



Properties for Sale

1 1657 S Stemmons Fwy, Lewisville, TX 75067



Property Details

Price	\$18,700,000
No. Unit	0
Building Size	72,018 SF
Total Lot Size	2.95 AC
Property Type	Hospitality
No. Stories	4
Building Class	B
Year Built	2020
Status	Active

Property Notes

Sale Notes

As the Dallas hospitality market makes a resounding comeback from the pandemic, 1657 S Stemmons Freeway presents the opportunity to lead the return with a newly constructed facility. The La Quinta Inn & Suites Dallas Lewisville, built during 2020, is a 72,018 SF, 129-room hotel located along Interstate 35, which sees traffic counts of more than 150,000 per day. The rooms include a flat-screen HDTV, mini-refrigerator, microwave, coffee maker, desk, ironing board, and hairdryer. Guests will enjoy an indoor pool, fitness center, on-site bar, laundry facilities, and business center. With Texas' top entertainment and leisure options a stone's throw away, they'll only need a plush bed to rest after a day of fun in the DFW.

Ideally situated approximately 10 minutes from the DFW Airport and about 35 from Downtown Dallas, guests will find adventures that abound, never too far from their vacation home base. Lewisville offers a serene oasis of winding trails, historic architecture, trendy boutiques, a glistening lake, and some of the area's best golf courses. Within 15 minutes, guests can reach the Grapevine Aquarium, LEGOLAND Discovery Center, Great Wolf Lodge, or the famous Cowboys Golf Club. Those on business will enjoy the proximity to professional hubs with the Gaylord Texas Convention Center eight miles away, easy access to the DFW Airport, and getting to Downtown Dallas or Fort Worth in under 40 minutes. The unmatched connectivity has set the Lewisville hospitality submarket on a rocketing trajectory even more substantial than the bustling civic centers.

Since its lowest point in April 2020, the Lewisville hospitality sector has made an incredible rebound, with room demand up about 8.7% from April 2021 to 2022. RevPAR is also climbing at an astounding 68.3% year-over-year rate, and developers are scrambling to keep up. As the Dallas-Fort Worth area enjoys one of the fastest-growing populations in the country, the city centers are packed to the brim, and as a result, sharing that exponential growth with the surrounding towns. Within a three-mile radius of 1657 S Stemmons Freeway, the population grew at an annual rate of 2% from 2010 to 2022 and is expected to improve to 3.6% through 2027. These new residents bring visiting family members and others looking to experience why so many are flocking to this area. There are currently about 1,600 rooms under construction in the Lewisville submarket, a massive 12.3% expansion in existing inventory, whereas the Dallas market is only seeing 5%. Instead of the long, drawn-out development process, 1657 S Stemmons Freeway presents the unique opportunity to see immediate results and grab a piece of Dallas' premier hospitality market.

Highlights

1657 S Stemmons Freeway, La Quinta Inn & Suites Dallas Lewisville, is a 72,018 SF, 129-room hotel recently delivered in 2020.

Hotel amenities include an indoor pool, fitness center, modern suites, on-site bar, laundry facilities, and business center.

Strategically positioned along Interstate 35, which sees some 150,000 vehicles per day, 10 minutes from DFW Airport and 35 from Downtown Dallas.

Within 15 minutes to top tourist destinations such as Grapevine Aquarium, LEGOLAND Discovery Center, Great Wolf Lodge, and Cowboys Golf Club.

Lewisville hospitality submarket is booming with room demand up 8.7% and RevPAR up 68.3% year-over-year as of April 2022.

Opportunity to acquire a high-performing existing hotel in a submarket where 12.3% of existing inventory by room is under construction.

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
Suite			
Guest Room			

Photos





Property Details

Price	\$16,000,000
No. Unit	0
Building Size	203,562 SF
Total Lot Size	3.50 AC
Property Type	Hospitality
Cap Rate	9.97%
No. Stories	6
Building Class	B
Status	Active

Property Notes

Sale Notes

IBAN Hotel, Trademark Collection by Wyndham is a 160-room hotel located at the northwest corner of the intersection of Central Expressway (US 75N) and LBJ in an area commonly referred to as Park Central. The hotel welcomes one with breakfast at The Spot, gym & fitness center, outdoor swimming pool, complimentary WiFi, parking and a well-stocked lobby lounge. Featuring 3,900 square feet of event space, the hotel's convention center offers four polished venues (including a ballroom, banquet facility, and meeting rooms) that accommodate up to 352 conference guests or 250 banquet guests. The hotel was originally developed as a Conference Center Hotel and the entire property has recently emerged from a property wide re-positioning effort by current ownership. Conveniently down the road is the upscale shopping at the nearby Galleria Mall and a variety of dining choices at "Restaurant Row." Whether traveling on business or pleasure, IBAN Hotel, Trademark Collection by Wyndham is positioned to meet all guest needs.

Highlights

Featuring 3,900 SF of event space, the hotel's convention center offers four polished venues.

Convenient location just four miles from Galleria Dallas & The Shops at Park Lane and just minutes from downtown to Dealey Plaza & American Airlines.

Easy access to Dallas Arboretum and Botanical Garden, Southern Methodist University® and major Dallas companies.

Just 12 miles from Dallas Love Field Airport (DAL) and 19 miles from Dallas Fort Worth International Airport (DFW).

Excellent value-add opportunity through booking of convention center for events and conference center & lease up of freestanding 5,000 SF building.

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
Suite			
Guest Room			

Photos

