



NewGenAdv.com

EXCLUSIVE LISTING:

Days Inn

(Medical Center)

2102 S. Coulter St.
Amarillo, TX 79106

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000

Richard Queen
NewGen Advisory TX LLC
DESIGNATED BROKER
TX #422024



INVESTMENT PROFILE	3
PROPERTY IMPRESSIONS	6
LOCATION INFORMATION	10
ADVISOR BIOS	19

EXCLUSIVELY LISTED BY:

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jjgar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000



NewGenAdv.com

INVESTMENT PROFILE

EXCLUSIVELY LISTED BY:

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000

Richard Queen
NewGen Advisory TX LLC
DESIGNATED BROKER
TX #422024







Jigar “Jay” Desai and Devesh “Devo” Ragma of NewGen Advisory are pleased to present the Days Inn Amarillo Medical Center for sale - an established economy hotel operating under the trusted Wyndham Hotels & Resorts brand. Situated in a suburban Amarillo market, this 50-room, two-story property encompasses approximately 21,445 square feet on 2.08 acres of commercially zoned (HC) land. Originally constructed in 1996 and fully renovated in 2024, the hotel features exterior corridors and offers a variety of guest amenities, including high-speed internet access, a fitness center, public Wi-Fi, a smoke-free environment, a refreshing indoor pool, and select rooms with private patios. This property presents an exceptional opportunity for investors seeking a well-maintained asset with stable performance and the backing of a globally recognized franchise.



PROPERTY HIGHLIGHTS

- 50 units, two-story, exterior corridor
- Three bedroom manager's apartment on site
- Priced to sell at \$56,000/key
- Fully Renovated and Turn-Key Property perfect for Owner Operator
- Financing Available via SBA 7a, SBA 504, and Conventional Loan Programs
- Upcoming developments coming to Amarillo such as an AI and Energy Campus and Neighborhood Revitalization

OFFERING SUMMARY

	Sale Price:	\$2,800,000
	Building Size:	21,445 SF
	Lot Size:	2.08 AC
	Year Built:	1996
	Renovation Completed:	2024
	Number of Rooms:	50
	Stories:	2
	Zoning:	HC
	Hotel Type:	Economy



NewGenAdv.com

PROPERTY IMPRESSIONS

EXCLUSIVELY LISTED BY:

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000

Richard Queen
NewGen Advisory TX LLC
DESIGNATED BROKER
TX #422024



ADDITIONAL PHOTOS

Days Inn (Medical Center)
Amarillo, TX







NewGenAdv.com

LOCATION INFORMATION

EXCLUSIVELY LISTED BY:

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000

Richard Queen
NewGen Advisory TX LLC
DESIGNATED BROKER
TX #422024



Once known for its cattle drives and Route 66 charm, Amarillo, Texas is entering a new era of innovation and development. Guided by City Plan: Vision 2045, the city is merging its western heritage with forward-thinking investments in technology, housing, and infrastructure. From a groundbreaking AI-powered data campus to new zoning reforms and neighborhood revitalization projects, Amarillo is rapidly emerging as a modern hub for growth in the Texas Panhandle.

- **AI and Energy Campus (“HyperGrid”):** Fermi America and the Texas Tech University System are developing a 5,800-acre Advanced Energy & Intelligence Campus near Amarillo. Designed to generate up to 11 gigawatts of power and house 18 million square feet of data center capacity, the project will combine nuclear, solar, wind, and natural gas energy sources, with initial operations expected by late 2026.
- **Housing and Zoning Update (MD-1 District):** The city’s new “Moderate Density (MD-1)” zoning district will introduce smaller lots, duplexes, and townhomes to expand affordable housing and create walkable neighborhoods that complement existing single-family areas.
- **Neighborhood Revitalization:** Projects like the Barrio Neighborhood Plan are improving streetscapes, parks, and infrastructure while encouraging infill development and small business growth in historic areas.
- **Infrastructure and Mobility Enhancements:** Through the Community Investment Program and Regional Mobility Plan, Amarillo is upgrading utilities, transportation networks, and public facilities to support future growth, including new power infrastructure to meet rising industrial demand.

CADILLAC RANCH

Cadillac Ranch, one of Amarillo's most recognizable landmarks, features ten vintage Cadillacs buried nose-first in the ground and covered in layers of vibrant graffiti art. Located along historic Route 66, this public installation attracts thousands of visitors each year, including travelers, artists, and photographers from around the world. The site's constant flow of tourists creates steady demand for nearby hotels, restaurants, and local businesses. Its enduring appeal as a quirky and interactive art experience continues to make it one of the most photographed and talked-about attractions in Texas.



HODGETOWN STADIUM

Hodgetown Stadium, home of the Amarillo Sod Poodles—Double-A affiliate of the Arizona Diamondbacks—serves as a major entertainment hub in downtown Amarillo. With seating for over 6,400 fans and hosting more than 60 home games per season, it draws strong attendance from both residents and out-of-town visitors. The stadium also accommodates concerts, festivals, and community events year-round, generating steady lodging demand and bolstering nearby hospitality businesses. Its downtown location enhances walkability to local dining, retail, and lodging, stimulating additional economic activity throughout the area.



AMARILLO ZOO

The Amarillo Zoo spans 15 acres and is home to more than 80 species from across the globe, including lions, kangaroos, and exotic reptiles. Welcoming over 100,000 visitors annually, the zoo provides interactive exhibits, educational programs, and seasonal events for families and school groups. Its convenient location near downtown Amarillo contributes to consistent leisure travel and repeat visitation throughout the year. As one of the city's most family-friendly destinations, the zoo supports tourism growth while promoting wildlife conservation and community engagement.





AMARILLO BOTANICAL GARDENS

The Amarillo Botanical Gardens encompass four acres of lush gardens, seasonal flower exhibits, and the stunning indoor tropical conservatory. Known for hosting weddings, art shows, and holiday light displays, the venue attracts both local residents and visitors seeking scenic and cultural experiences. The gardens' programming and events contribute to Amarillo's appeal as a vibrant leisure destination. With year-round exhibits and special attractions like the Christmas "Garden of Lights," it continues to draw consistent visitor traffic and media attention.



AMARILLO MUSEUM OF ART

Located on the campus of Amarillo College, the Amarillo Museum of Art houses a diverse collection of Asian, European, and American works. Offering rotating exhibitions, educational programs, and cultural events throughout the year, the museum attracts art enthusiasts and academic visitors alike. With thousands of annual guests, it strengthens the city's reputation as a regional center for arts and culture. The museum's partnerships with local schools and art institutions also enhance its reach, fostering steady attendance and cultural engagement.



BILL'S BACKYARD CLASSICS

Bill's Backyard Classics showcases over 170 vintage and classic cars spanning from the 1920s to the early 2000s. Privately owned and meticulously curated, the museum draws car enthusiasts, collectors, and tourists traveling along I-40. Its niche appeal and proximity to other major attractions make it a unique addition to Amarillo's tourism landscape, fueling both weekday and weekend visitor traffic. Regularly updated exhibits and special car shows encourage repeat visits from regional and national automotive fans.



HARRINGTON HOUSE HISTORIC HOME

Built in 1914, the Harrington House Historic Home stands as one of Amarillo's most elegant examples of early 20th-century architecture. Once the residence of influential philanthropists Don and Sybil Harrington, the mansion now operates as a museum offering guided tours. Its historical significance, preserved interior, and connection to Amarillo's heritage attract both tourists and history lovers throughout the year. The home's status on the National Register of Historic Places further cements its role as a cornerstone of Amarillo's cultural identity. In addition to its architectural beauty, the Harrington House hosts seasonal events and educational tours that highlight Amarillo's civic and philanthropic history, further enriching the city's cultural tourism appeal.

WONDERLAND AMUSEMENT PARK

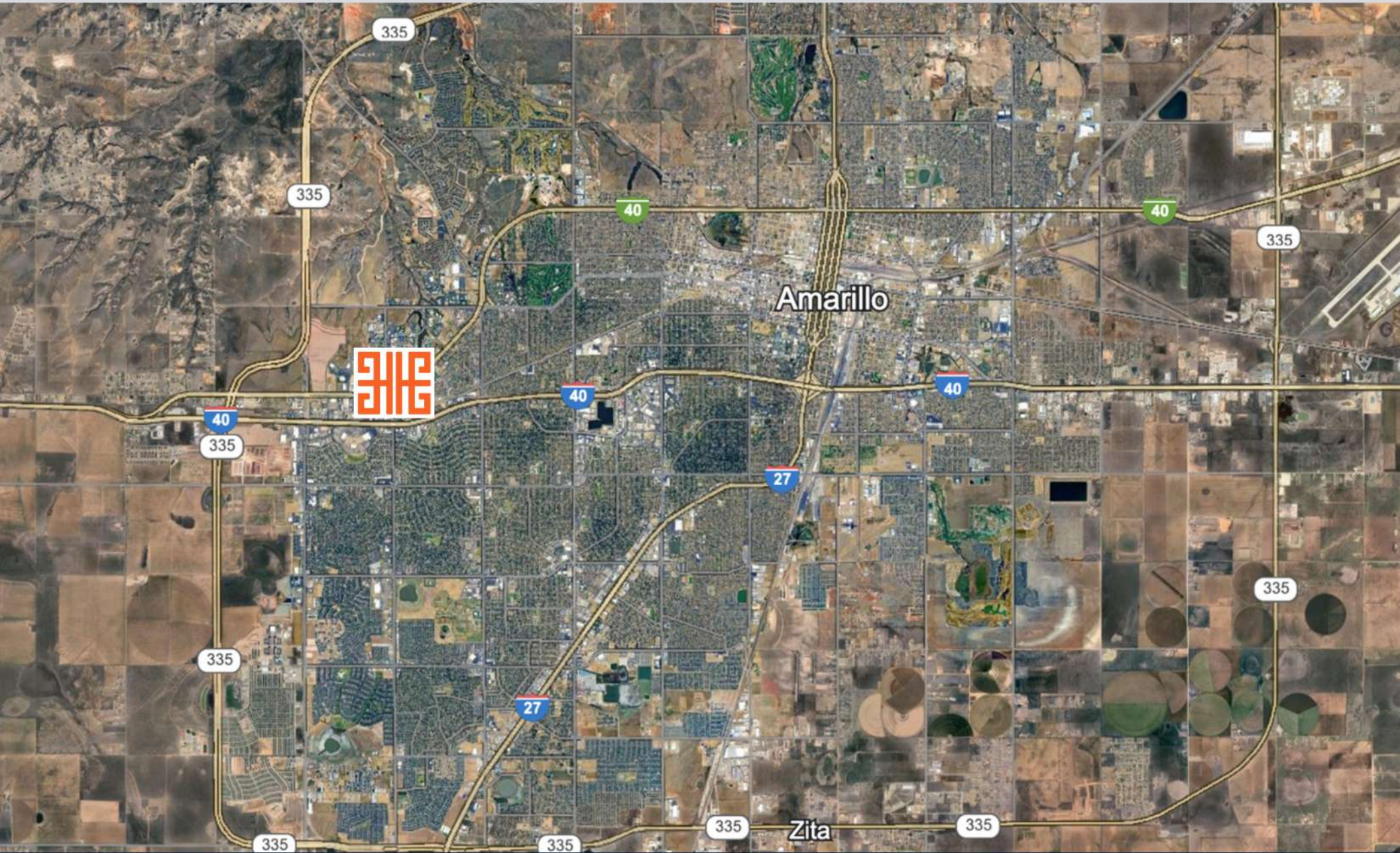
Wonderland Amusement Park, one of Texas' largest family-owned theme parks, features over 30 rides and attractions including roller coasters, water rides, and miniature golf. Operating seasonally since 1951, the park draws more than 200,000 visitors annually from across the region. Its mix of thrill rides and family entertainment generates strong seasonal lodging demand, especially during summer months and school breaks. The park's longevity and continual expansion have made it a beloved tradition for generations of visitors to Amarillo. In addition to its amusement offerings, Wonderland hosts birthday parties, company picnics, and special holiday events that attract both local residents and regional tourists, further boosting Amarillo's family-oriented visitor economy.







Demand Generator	Miles from Property
Amarillo Botanical Gardens	0.8 Miles
Cadillac Ranch	4.1 Miles
Amarillo Museum of Art	5.1 Miles
Harrington House Historic	5.1 Miles
Hodgetown Stadium	5.8 Miles
Amarillo Zoo	7.3 Miles
Wonderland Amusement Park	8.3 Miles
Bill's Backyard Classics	8.4 Miles





NewGenAdv.com

ADVISOR BIOS

EXCLUSIVELY LISTED BY:

Devesh Ragha

Associate

dragha@newgenadv.com

(806) 584-1454

TX#758386

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ #SA675144000

Richard Queen

NewGen Advisory TX LLC

DESIGNATED BROKER

TX #422024



DEVESH "DEVO" RAGHA

ASSOCIATE

dragha@newgenadv.com

DIRECT: 806.584.1454

PROFESSIONAL BACKGROUND

Devesh "Devo" Ragha joined the NewGen Advisory team of Arizona in 2022. He is a born and raised Texan. I have been a part of the hotel industry my entire life. My family started in independent hotels when I was a child and by the time, I was in high school we got into the franchised hotels. Currently we own and operate 2 choice hotel properties, 1 Motel 6, and an independent motel. I have worked in every aspect of the industry including Management, General Contracting, Marketing, and negotiations for new build properties. I became a real estate agent over a year ago and I am loving it. I am blessed to know many of the hoteliers across the country and appreciate the opportunity to represent them.

MEMBERSHIP

Lifetime member of AAHOA



JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

jigar.desai@newgenadv.com

DIRECT: 520.664.4091

PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

All materials and information received or derived from NewGen Advisory, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NewGen Advisory, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NewGen Advisory, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NewGen Advisory, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NewGen Advisory, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



NewGen
ADVISORY

Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004