



FOR SALE

ASHMORE INN & SUITES

4019 S Loop 289, Lubbock, TX 79423

Salman (Sam) Tabani

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TABANI
REALTY

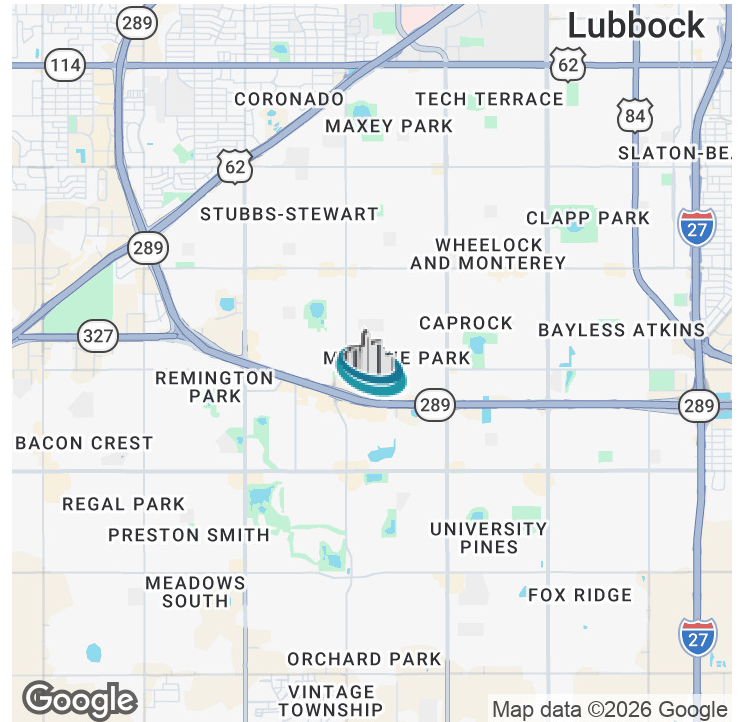
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5851 Legacy Circle
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,300,000
Building Size:	74,695 SF
Lot Size:	4.31 Acres
Number of Rooms:	124
Cap Rate:	10.07%
NOI:	\$634,595
Year Built:	1995
Renovated:	2007
Zoning:	HC
Market:	Lubbock
Submarket:	Texas Panhandle

PROPERTY OVERVIEW

Ashmore Inn & Suites presents a compelling acquisition opportunity in the stable, growing Lubbock, TX market. Strategically positioned near Interstate 27 and South Loop 289, the property benefits from steady demand generators including Texas Tech University, downtown Lubbock's business and government corridor, and the South Plains Mall retail hub. Proximity to Lubbock Preston Smith International Airport further supports consistent transient and corporate travel. Lubbock's diversified economy, anchored by healthcare, education, and agribusiness, provides resilient year-round demand with added upside from university-driven seasonal peaks. The asset offers strong potential for value-add repositioning, brand conversion, or continued operation under its current model, appealing to owner-operators seeking hands-on upside or investors targeting a stable secondary-market hold. With favorable access, visibility, and surrounding commercial density, Ashmore Inn & Suites is well-positioned for sustained occupancy and long-term asset appreciation.

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Additional Photos

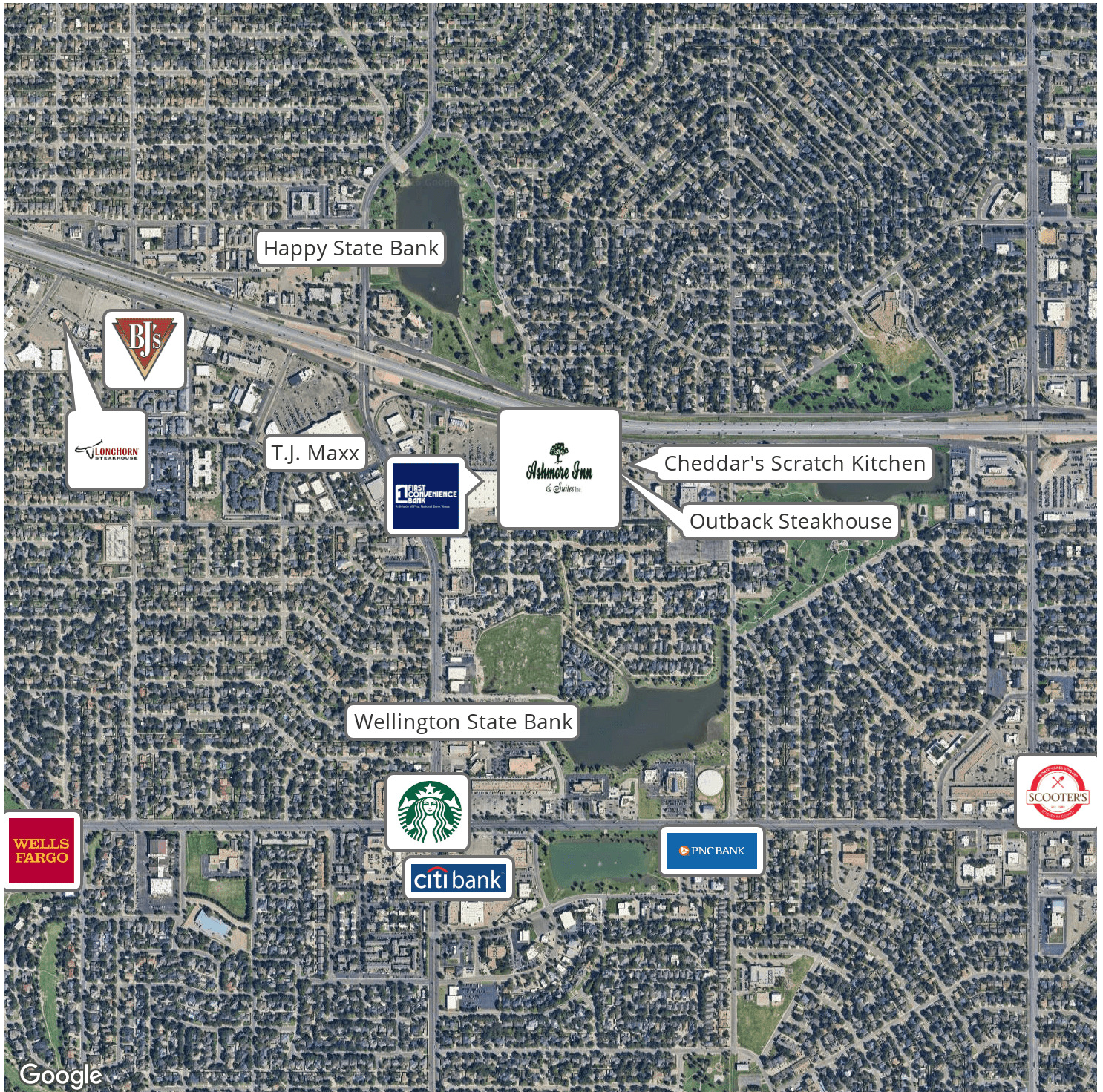




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Retailer Map

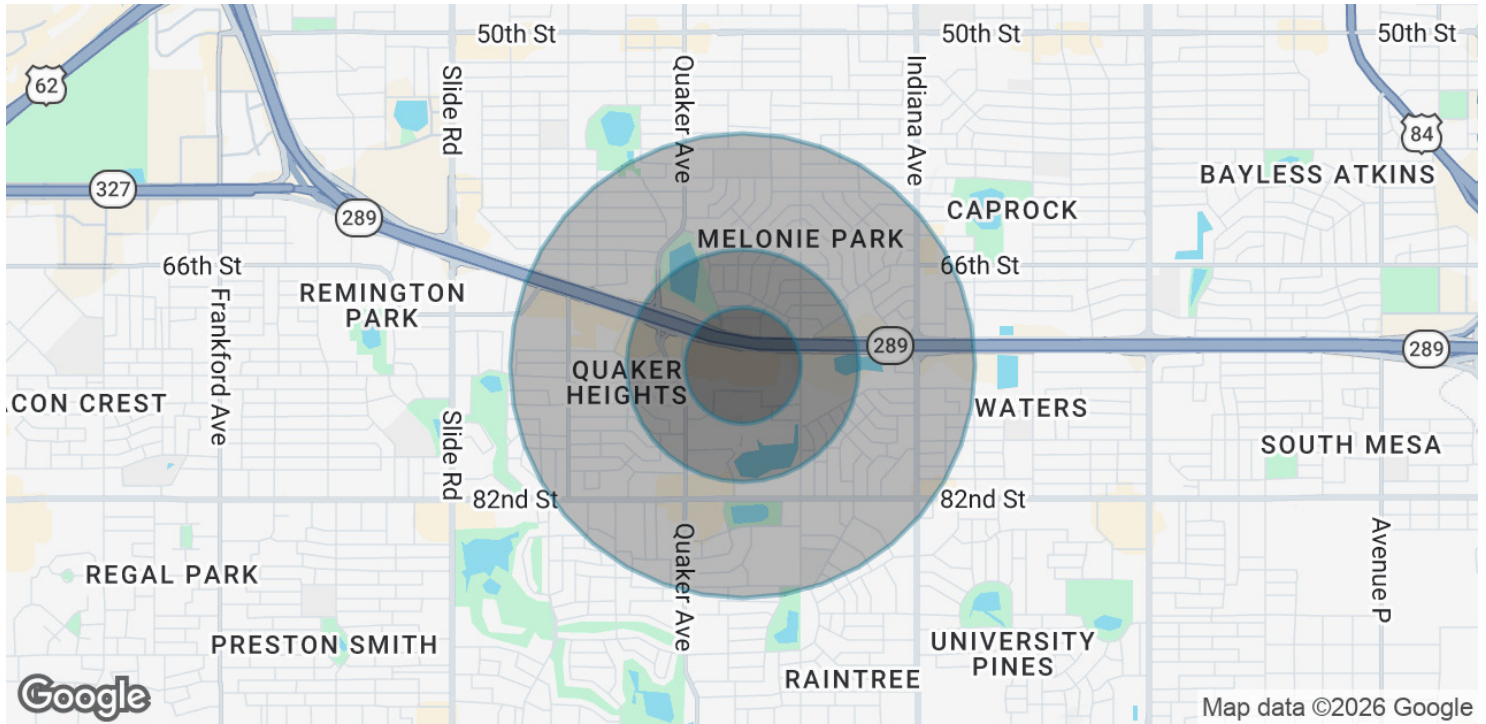




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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	533	2,746	13,353
Average Age	46.0	42.2	37.6
Average Age (Male)	45.5	42.6	37.8
Average Age (Female)	49.5	44.2	38.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	1,099	5,479
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$118,039	\$105,580	\$112,063
Average House Value	\$292,651	\$285,188	\$267,197

2023 American Community Survey (ACS)

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