

OCEAN INN

FOR SALE

4013 Padre Blvd South Padre Island, TX 78597



SALE PRICE

\$2,590,000

Telma Lopez

(956) 755-9560

telma@cbcriograndevalley.com

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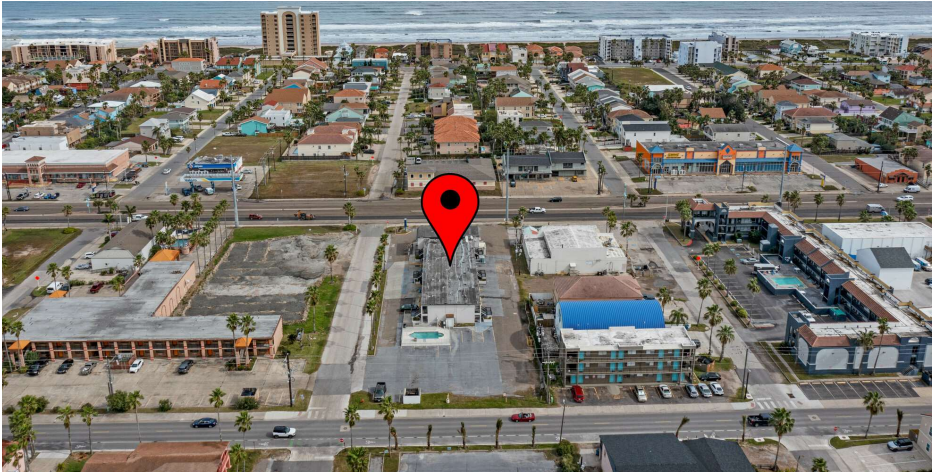


**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY OVERVIEW

OCEAN INN

4013 Padre Blvd., South Padre Island, TX 78597



OFFERING SUMMARY

Sale Price:	\$2,590,000
Building Size:	13,854 SF
Lot Size:	43,556 SF
Year Built:	1983
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	South Padre Island

PROPERTY OVERVIEW

This two-story, 53-room hotel presents a strong investment opportunity within an Opportunity Zone. It offers key amenities, including a pool, high-speed internet, and public Wi-Fi, all in a smoke-free setting. Zoned for commercial use, the property allows flexibility for future development. Additionally, it is well-positioned near two airports: Brownsville/South Padre Island International (38 minutes) and Valley International Airport (64 minutes).

PROPERTY HIGHLIGHTS

- 53-room, two-story hotel
- Located in an Opportunity Zone
- Pool, high-speed internet, public Wi-Fi, smoke-free environment
- Proximity to airports 38 minutes to Brownsville/South Padre Island International, 64 minutes to Valley International Airport

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INTERIOR PHOTOS

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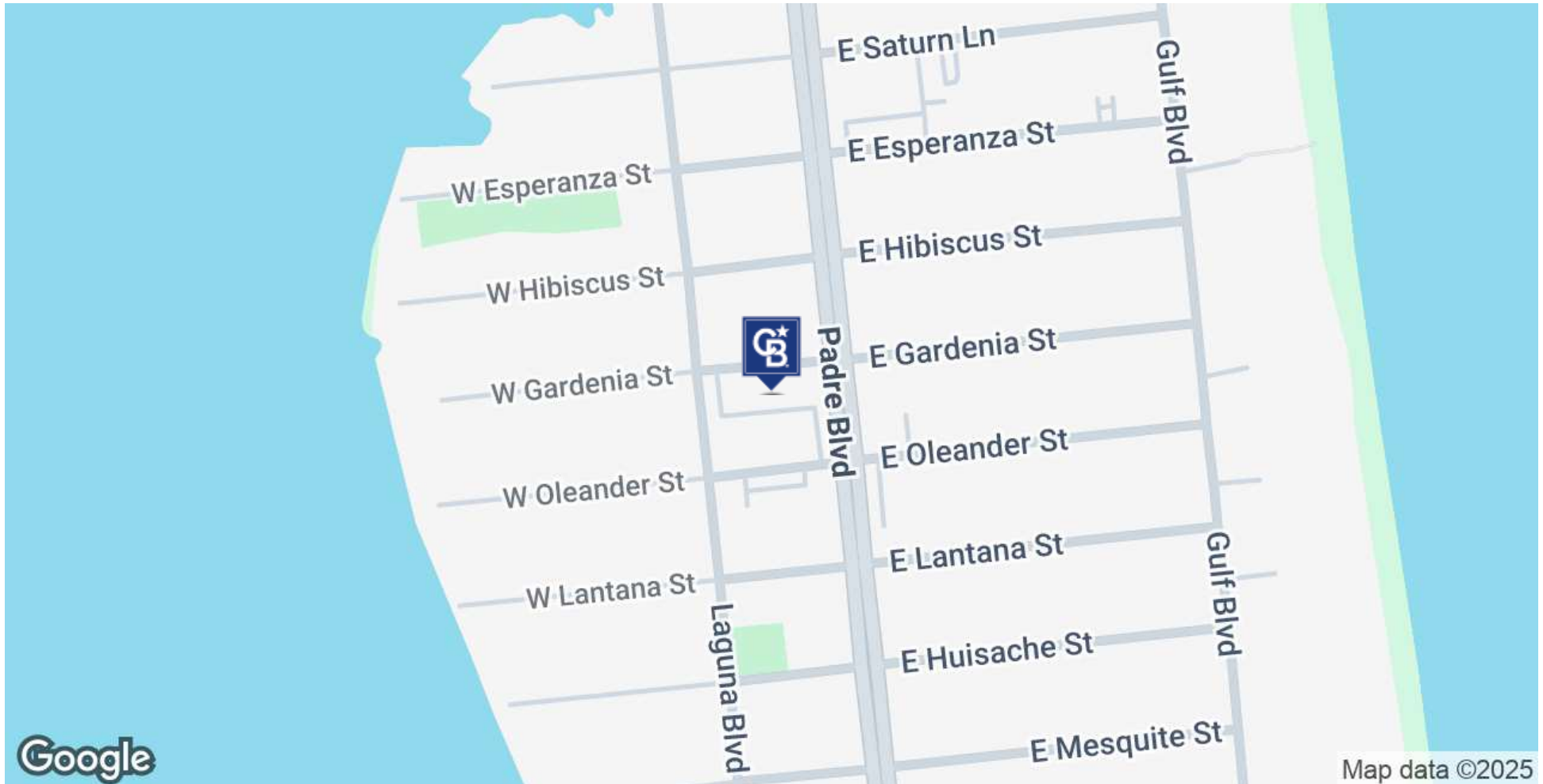
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LOCATION MAP

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DEMOGRAPHICS

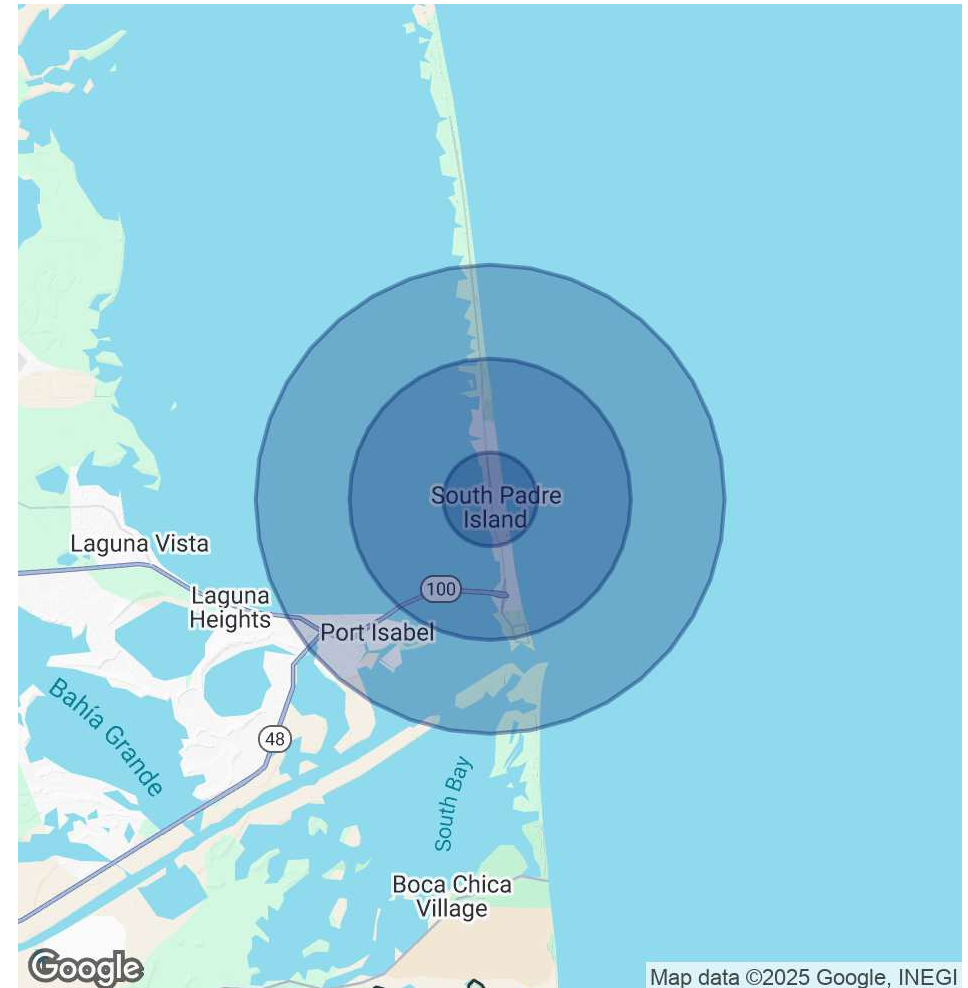
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,307	2,060	6,845
Average Age	54	54	47
Average Age (Male)	54	54	47
Average Age (Female)	54	54	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	652	1,028	2,937
# of Persons per HH	2	2	2.3
Average HH Income	\$121,377	\$121,377	\$89,899
Average House Value	\$465,905	\$465,902	\$340,692

Demographics data derived from AlphaMap



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