

**FOR SALE**



**STAY  
EXPRESS  
INN**

**716 EAST TYLER STREET  
ATHENS, TX 75751**



**MC**

**MetroCom Properties, Inc.**

**Brandon Brooks, MAI, AI-GRS  
Commercial Agent  
817.253.8362**

**[brandon@metrocomproperties.com](mailto:brandon@metrocomproperties.com)**



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## STAY EXPRESS INN

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Athens, TX 75751



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### PROPERTY INFORMATION



- 75 GUESTROOMS



- EXTERIOR /INTERIOR CORRIDOR ROOMS AVAILABLE



- BUILT IN 1965



- 34,336 SF / THREE, TWO-STORY BUILDINGS



- LOT SIZE: 2.803 ACRES



- 150 PARKING SPACES



- AMENITIES: OUTDOOR POOL, PUBLIC WIFI, CONFERENCE CENTER, OPERATING NIGHTCLUB BUSINESS, 2 JACUZZI ROOMS, BREAKFAST BAR OPTION, ATM AND VENDING, ON-SITE LAUNDRY, MANAGER'S OFFICE, MANAGER'S SUITE WITH KITCHEN, OWNER'S SUITE WITH KITCHEN

### INVESTMENT HIGHLIGHTS



- 2023

- ADR: \$43.44

- OCCUPANCY: 70%

- REV PAR: \$30.41



- ADDITIONAL BUSINESS INCLUDED IN SALE, THE GC LOUNGE



- FRANCHISE: STAY EXPRESS INN (MINIMAL ANTICIPATED PIPS )



- REQUEST PRICING



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## THE OPPORTUNITY

Introducing the Stay Express Inn - Athens, a 75-room interior/exterior access hotel located along a major roadway in Athens, amidst new development of major retail brands. This prime location offers a lucrative investment opportunity in a growing area.

Recently, five rooms were brought back online, adding immediate value to the property. The property features a profitable nightclub, which is included in the sale, providing an additional revenue stream. With hands-on management, there is significant potential to further increase revenue from the nightclub.

The current management has not utilized the recently upgraded breakfast bar or marketed the Event Center and night club, presenting untapped potential for increased revenue. There are numerous value-add opportunities with these spaces, making this property an attractive investment.

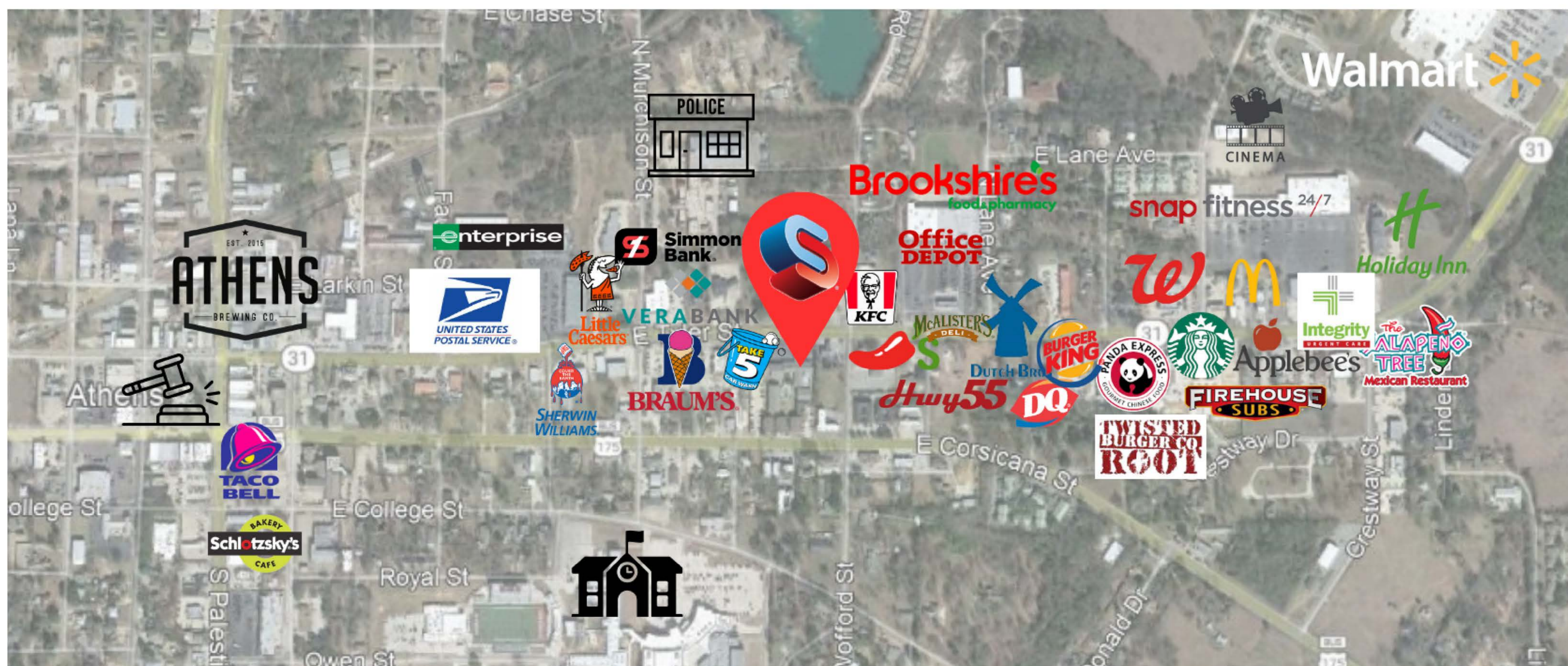
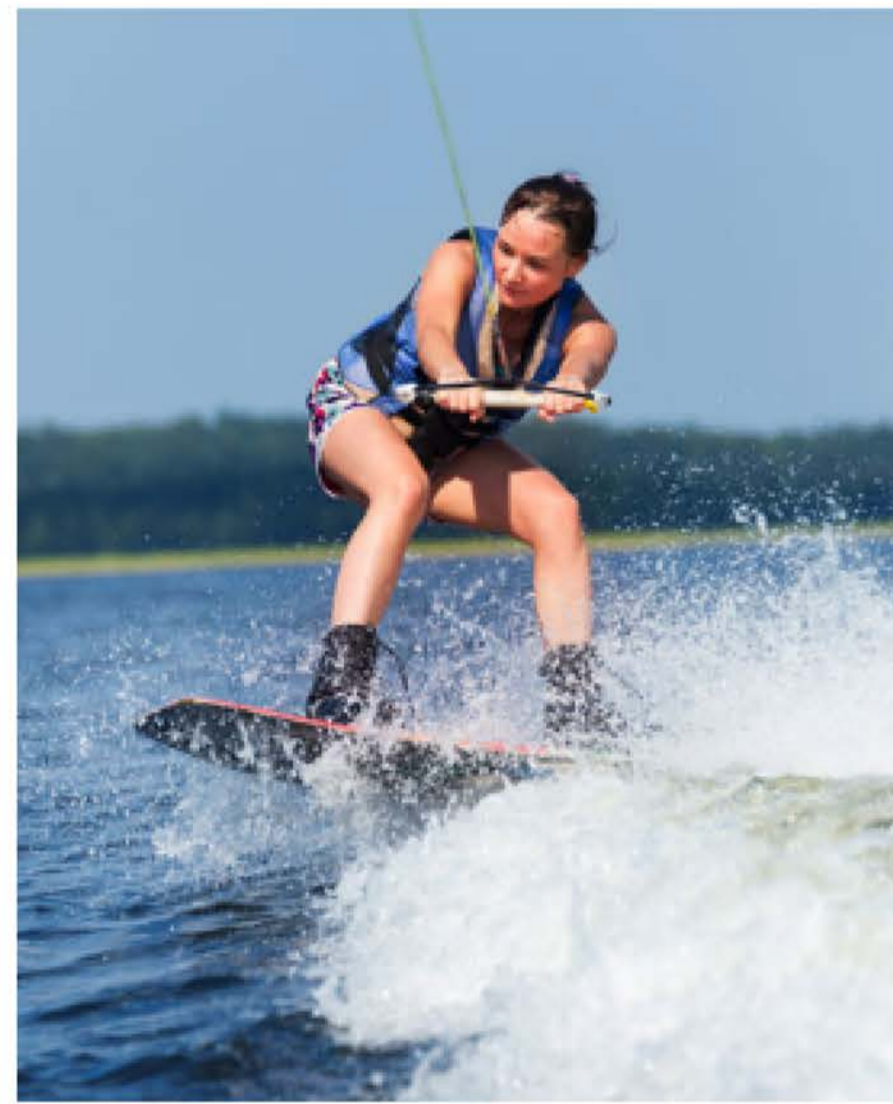
Stay Express Inn - Athens is currently under a franchise agreement that is easy to work with.

The property is currently set up for both on-site management and ownership suites, providing flexibility and convenience for owners or managers. On-site management space could also be rented as a premium extended-stay suite, complete with a newly upgraded kitchen.

Don't miss out on this exciting opportunity to invest in a thriving area with multiple avenues for revenue growth. Contact us today to learn more!



# PRIME LOCATION



# WHY ATHENS?



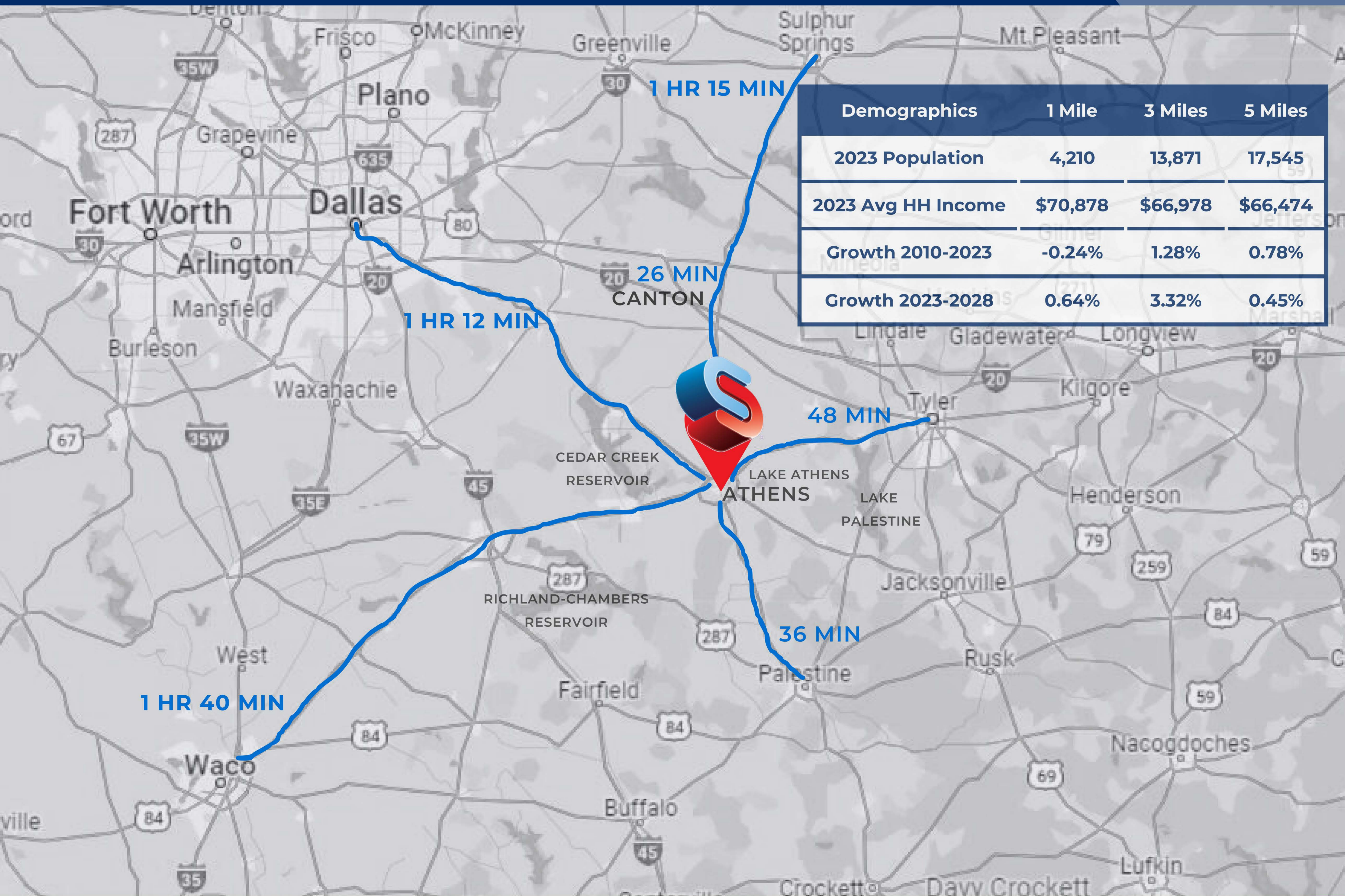
- Major attractions include:
  - Lake Athens and Texas Freshwater Fisheries Center (5 Miles East)
  - East Texas Arboretum (2 Miles West)
  - Downtown Athens Square (0.5 Miles West)
  - Henderson County Fairpark Complex (3 Miles East)
  
- Situated within an easy drive from three interstate highways; 20, 35 and 45, and is ideally located 75 miles southeast of Dallas, 189 miles north of Houston, 35 miles from Tyler, Corsicana and Palestine and 26 miles from Canton
  
- Stay Express Inn is located along the redevelopment corridor of Athens. Recent construction projects have been completed on either side of the property along East Tyler Street.
  
- Several ongoing construction projects in the City have attracted traveling workers in need of extended accommodations.



# TRADE AREA



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Demographics	1 Mile	3 Miles	5 Miles
2023 Population	4,210	13,871	17,545
2023 Avg HH Income	\$70,878	\$66,978	\$66,474
Growth 2010-2023	-0.24%	1.28%	0.78%
Growth 2023-2028	0.64%	3.32%	0.45%



# PHOTO GALLERY



MetroCom Properties, Inc.





# PHOTO GALLERY

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# PHOTO GALLERY



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# STAY EXPRESS INN ATHENS

The logo consists of the letters 'MC' in a white, stylized, sans-serif font, centered within a dark blue square.

## MetroCom Properties, Inc.

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**FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:**

**BRANDON BROOKS, MAI, AI-GRS  
COMMERCIAL AGENT**

 (817) 253-8362 (M)

 BRANDON@METROCOMPROPERTIES.COM







## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MetroCom Properties, Inc.	455359	maxe@metrocomproperties.com	214.536.6345
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Maxey	304518	maxe@metrocomproperties.com	214.536.6345
Designated Broker of Firm	License No.	Email	Phone
Robert Maxey	304518	maxe@metrocomproperties.com	214.536.6345
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Brooks	639787	brandon@metrocomproperties.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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