



Two-Property Portfolio

1805 W Broadway St | Van Horn, TX 79855

3001 W Dickinson Blvd | Fort Stockton, TX 79735

Hospitality
Investment Opportunity

Offering Memorandum

Can be Purchased Separately or as a Portfolio

1805 W Broadway St | Van Horn, TX 79855



3001 W Dickinson Blvd | Fort Stockton, TX 79735



1805 W Broadway St | Van Horn, TX 79855

Exclusively Listed By

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3001 W Dickinson Blvd | Fort Stockton, TX 79735



1805 W Broadway St | Van Horn, TX 79855



Table of Contents

04 | **Van Horn
Overview**

11 | **Fort Stockton
Overview**

3001 W Dickinson Blvd | Fort Stockton, TX 79735



18 | **Market
Overviews**

25 | **Portfolio
Summary**



Van Horn Overview

Motel 6 Van Horn

1805 W Broadway St | Van Horn, TX 79855



| The Opportunity Van Horn

±14,713 SF

GBA

40

Total Keys

±1.54 AC

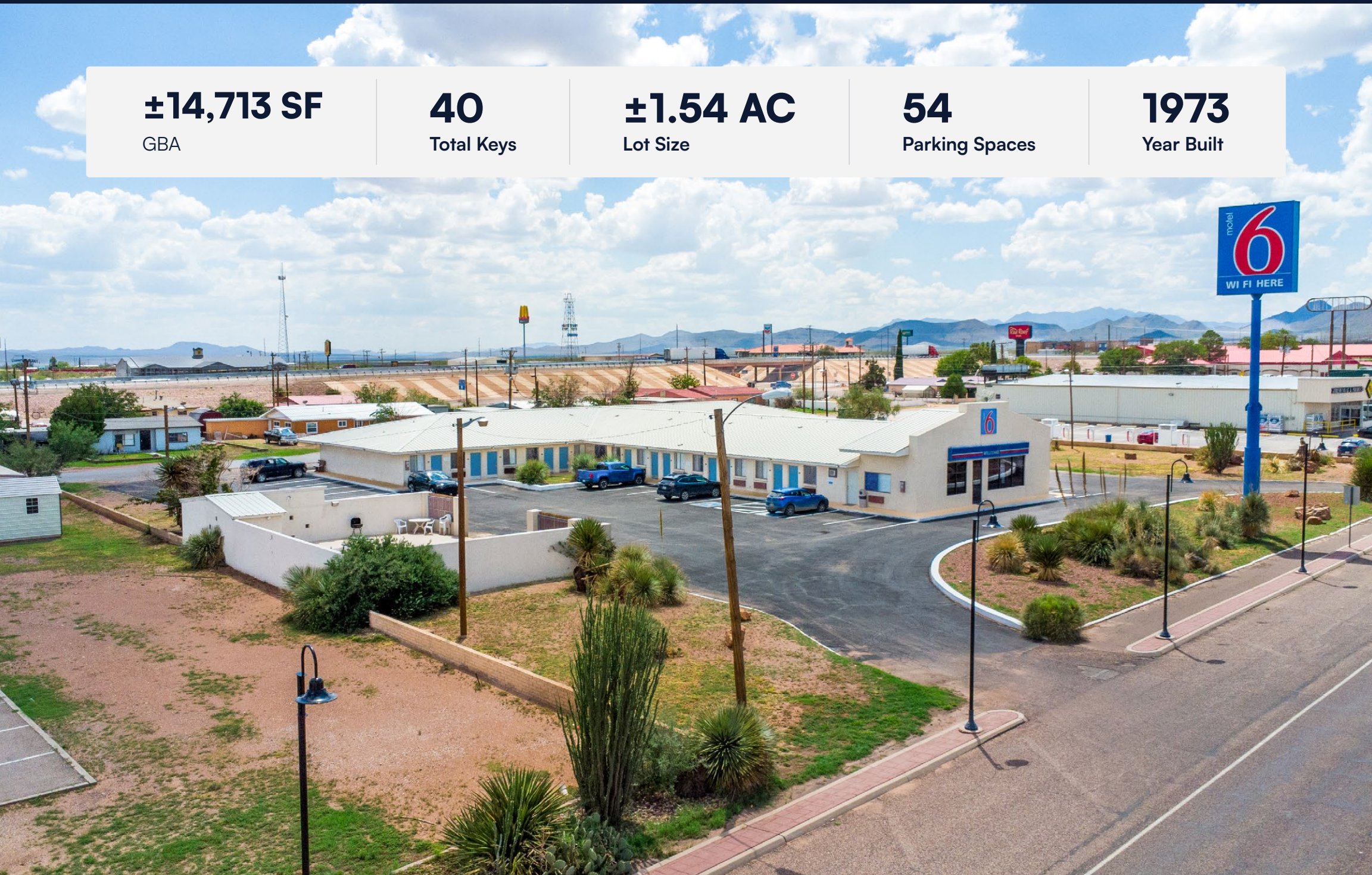
Lot Size

54

Parking Spaces

1973

Year Built



Investment Highlights Van Horn

Strategic Location in Van Horn

- Van Horn, Texas is a growing stopover destination for travelers heading to popular locations like Big Bend National Park, Guadalupe Mountains, and Carlsbad Caverns.
- Prime location along I-10 and I-20 makes this property a convenient stop for cross-country travelers, truckers, and road-trippers, driving consistent demand year-round.

Completed PIP

- The PIP has already been taken care of for this property, so it is fully up to Motel 6 standards with no major upgrades left for the new owner.
- Freshly updated rooms and common areas help create better guest experience, leading to stronger reviews and more repeat business.
- With the PIP complete, the franchise requirements are satisfied for years to come, giving the next owner predictable operations without big renovation surprises.

Attractive Pricing with Strong Brand

- This property offered at just \$1M (1.77x revenue multiplier), presents strong value relative to replacement cost and market comps.
- This property benefits from Motel 6's national reservation system, cost-efficient operating model, and strong recognition among economy travelers.
- Opportunity to push ADR and occupancy with refreshed management/marketing while maintaining a low acquisition basis.





 **Culberson Co Allamoore Isd**
±393 Students

±432 MILES
to San Antonio, TX

±120 MILES
to El Paso, TX

Clark Hotel Museum



Gilbert's Restaurant



Subject Property
1805 W Broadway St

W Broadway St

Van Horn Cattle Company | Steakhouse

 **Historia Apartments**
Complex



±15,100 VPD



 **Culberson County Aviation (VHN)**
±5 Miles Away

 **Municipal**
Golf Course

Property Photos Van Horn



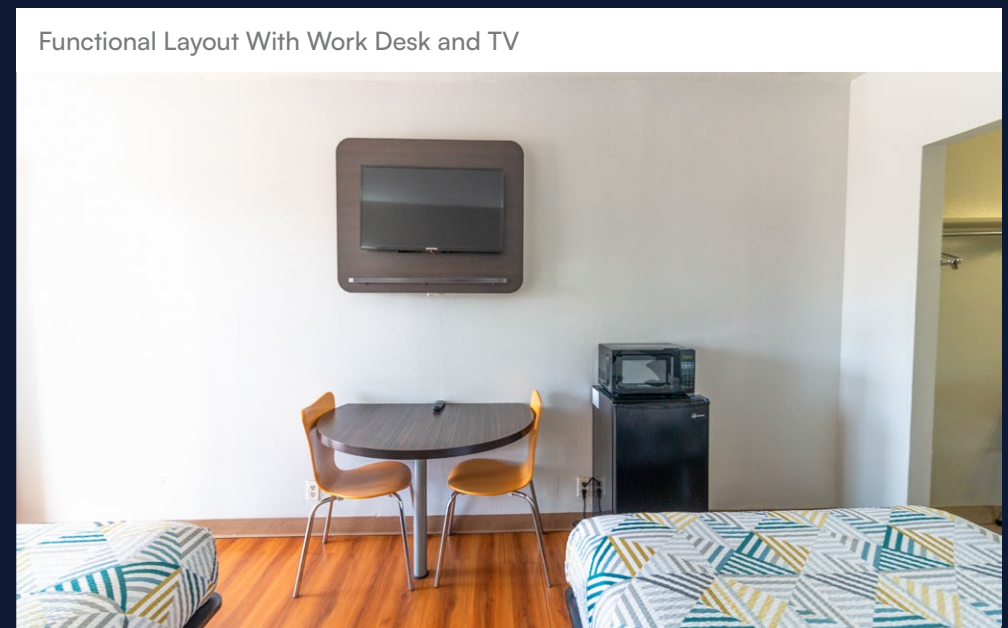
Bright, Well-Lit Spaces To Enhance Guest Comfort



Clean Modern Rooms With Wood-Style Flooring



Well-Maintained Bathrooms With Clean Tile And Fixtures



Functional Layout With Work Desk and TV

Property Photos Van Horn



Classic Motel Design With Standout Roadside Visibility



Functional Common Areas

Gated Patio Area Adds Security And Guest Privacy



Lobby Layout Streamlines Staff Visibility And Guest Flow



Financial Summary Van Horn



\$1,000,000

List Price

\$565,306

Room Revenue | 3-Year Avg

1.77x

RRM

\$25,000

Price Per Key



Fort Stockton Overview

Motel 6 Fort Stockton

3001 W Dickinson Blvd | Fort Stockton, TX 79735



| The Opportunity Fort Stockton

±13,794 SF

GBA

106

Total Keys

±2.07 AC

Lot Size

107

Parking Spaces

1979

Year Built



Investment Highlights Fort Stockton

Strategic Location Fort Stockton

- Prime location along I-10 and I-20 makes the property a convenient stop for cross-country travelers, truckers, and road-trippers, driving consistent demand year-round.
- As one of the largest towns between El Paso and San Antonio, Fort Stockton is a natural overnight stop for cross-state travelers and commercial trucking routes.
- Fort Stockton's remote geography limits the number of branded lodging options, allowing well-located properties like Motel 6 to capture a large share of transient travelers.

Completed PIP

- The PIP has already been taken care of for this property, so it is fully up to Motel 6 standards with no major upgrades left for the new owner.
- Freshly updated rooms and common areas help create better guest experience, leading to stronger reviews and more repeat business.
- With the PIP complete, the franchise requirements are satisfied for years to come, giving the next owner predictable operations without big renovation surprises.

Attractive Pricing with Strong Brand

- This property offered at just \$1.6M (3.02x revenue multiplier), presents strong value relative to replacement cost and market comps.
- This property benefits from Motel 6's national reservation system, cost-efficient operating model, and strong recognition among economy travelers.
- Opportunity to push ADR and occupancy with refreshed management/marketing while maintaining a low acquisition basis.



±237 MILES
to El Paso, TX

±314 MILES
to San Antonio, TX

**Fort Stockton Aviation
Airport**

**Desert Pines
Golf Course**



Fort Stockton High School
±721 Students

GCC (Rail Yard)

W Dickinson Blvd ±14,780 VPD



Subject Property
3001 W Dickinson Blvd



Fort Stockton Visitor Center

James Rooney Memorial Park

Fort Stockton Middle School
±488 Students

**Fort Stockton ISD Technology Center
School**

**Alamo Elementary
School**



Property Photos Fort Stockton



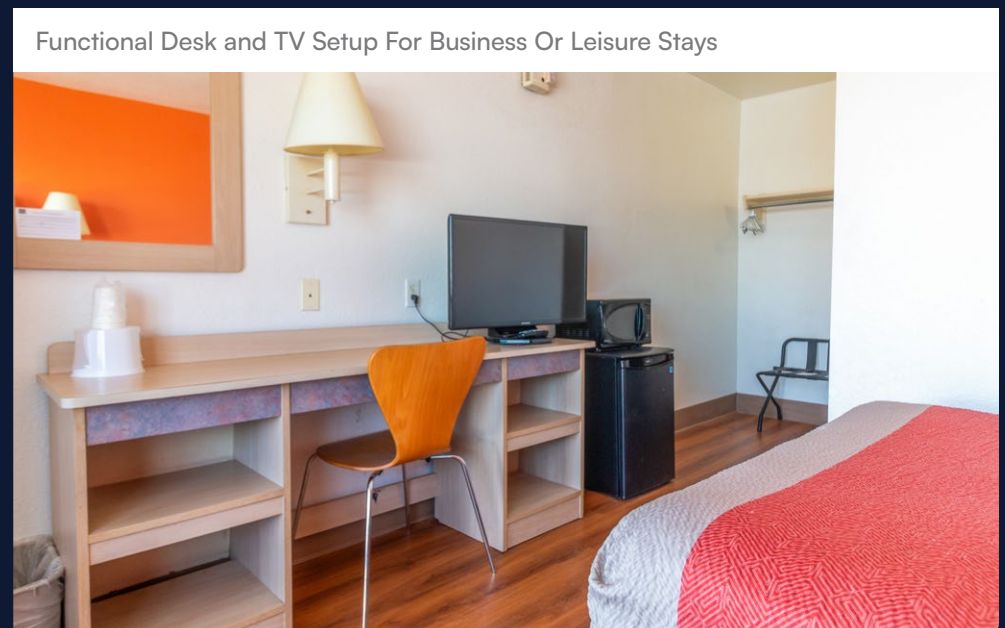
Well-Lit Vanity Area



Bright Modern Rooms With Bold Accent Walls



Spacious Shower With Multiple Grab Bars



Functional Desk and TV Setup For Business Or Leisure Stays

Property Photos Fort Stockton

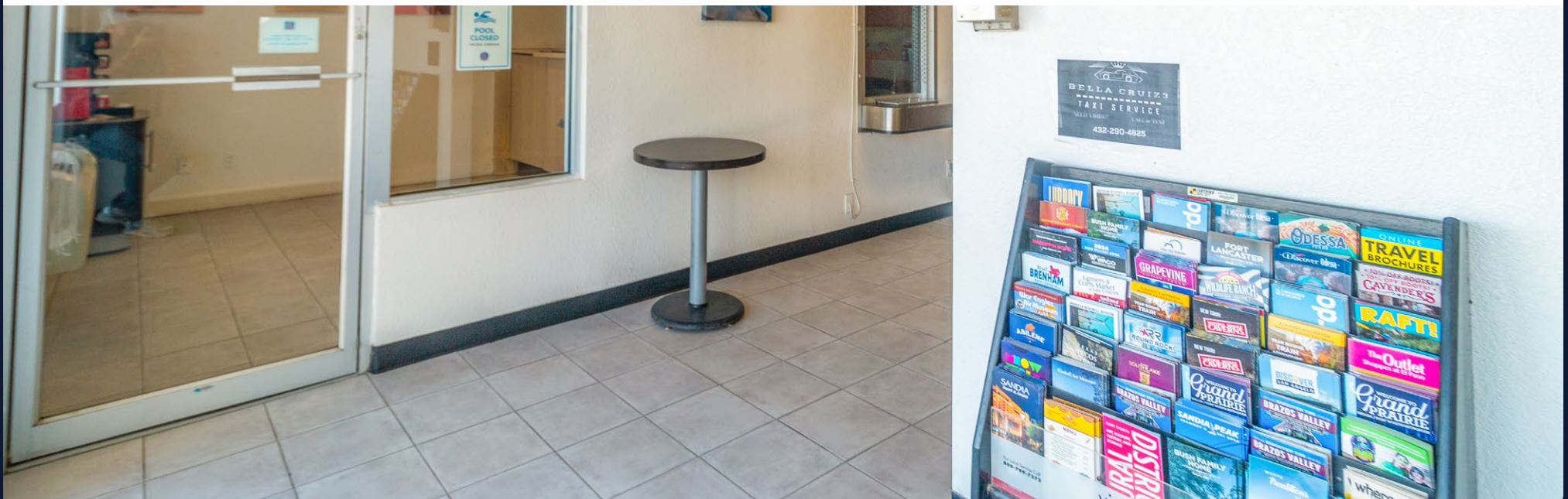


Colorful, Functional Front Desk With Clear Signage



Prominent Roadside Presence

Lobby Stocked With Local Guides To Enhance Guest Experience



Financial Summary Fort Stockton



\$1,600,000

List Price

\$529,580

Room Revenue | 3-Year Avg

3.02x

RRM

\$15,094

Price Per Key

Market Overviews

Motel 6 Portfolio
Van Horn, TX | Fort Stockton, TX

1805 W Broadway St | Van Horn, TX 79855



3001 W Dickinson Blvd | Fort Stockton, TX 79735



Van Horn, TX

Market Demographics



1,855

Total Population

\$43,894

Median HH Income

754

of Households

73.4%

Homeownership Rate

840

Employed Population

16.6%

% Bachelor's Degree

48.1

Median Age

\$86,600

Median Property Value

Local Market Overview

Van Horn, TX is a small but stable regional center in Far West Texas with a population hovering near 1,855 residents as of 2025, reflecting steady activity supported by regional travel and commerce. This demographic base is characterized by a comparatively older median age of 48.1 years and a median household income of \$43,894—a notable ~14% increase year-over-year.

Households in the area tend to have strong ownership rates—about 73%—and modest housing values averaging around \$86,600 in median property value. Traffic exposure at this location benefits from Van Horn's position at the intersection of Interstate 10 and U.S. Route 90, where thousands of travelers pass through regularly linking El Paso to San Antonio and Marfa—critical paths for accommodation and food demand.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	396	1,825	1,855
2030 Population Projection	383	1,790	1,820
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	178	742	754
2030 Household Projections	173	730	742
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$67,989	\$44,092	\$43,894

Economic Drivers

Van Horn anchors Far West Texas hospitality demand driven by its heritage as a crossroads hub and proximity to burgeoning space research activity.

Strategically located at the convergence of Interstate 10 and U.S. 90, offering critical regional access along east-west and north-south corridors.

Economic Drivers

The local economy is supported by a steady flow of travelers and commercial activity via major highways. The region is designated as economically distressed, motivating state-backed incentives like the Texas Skills Development Fund and Enterprise Zone programs to drive business development.

Key employment sectors include Accommodation & Food Services (~229 employees), Public Administration (~120), and Retail Trade (~109).

Primary Industries

- Accommodation & Food Services
- Public Administration
- Retail Trade

Top Employers

- Local hotels and motels (~28 establishments)
- Restaurants (~15 operations)
- Government offices (~13, city/village/borough)

Recent Developments

- Support programs via Texas Skills Development Fund and Enterprise Zone grants.
- Active collaboration with Van Horn Economic Development Corporation (VHEDC) for site development and business attraction.
- Blue Origin's Corn Ranch spaceport north of Van Horn, bolstering aerospace-related visibility and activity

The local economy demonstrates adaptability through tourism, public services, government programs, and emerging aerospace interest. The spaceport contributes long-term diversification potential.

3.65 Million
Yearly Van Horn Traffic

±118 Miles
Distance to El Paso



Hospitality Demand Drivers

Corporate Travel

- **Blue Origin / Launch Site One:** Roughly 23 miles north lies Blue Origin's Corn Ranch (Launch Site One). This space tourism facility has begun to generate economic activity, drawing technical staff, contractors, and support personnel—especially around launch schedules
- **Local businesses:** Van Horn's economy leans heavily on accommodation & food services (27.2%), public administration (14.1%), and retail trade (13.0%).

Impact on Hotel Demand: Creates intermittent spikes in demand for lodging from visiting engineers, contractors, and associated staff, especially in connection to rocket launches. Minimal consistent corporate business demand beyond Blue Origin-related activity.



Tourism & Leisure Attractions

- **Clark Hotel Museum** — showcases local history
- **Mountain View Golf Course** — a recreational amenity nearby
- **Red Rock Ranch** (guided tours)
- **Guadalupe Mountains National Park**

Weekend and Leisure Draw: This driver supports steady weekend and off-season leisure demand. The site serves well as a stopover or base for exploring regional natural and historical sites.



Fort Stockton, TX

Market Demographics



11,313

Total Population

\$75,857

Median HH Income

3,903

of Households

64.1%

Homeownership Rate

3,869

Employed Population

15%

% Bachelor's Degree

33.3

Median Age

\$176,600

Median Property Value

Local Market Overview

Fort Stockton-and the region surrounding Interstate 10 and U.S. Highways-benefits from a stable local population base, strong energy-industry demand, and moderate household incomes. In 2025, Fort Stockton has a total population of 11,313 and median household income has climbed nearly 6.1% to about \$75,857, signaling strengthening local buying power and economic resilience.

The cost of living in the area remains favorable, with housing prices and rental rates lower than many Texas peers. The median property value is approximately \$176,600, while home price estimates vary-City-Data reports all-housing median values around \$197,700 and detached houses near \$205,100. With efficient vehicular access via I-10 and short local commute times (averaging 15.4 minutes), the site trades on both affordability and convenience.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	1,128	9,599	11,313
2030 Population Projection	1,083	9,312	10,953
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	426	3,325	3,903
2030 Household Projections	408	3,213	3,764
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$81,526	\$73,659	\$75,857

Economic Drivers

Fort Stockton's economy is bolstered by energy, accommodation services, and strategic transportation corridors.

Situated on I-10 and intersecting U.S. Highways 67, 285, and 385, the city offers vital access to regional corridors and the broader Permian Basin.

Economic Drivers

Fort Stockton's economy is predominately anchored in energy and hospitality. Oil, gas, and pipeline operations are key employment sources, complemented by a robust accommodation and food services sector serving travelers and industry personnel. The Economic Development Corporation actively promotes business growth through incentives and training support.

Primary Industries

- Accommodation & Food Services (~12.7%)
- Mining, Quarrying, Oil & Gas Extraction (~12.6%)
- Retail Trade (~12.0%)

Top Employers

- Local hospitality providers (e.g., hotels, motels)
- Oil & gas operators and pipeline service firms
- Retail and convenience operators
- Public administration and education
- Support services for the energy industry

Recent Developments

- Motel 6 at 3001 W Dickinson Blvd listed for sale with 106 rooms—a key hospitality site.
- A new hotel under construction near I-10 and Highway 385, offering modern lodging amenities.

Economic drivers span energy, tourism, retail, and public services. This diversity—though still energy-centric—helps sustain economic stability amid shifting sectoral cycles.

\$100M+
Regional Economic Activity

±240 Miles
Distance to El Paso



Hospitality Demand Drivers

Corporate/Government Travel

- **Proximity to Business Hubs:** It houses the Texas A&M Cooperative Extension Service Region 6 HQ, Texas DPS, USDA, Texas Workforce Commission, and the US Forestry Service, among others.
- This concentration of agencies supports consistent mid-week corporate and business lodging demand, including for meetings, training sessions, and agency visitors—helping stabilize weekday occupancy and supporting negotiated corporate rates.

Healthcare

- **Pecos County Memorial Hospital** and a network of urgent care, family medicine, and occupational health providers (e.g., West Texas Health Services, Cactus Health) anchor local medical services.



Tourism & Leisure Attractions

- **Fort Stockton is rich in historic and cultural assets:** Historic Fort Stockton, the Annie Riggs Memorial Museum, Comanche Springs ruins, Paisano Pete statue, and the World's Largest Pecan are notable draws. Town Center at Cobb retail and entertainment destination
- **It functions as a gateway to Big Bend National Park,** attracting leisure travelers—particularly those on road trips through the region.
- **The Convention & Visitors Bureau** collaborates with local institutions (e.g., the Chamber and Historical Society) to promote tourism, historic reenactments, and visitor experiences.

Leisure Draw: These attractions help generate complementary weekend and leisure demand, expanding beyond business-oriented stays.



Portfolio Summary

Motel 6 Portfolio
Van Horn, TX | Fort Stockton, TX



Portfolio Summary

The two-property Motel 6 portfolio can be marketed with flexible acquisition options, allowing investors to purchase the assets either individually or as a combined portfolio. Each property benefits from strong standalone fundamentals-strategic highway locations, completed PIP improvements, and consistent demand drivers-making them attractive on an individual basis. Alternatively, acquiring the portfolio offers scale, operational efficiencies, and a diversified revenue stream across two key West Texas corridors, all at an attractive overall basis.

\$2,600,000

PORTFOLIO LIST PRICE

\$1,094,886

ROOM REVENUE 3-YEAR AVG

2.37X

ROOM REVENUE MULTIPLE

\$17,808

PPK

146

TOTAL ROOMS

195

TOTAL PARKING SPACES



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Patrick Graham | Broker of Record | License No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1805 W Broadway St | Van Horn, TX 79855 & 3001 W Dickinson Blvd | Fort Stockton, TX 7973** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date