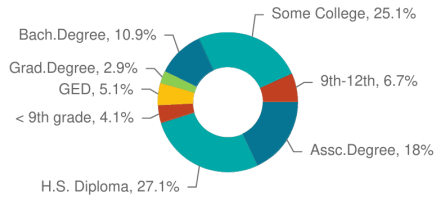
HOME OWNERSHIP



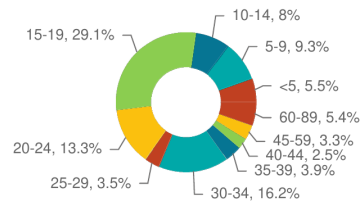
HOUSING: YEAR BUILT



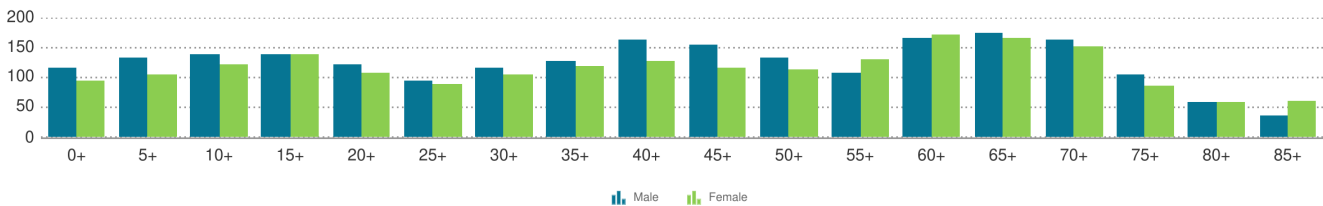
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



4,640
Population
Total

-0.27%
Population
Growth

2.35
Average
HH Size

45.1
Median
Age

41.1
Diversity
Index

\$73,721
Median HH
Income

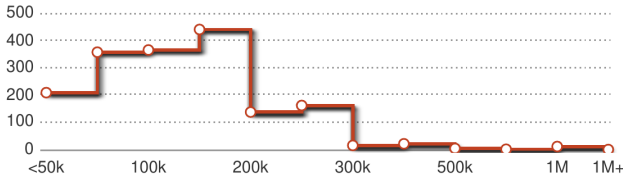
\$140,453
Median Home
Value

20.41%
Under 18

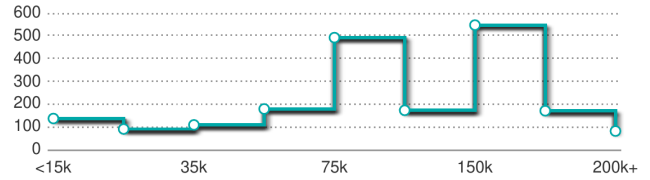
54.94%
Ages 18
to 65

24.66%
Aged 66+

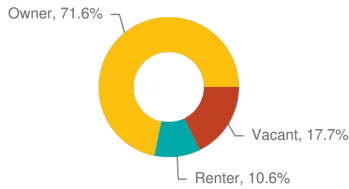
HOME VALUE



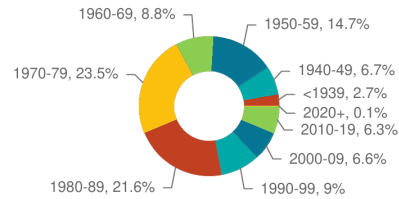
HOUSEHOLD INCOME



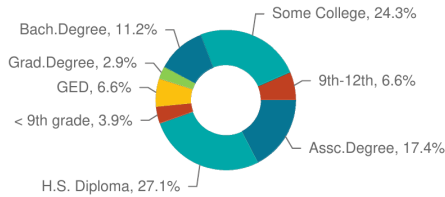
HOME OWNERSHIP



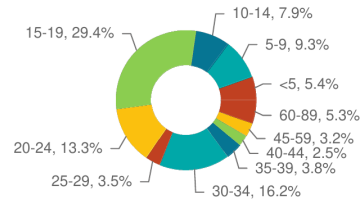
HOUSING: YEAR BUILT



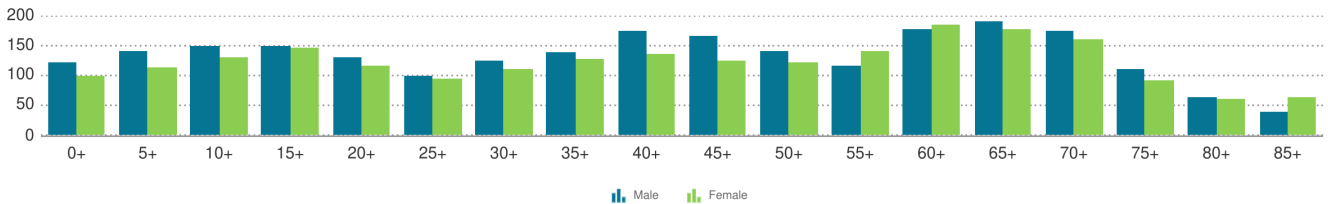
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

1,947 Population	845 Households	44.5 Median Age
2.3 Avg Size Household	\$69,399 Median Household Income	\$132,254 Median Home Value
74 Wealth Index	193 Housing Affordability	37.8 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.35%



2024-2029
Forecasted
Growth Rate

-0.13%



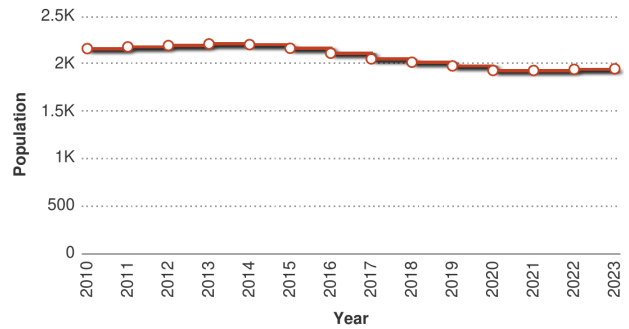
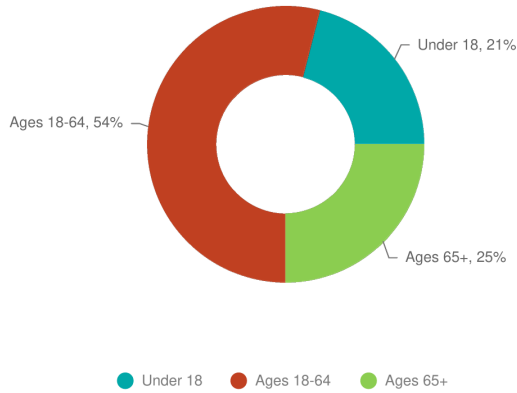


Household
Population
1,937



Population
Density
617

POPULATION BY AGE



DAYTIME POPULATION



1,547
2024 Total Daytime Population



1,093
2024 Daytime Pop: Residents




454
2024 Daytime Pop: Workers




493
2024 Daytime Pop Density


POPULATION BY GENERATION




6.11%
Greatest Gen: Born
1945/Earlier




26.25%
Baby Boomer: Born
1946 to 1964




18.34%
Generation X: Born
1965 to 1980



19.57%
Millennial: Born 1981
to 1998

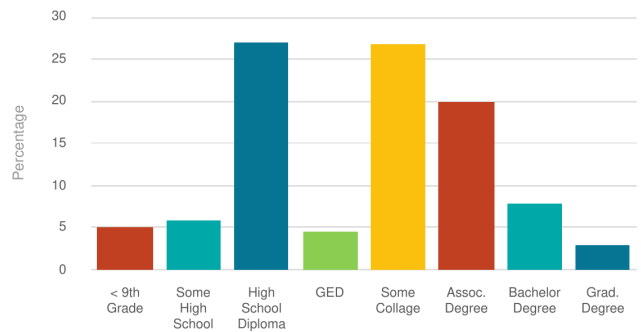


21.16%
Generation Z: Born
1999 to 2016



8.58%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

4,335 Population	1,822 Households	45 Median Age
2.38 Avg Size Household	\$72,898 Median Household Income	\$139,589 Median Home Value
79 Wealth Index	192 Housing Affordability	40.9 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.11%



2024-2029
Forecasted
Growth Rate

-0.25%





Household
Population

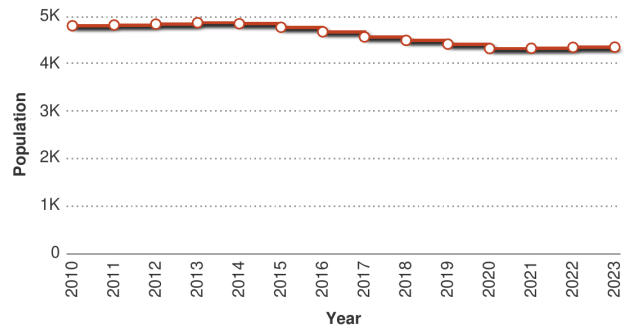
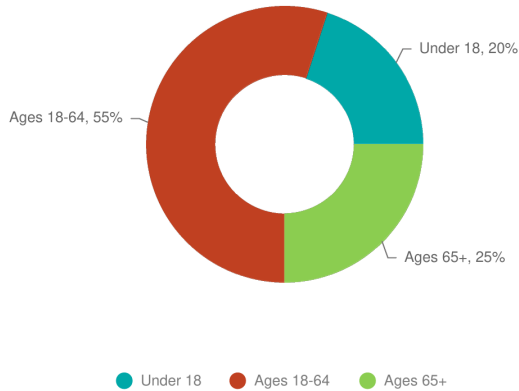
4,283



Population
Density

152

POPULATION BY AGE



DAYTIME POPULATION



2,842
2024 Total Daytime Population



2,315
2024 Daytime Pop: Residents




527
2024 Daytime Pop: Workers




101
2024 Daytime Pop Density


POPULATION BY GENERATION




5.77%
Greatest Gen: Born
1945/Earlier




26.71%
Baby Boomer: Born
1946 to 1964




18.82%
Generation X: Born
1965 to 1980



19.61%
Millennial: Born 1981
to 1998

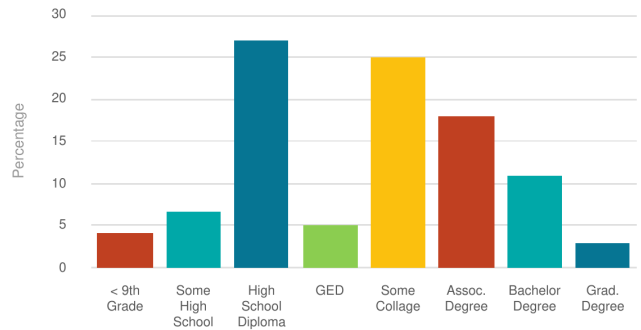


20.92%
Generation Z: Born
1999 to 2016



8.14%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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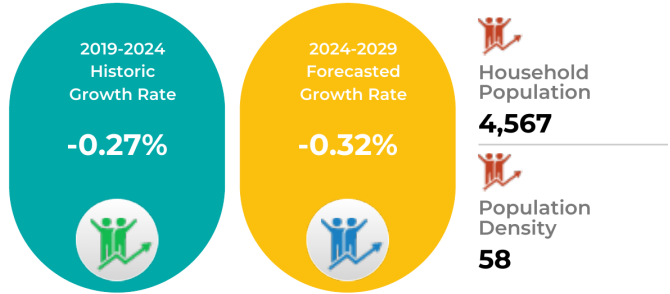
205 E BROADWAY STREET, FRITCH, TX, 79036

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

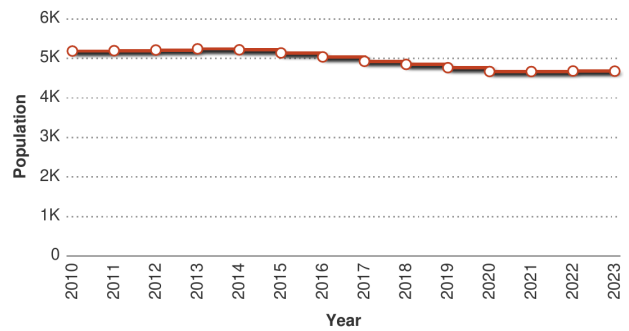
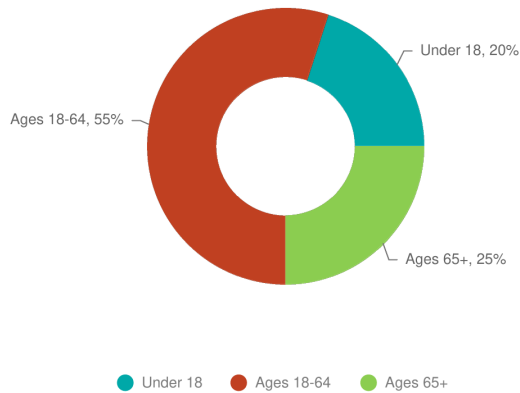
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

4,640 Population	1,971 Households	45.1 Median Age
2.35 Avg Size Household	\$73,721 Median Household Income	\$140,453 Median Home Value
81 Wealth Index	193 Housing Affordability	41.1 Diversity Index

HISTORICAL & FORECAST POPULATION



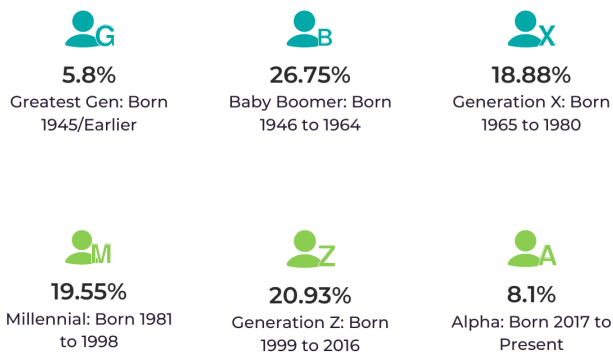
POPULATION BY AGE



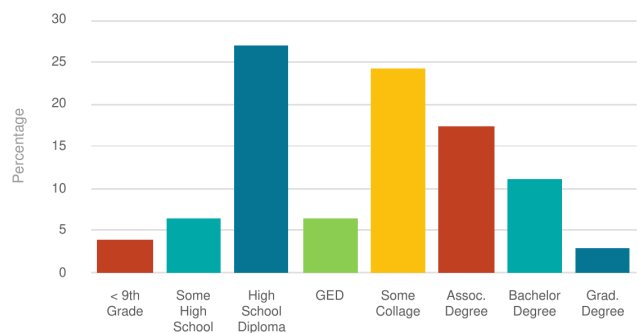
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

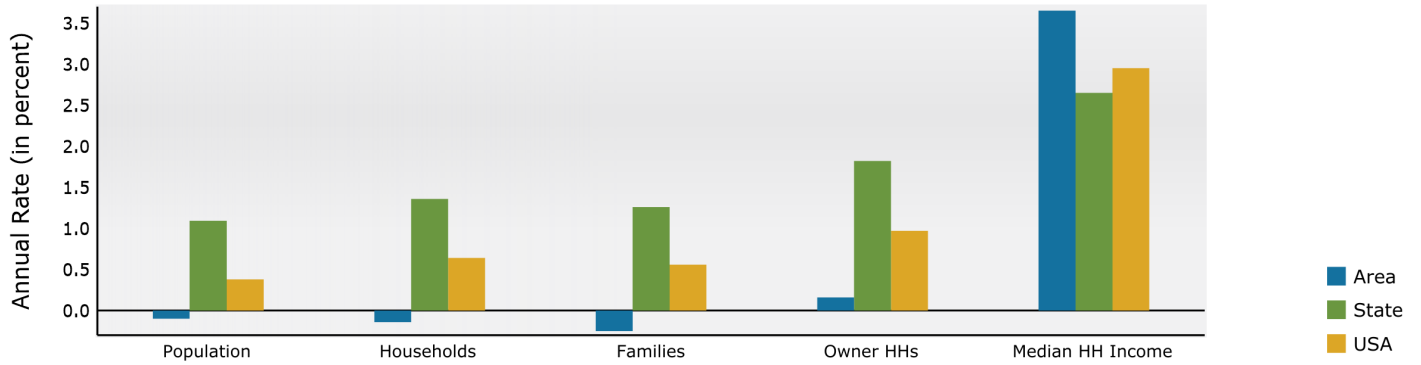
Summary	Census 2010	Census 2020	2024	2029				
Population	2,144	1,918	1,947	1,937				
Households	894	838	845	839				
Families	643	566	554	547				
Average Household Size	2.40	2.29	2.30	2.31				
Owner Occupied Housing Units	773	724	737	743				
Renter Occupied Housing Units	121	114	108	96				
Median Age	41.9	44.4	44.5	45.5				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.10%	1.09%	0.38%					
Households	-0.14%	1.36%	0.64%					
Families	-0.25%	1.26%	0.56%					
Owner HHs	0.16%	1.82%	0.97%					
Median Household Income	3.65%	2.65%	2.95%					
Households by Income			2024	2029				
			Number	Percent				
<\$15,000			69	8.2%				
\$15,000 - \$24,999			45	5.3%				
\$25,000 - \$34,999			44	5.2%				
\$35,000 - \$49,999			76	9.0%				
\$50,000 - \$74,999			225	26.6%				
\$75,000 - \$99,999			71	8.4%				
\$100,000 - \$149,999			225	26.6%				
\$150,000 - \$199,999			61	7.2%				
\$200,000+			31	3.7%				
			Number	Percent				
Median Household Income			\$69,399	\$83,030				
Average Household Income			\$88,649	\$102,494				
Per Capita Income			\$37,486	\$43,250				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	137	6.4%	97	5.1%	101	5.2%	100	5.2%
5 - 9	147	6.9%	108	5.6%	111	5.7%	103	5.3%
10 - 14	146	6.8%	132	6.9%	117	6.0%	111	5.7%
15 - 19	138	6.4%	122	6.4%	126	6.5%	107	5.5%
20 - 24	99	4.6%	84	4.4%	107	5.5%	107	5.5%
25 - 34	244	11.4%	188	9.8%	187	9.6%	214	11.0%
35 - 44	223	10.4%	243	12.7%	238	12.2%	215	11.1%
45 - 54	321	15.0%	198	10.3%	228	11.7%	256	13.2%
55 - 64	326	15.2%	294	15.3%	250	12.8%	210	10.8%
65 - 74	190	8.9%	281	14.7%	290	14.9%	277	14.3%
75 - 84	135	6.3%	118	6.2%	144	7.4%	186	9.6%
85+	38	1.8%	54	2.8%	48	2.5%	54	2.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,034	94.9%	1,664	86.8%	1,670	85.8%	1,638	84.6%
Black Alone	13	0.6%	7	0.4%	7	0.4%	7	0.4%
American Indian Alone	25	1.2%	25	1.3%	28	1.4%	28	1.4%
Asian Alone	4	0.2%	6	0.3%	6	0.3%	6	0.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	25	1.2%	38	2.0%	42	2.2%	47	2.4%
Two or More Races	43	2.0%	178	9.3%	194	10.0%	211	10.9%
Hispanic Origin (Any Race)	131	6.1%	161	8.4%	179	9.2%	200	10.3%

Data Note: Income is expressed in current dollars.

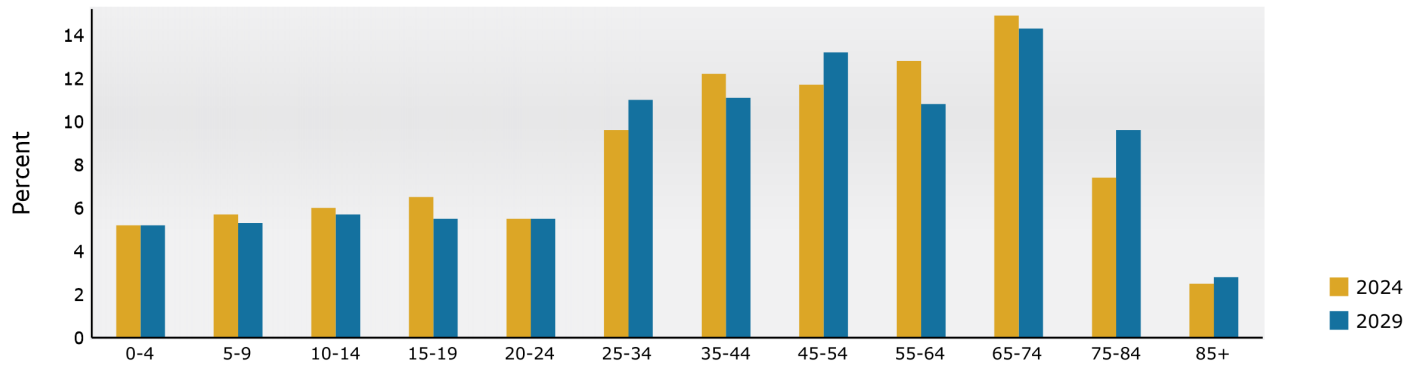
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

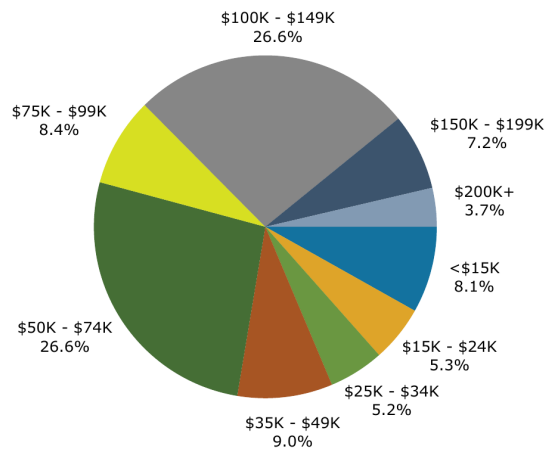
Trends 2024-2029



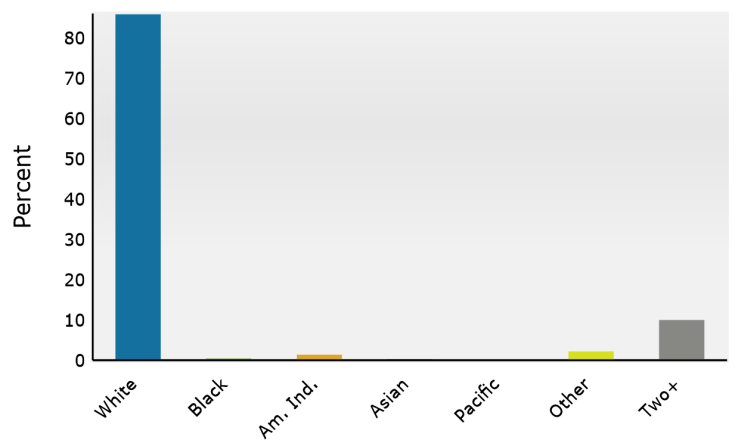
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

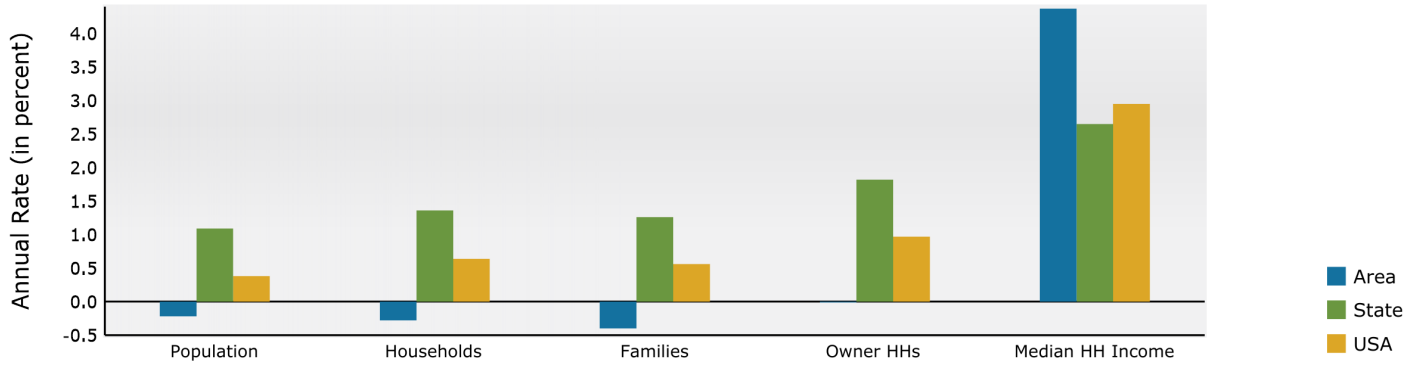
Summary	Census 2010	Census 2020	2024	2029				
Population	4,853	4,356	4,335	4,287				
Households	1,973	1,853	1,822	1,797				
Families	1,424	1,269	1,211	1,187				
Average Household Size	2.45	2.35	2.38	2.38				
Owner Occupied Housing Units	1,707	1,607	1,593	1,592				
Renter Occupied Housing Units	266	246	229	205				
Median Age	43.3	44.8	45.0	46.0				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.22%	1.09%	0.38%					
Households	-0.28%	1.36%	0.64%					
Families	-0.40%	1.26%	0.56%					
Owner HHs	-0.01%	1.82%	0.97%					
Median Household Income	4.37%	2.65%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	123	6.8%	102	5.7%				
\$15,000 - \$24,999	85	4.7%	58	3.2%				
\$25,000 - \$34,999	102	5.6%	71	4.0%				
\$35,000 - \$49,999	165	9.1%	122	6.8%				
\$50,000 - \$74,999	463	25.4%	435	24.2%				
\$75,000 - \$99,999	159	8.7%	167	9.3%				
\$100,000 - \$149,999	517	28.4%	558	31.1%				
\$150,000 - \$199,999	138	7.6%	200	11.1%				
\$200,000+	71	3.9%	85	4.7%				
Median Household Income	\$72,898		\$90,269					
Average Household Income	\$91,638		\$105,604					
Per Capita Income	\$38,554		\$44,316					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	296	6.1%	209	4.8%	212	4.9%	209	4.9%
5 - 9	324	6.7%	246	5.6%	239	5.5%	217	5.1%
10 - 14	332	6.8%	294	6.7%	261	6.0%	238	5.6%
15 - 19	297	6.1%	281	6.5%	277	6.4%	237	5.5%
20 - 24	221	4.6%	176	4.0%	233	5.4%	231	5.4%
25 - 34	533	11.0%	435	10.0%	406	9.4%	457	10.7%
35 - 44	504	10.4%	552	12.7%	539	12.4%	494	11.5%
45 - 54	772	15.9%	465	10.7%	520	12.0%	571	13.3%
55 - 64	754	15.5%	700	16.1%	578	13.3%	480	11.2%
65 - 74	442	9.1%	632	14.5%	659	15.2%	636	14.8%
75 - 84	294	6.1%	262	6.0%	311	7.2%	406	9.5%
85+	85	1.8%	107	2.5%	100	2.3%	112	2.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,573	94.2%	3,729	85.6%	3,667	84.6%	3,572	83.3%
Black Alone	27	0.6%	19	0.4%	20	0.5%	20	0.5%
American Indian Alone	55	1.1%	65	1.5%	71	1.6%	71	1.7%
Asian Alone	14	0.3%	17	0.4%	18	0.4%	20	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	89	1.8%	110	2.5%	118	2.7%	130	3.0%
Two or More Races	96	2.0%	415	9.5%	440	10.2%	474	11.1%
Hispanic Origin (Any Race)	350	7.2%	421	9.7%	452	10.4%	498	11.6%

Data Note: Income is expressed in current dollars.

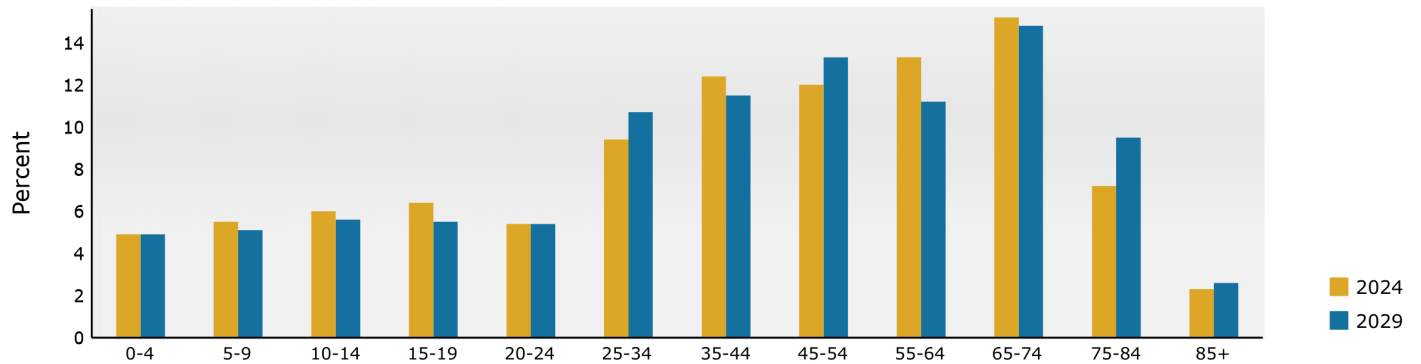
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

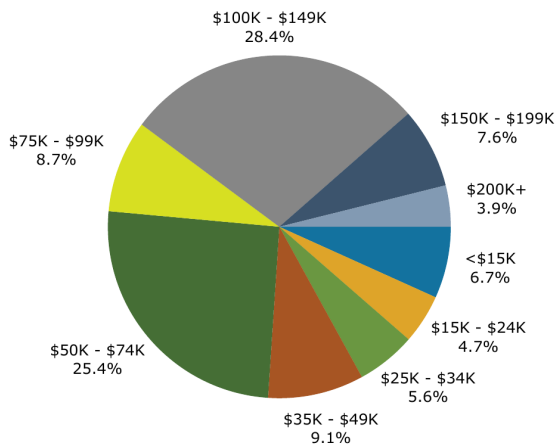
Trends 2024-2029



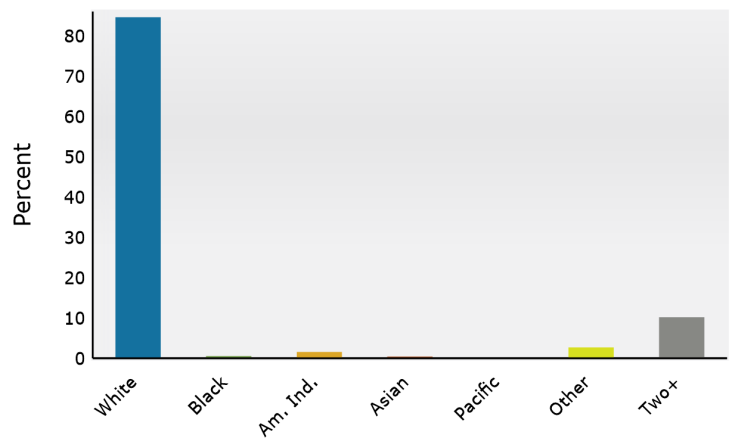
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 10.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

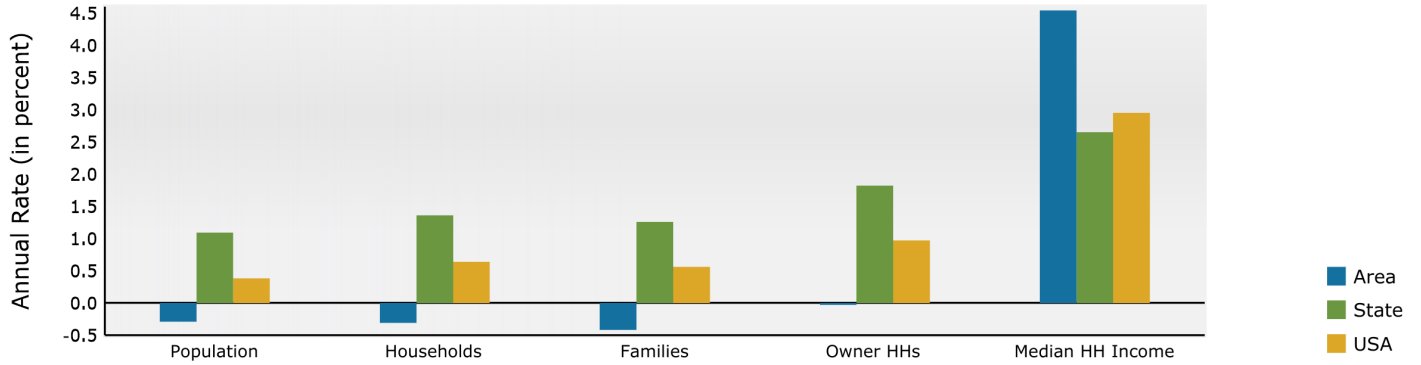
Summary	Census 2010	Census 2020	2024	2029				
Population	5,231	4,693	4,640	4,573				
Households	2,145	2,010	1,971	1,941				
Families	1,553	1,378	1,312	1,285				
Average Household Size	2.43	2.33	2.35	2.35				
Owner Occupied Housing Units	1,850	1,736	1,716	1,713				
Renter Occupied Housing Units	294	274	255	228				
Median Age	43.6	44.8	45.1	46.1				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.29%	1.09%	0.38%					
Households	-0.31%	1.36%	0.64%					
Families	-0.42%	1.26%	0.56%					
Owner HHs	-0.03%	1.82%	0.97%					
Median Household Income	4.54%	2.65%	2.95%					
Households by Income			2024	2029				
	Number	Percent	Number	Percent				
<\$15,000	136	6.9%	111	5.7%				
\$15,000 - \$24,999	90	4.6%	61	3.1%				
\$25,000 - \$34,999	108	5.5%	75	3.9%				
\$35,000 - \$49,999	178	9.0%	132	6.8%				
\$50,000 - \$74,999	491	24.9%	460	23.7%				
\$75,000 - \$99,999	172	8.7%	181	9.3%				
\$100,000 - \$149,999	546	27.7%	590	30.4%				
\$150,000 - \$199,999	170	8.6%	235	12.1%				
\$200,000+	81	4.1%	97	5.0%				
Median Household Income			\$73,721	\$92,025				
Average Household Income			\$93,170	\$107,166				
Per Capita Income			\$39,049	\$44,888				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	317	6.1%	224	4.8%	225	4.8%	221	4.8%
5 - 9	346	6.6%	267	5.7%	256	5.5%	230	5.0%
10 - 14	360	6.9%	316	6.7%	281	6.1%	254	5.6%
15 - 19	314	6.0%	301	6.4%	297	6.4%	254	5.6%
20 - 24	239	4.6%	188	4.0%	247	5.3%	246	5.4%
25 - 34	571	10.9%	466	9.9%	430	9.3%	485	10.6%
35 - 44	543	10.4%	595	12.7%	577	12.4%	525	11.5%
45 - 54	846	16.2%	502	10.7%	557	12.0%	611	13.4%
55 - 64	814	15.6%	762	16.2%	624	13.4%	514	11.2%
65 - 74	477	9.1%	674	14.4%	705	15.2%	683	14.9%
75 - 84	314	6.0%	285	6.1%	333	7.2%	430	9.4%
85+	92	1.8%	115	2.5%	108	2.3%	121	2.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,925	94.2%	4,013	85.5%	3,922	84.5%	3,807	83.2%
Black Alone	29	0.6%	20	0.4%	22	0.5%	22	0.5%
American Indian Alone	59	1.1%	72	1.5%	77	1.7%	76	1.7%
Asian Alone	15	0.3%	19	0.4%	20	0.4%	22	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	100	1.9%	122	2.6%	129	2.8%	141	3.1%
Two or More Races	103	2.0%	446	9.5%	470	10.1%	505	11.0%
Hispanic Origin (Any Race)	377	7.2%	460	9.8%	488	10.5%	536	11.7%

Data Note: Income is expressed in current dollars.

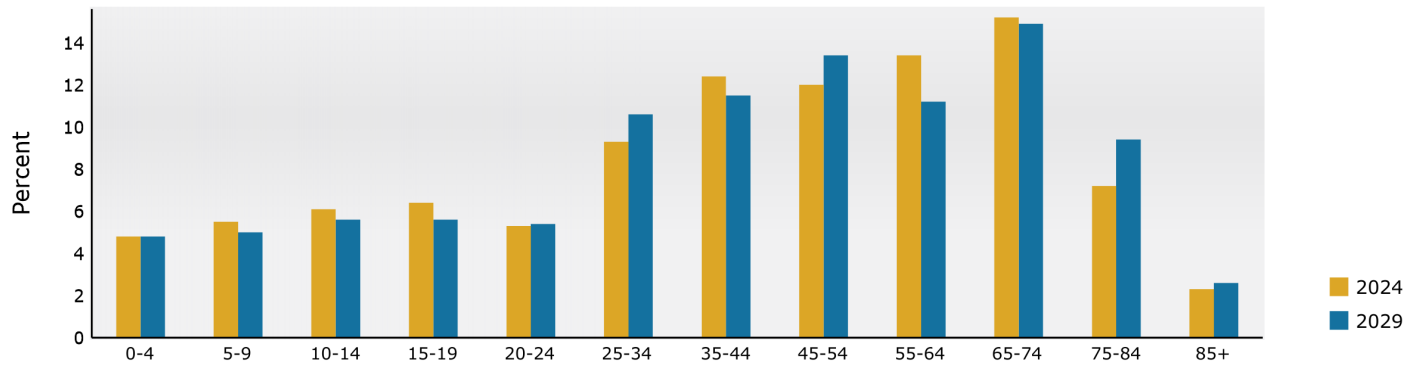
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

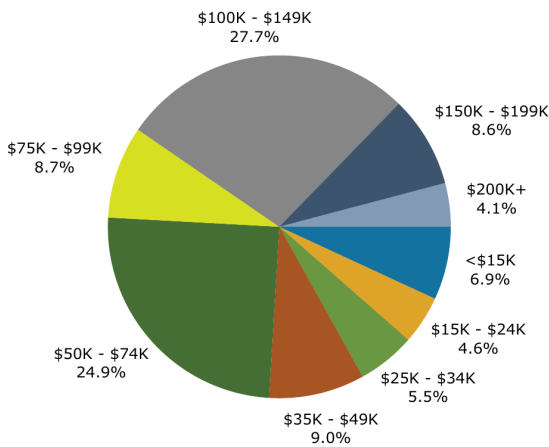
Trends 2024-2029



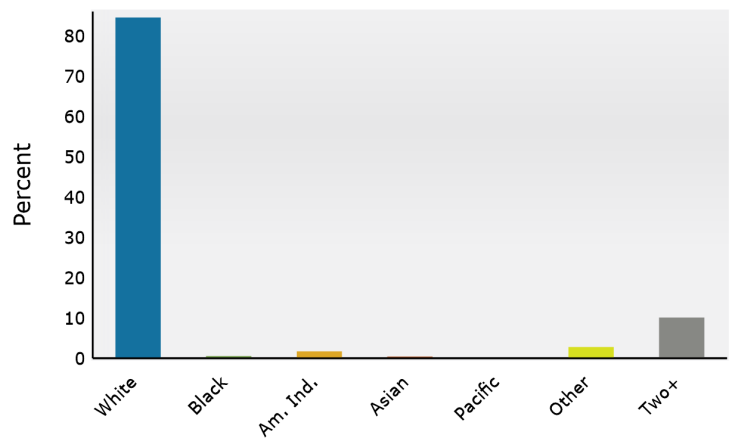
Population by Age



2024 Household Income



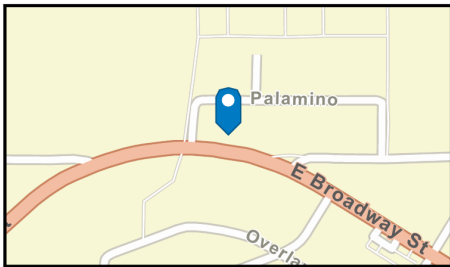
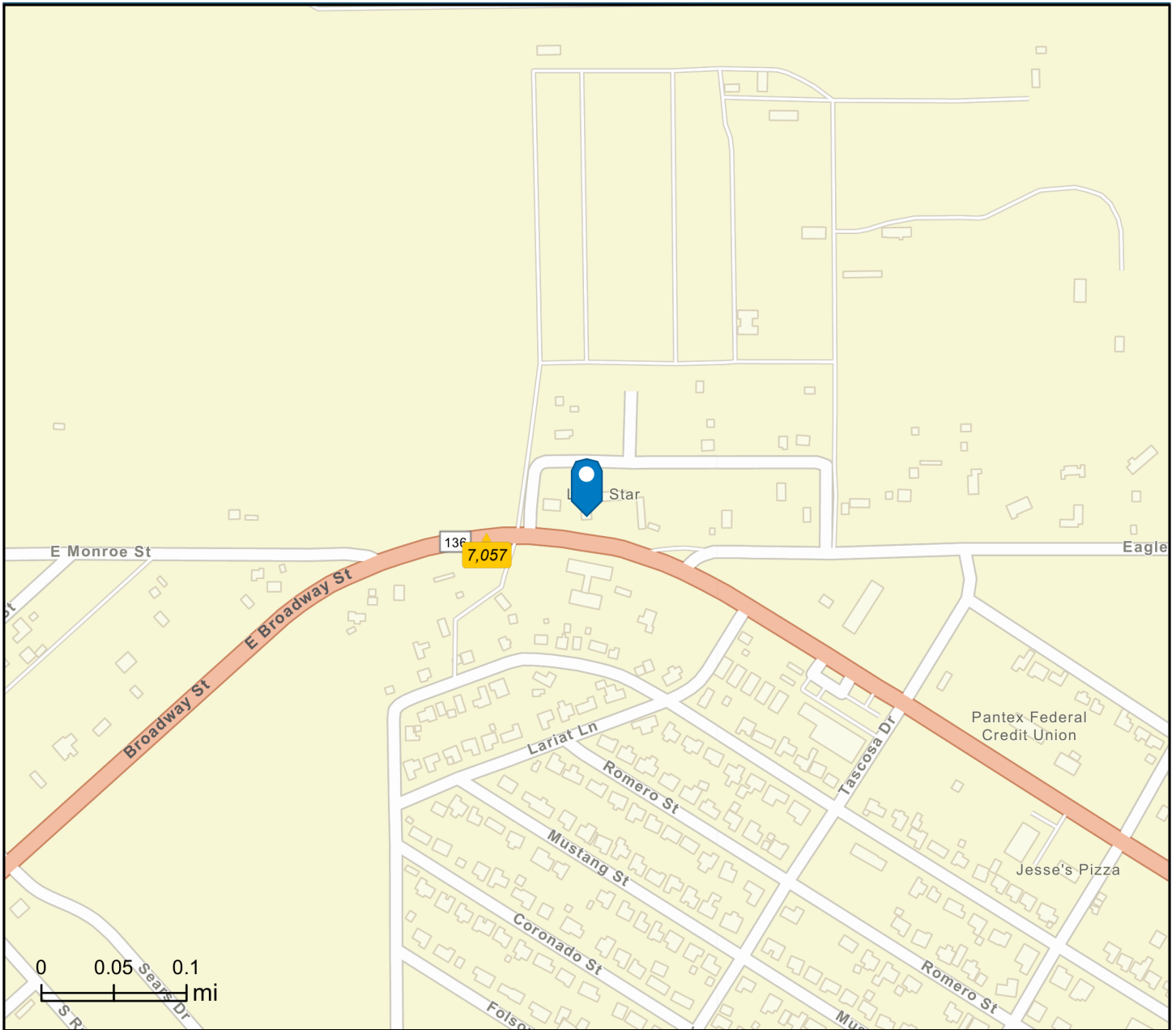
2024 Population by Race



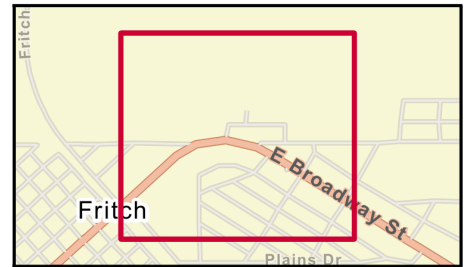
2024 Percent Hispanic Origin: 10.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

AREA LOCATION MAP



LONE STAR MOTEL

205 E Broadway
Street
Fritch, TX, 79036



AERIAL ANNOTATION MAP



LONE

STAR MOTEL

205 E Broadway
Street
Fritch, TX, 79036



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Phone: 214-612-6300

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CONTACT



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