



301 South Hall Street

Beeville, TX 78102

Hospitality
Investment Opportunity

Offering Memorandum



RANKED THE #1 HOTEL
FRANCHISE BY ENTREPRENEUR
FOR 17 CONSECUTIVE YEARS

MATTHEWS™

Exclusively Presented By



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Elias Zakas & Simon Assaf (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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Table of Contents

04 | **Property
Overview**

13 | **Market
Overview**

16 | **Financial
Overview**

Property Overview



Executive Summary

301 South Hall Street

Beeville, TX 78102

70

Total Keys

2012

Year Built

±3.2 AC

Lot Size

The Opportunity

Eliaz Zakas & Simon Assaf of Matthews™ are pleased to present an exceptional opportunity to acquire the 70-room Hampton Inn, located at 301 South Hall Street in Beeville, TX.

The property offers a strong turnkey opportunity with stable in-place cash flow and benefits from recent upkeep under current ownership. The ownership is largely absentee, creating meaningful upside through hands-on management and operational efficiencies. Despite consistent performance, the hotel offers strong RevPAR growth potential relative to the competitive set. The asset also benefits from strong brand recognition and participation in Hilton's reservation system.

Ideally situated with convenient access to major regional roadways, the property benefits from a diverse mix of demand drivers led by Eagle Ford Shale energy activity, along with regional corporate travel, healthcare demand, government and military presence, and broader South Texas business activity.



Site & Build Overview

Year Built	2012
Lot Size	±3.2 AC
Parking	Ample
Handicapped Parking	Yes
Truck Parking	Yes
Property Tier	Limited Service
Location Type	Highway AAA
Diamond Rating	3
Management Company	Yes
Foundation	Concrete
Framing	Wood
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat - Slanted for Drainage
Elevator	1
HVAC	PTAC
Fire	Full Sprinkler



Investment Highlights

Dominant Market Leader

Hilton Brand Power: Operated under the Hampton by Hilton flag, ranked the #1 Hotel Franchise by Entrepreneur for 17 consecutive years (as of 2026).

Hilton Honors Ecosystem: Immediate access to a global loyalty network of 180M+ members, driving a high percentage of direct, lower-cost bookings and ensuring consistent RevPAR performance.

The “Gold Standard” of Midscale: Hampton Inn is the most recognized brand in the segment, commanding a significant “Rate Premium” over local independent and economy competitors.

Strategic “Recession-Resistant” Demand Drivers

Institutional Revenue Floor: Proximity to the Texas Department of Criminal Justice (TDCJ) regional units provides a permanent, year-round baseline of government and contractor room nights.

Energy Sector Hub: Ideally positioned to capture high-margin corporate demand from the Eagle Ford Shale maintenance and logistics sectors, which provide robust occupancy peaks.

Healthcare & Infrastructure: Serves as the primary lodging choice for traveling medical professionals at Christus Spohn Hospital and regional infrastructure contractors.

Superior Asset Physicality & Efficiency

Modern Prototype: Built in 2012, this 3-story, 70-key property features a highly efficient layout with a flat roof (easier maintenance) and wood-frame construction (lower utility and structural costs).

Operational Resilience: Utilizing PTAC (Packaged Terminal AC) units allows for room-by-room climate control, ensuring that maintenance issues never take an entire wing out of service and keeping CAPEX predictable.

Ample On-Site Parking: A large, dedicated surface lot provides a competitive advantage for regional travelers and work crews with oversized vehicles. A key differentiator in the Beeville market.



Investment Highlights

Strategic PIP Implementation

The property has reached its scheduled renovation window, with a comprehensive Property Improvement Plan (PIP) already finalized and ready for execution. This eliminates the guesswork for an incoming investor, providing a clear, actionable roadmap to modernize the asset to Hilton's latest "Forever Young" brand standards.

Value-Add & Revenue Growth: By completing this immediate refresh, the hotel will be positioned as a "like-new" product within its competitive set. Modernizing guest rooms and public spaces allows for a significant Value-Add play, directly justifying a substantial post-renovation Average Daily Rate (ADR) increase.

High Barriers to Entry

Protected Market Share: Beeville's specific economic profile and current 2026 construction costs make new-build competition unlikely in the near term, effectively "moating" the subject property's market position.

Turnkey Infrastructure: The hotel features a 301 SF meeting space, outdoor pool, and fitness center. Amenities that far exceed the local competition, securing its status as the premier choice in the county.

**Room
Breakdown**

**43
Double Queen**

**23
King**

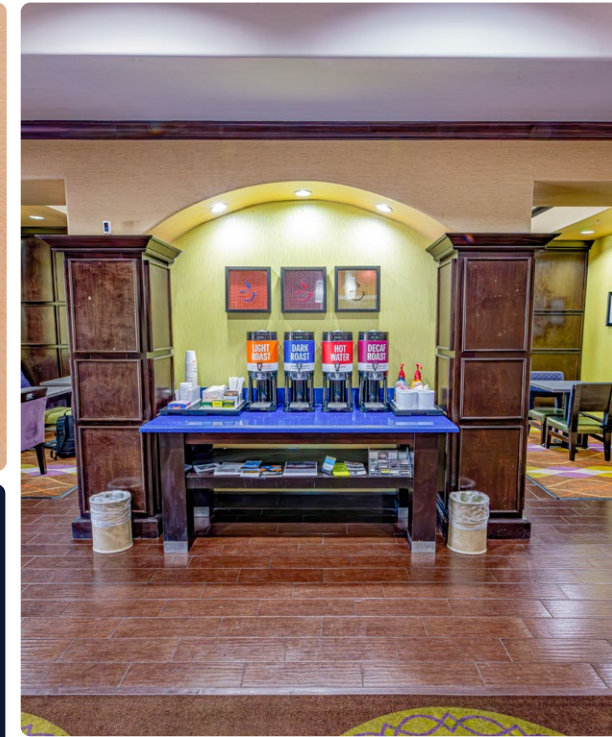
**4
King Studio**

**8
Handicap**

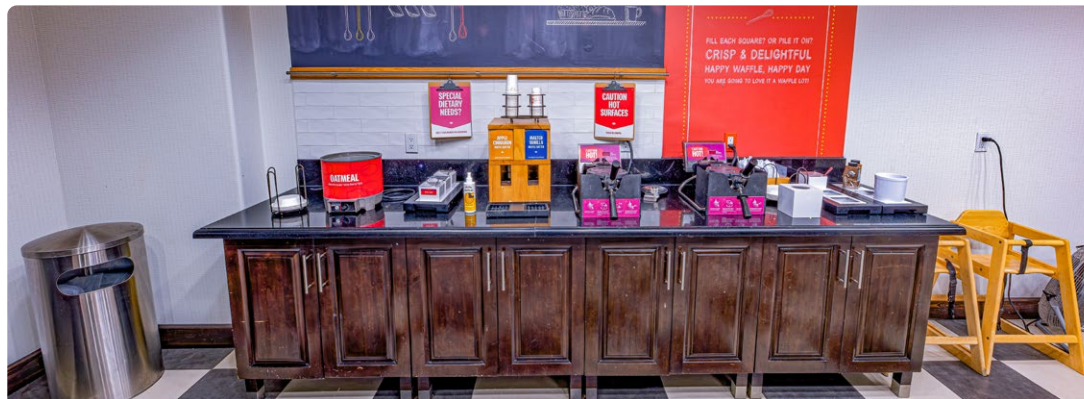
**70
Total Rooms**



Amenities



- Connecting Rooms
- Free Hot Breakfast
- Free Parking
- Non-Smoking Rooms
- Digital Key
- Streaming Entertainment
- Outdoor Pool
- Fitness Center
- Pet-Friendly Rooms
- Cribs Available
- Business Center
- Meeting Rooms



Property Photos



Room Photos





Walmart Supercenter
 Top 28% of National Locations
 Source: AlphaMap



±10,570 VPD



A. C. Jones High School
 ±969 Students



Coastal Bend College
 ±4,105 Students | ±400 Miles Away | ±4.3 Miles Away



CHRISTUS Spohn Hospital - Beeville
 ±69 Beds | ±250 Staff Members

Veterans Memorial Golf Course



Subject Property



Downtown Beeville



Beeville Independent School District
 ±490 Employees

DISTRIBUTORS
 ±150 Employees
 Beer Distributor



Amber Stone Apartments
 ±54 Units



Beeville Municipal Airport
 ±5 Miles Away



Bee Development Authority-Chase Field Industrial Airport
 ±7.7 Miles Away

MEC
 ±250 Employees
 Manufacturer

Google Earth

Market Overview



Beeville, TX

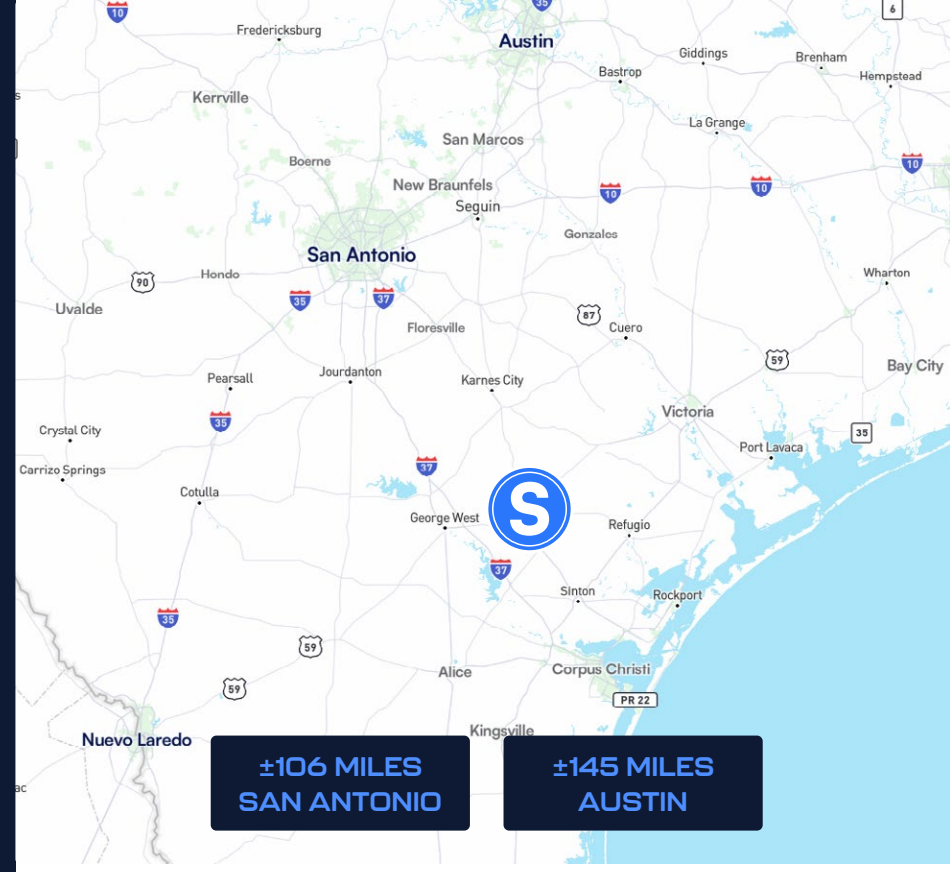
Local Market Overview

Positioned in South Texas, Beeville serves as a regional hub for Bee County and surrounding rural communities, with a local economy anchored by healthcare, education, government services, and agriculture. The market is characterized by a stable renter base supported by employment at Christus Spohn Hospital, Coastal Bend College, and nearby industrial and public sector employers. Residential development consists primarily of single-family homes with a limited supply of multifamily properties, contributing to steady occupancy levels across existing rental inventory. Modest population trends and consistent housing demand have supported gradual rent growth, while relatively affordable living costs continue to attract workforce households. Overall, Beeville maintains a stable housing market profile driven by local employment fundamentals and essential service industries.

Top Employers



POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	19,127	26,092	28,082
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	5,938	6,713	7,458
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$68,338	\$71,689	\$73,813



Economy & Local Demand Drivers

Economy

Local lodging demand in Beeville, Texas is primarily driven by government, healthcare, education, and corrections-related activity. Institutions such as Christus Spohn Hospital, Coastal Bend College, and the Texas Department of Criminal Justice generate consistent room demand from visiting staff, contractors, families, and vendors. The area's role as a regional hub for surrounding rural communities further supports demand through inflows of patients, students, and government-related travel. Affordable accommodations and limited hotel supply contribute to steady occupancy across existing properties. Demand is largely price-sensitive, with a preference for limited-service and midscale options near major institutions and highways. Overall, lodging demand in Beeville remains stable, supported by essential service sectors and consistent year-round travel activity.

Local Demand Drivers

Local demand for hospitality properties in Beeville, Texas is driven by a mix of government, healthcare, and regional travel activity. The presence of the Texas Department of Criminal Justice McConnell Unit generates consistent visitation from families, contractors, and state personnel. Christus Spohn Hospital supports room demand from visiting patients, medical staff, and vendors. Coastal Bend College and local school events contribute to periodic increases in overnight stays. The city's role as a service hub for surrounding rural communities also brings in business travelers and transient visitors. Additionally, regional highway access supports pass-through traffic, reinforcing steady baseline occupancy levels throughout the year.

150K+ ANNUAL VISITORS

- Texas Tourism Office



Financial Overview



Sale Range

\$6,750,000

List Price

\$96,428

Price Per Key

2.8x

RRM

8.52%

Cap Rate

\$2,400,000

Room Revenue

\$1.75-2M

Estimated PIP Cost

\$8.5-8.75M

True Cost

3.5x-3.6x

True RRM

\$575,000

NOI



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **301 S Hall St Beeville, TX 78102** ("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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date