



COMFORT INN & SUITES

INVESTMENT SUMMARY

8111 S I-35E
Corinth, TX 76210



EXECUTIVE SUMMARY

Colliers International has been retained as the exclusive listing agent for the Comfort Inn & Suites Near Lake Lewisville (the “Hotel”) located in Corinth, Texas, in between Denton and Lewisville with freeway visibility from I-35E. The 56-room hotel has interior corridors and was built in 2009. Guest rooms features microwaves, refrigerators, coffee makers and flat-panel TVs. Amenities include free wifi, hot breakfast, parking, indoor heated pool and hot tub, and fitness center. The hotel has a 1,100 square-foot meeting space where family reunions, birthday parties and small business conferences are held.

In 2016-2017 there was a decrease in revenue due to a tornado that hit the hotel and caused water damage on the third floor. Shortly after, all the common areas of the hotel were renovated. Renovations to all public areas including lobby design and finishes, lobby fixtures, furnishings, equipment, flooring, breakfast room, front desk design and finishes, meeting room and business center have been completed, which equates to \$200,000 of capital expenditures in the past two years. The remaining PIP is due to be completed by the end of 2019.

The Comfort Inn & Suites Near Lake Lewisville is the only hotel in Corinth, Texas, a city within Dallas-Fort Worth-Arlington MSA. Corinth is known for being the Bass Fishing Capital of Texas. Nearby Lake Lewisville has a multitude of activities including fishing, water sports, boating and miles of scenic hike and bike trails. Wedding chapels and churches line I-35E and many reservations are booked at the Comfort Inn & Suites to host wedding parties. The University of North Texas is located nine miles away in Denton, driving traffic to the hotel during graduations and events.

This hotel has been managed by a management company since the current owners purchased the hotel. The sale of this hotel will have unencumbered management and has major upside potential if it were owner operated. This hotel has been managed by a management company since 2014.









ROOM BREAKDOWN



3
floors



2
handicap
kings

22
double
kings

10
king
suites

2
handicap
queens

10
double
queens

10
double
queen
suites



56
total
units



AMENITIES

- 100% Smoke Free Hotel
- Braille Elevator(s)
- Bus Parking
- Copy Machine*
- Exercise Room
- Fax Machine*
- Free Accessible Parking
- Free Hot Breakfast
- Free Weekday Newspaper
- Free WiFi
- Government Travelers: FEMA Approved
- Indoor Heated Pool
- Indoor Whirlpool/Hot Tub
- Laundry*
- Meeting Room*
- No Pets Allowed
- Outdoor Parking
- Speaker Phone

* Indicates services/amenities that may require an additional cost.

DEMAND GENERATORS

WEDDING CHAPELS

1



ARISTIDE

2701 Corporate Cir
Flower Mound, TX 75028

2



Special Moments
Chapel & Reception Hall

248 E Round Grove Rd
Lewisville, TX 75067

3



HIDDEN PINES
CHAPEL

2380 Nelson Pkwy
Highland Village, TX 75077

4



Chinn's Chapel United Methodist Church
Some people just need a "little" Church.

1000 Chinn Chapel Rd
Lewisville, TX 75077

5



CORNERSTONE
WEDDINGS INC

2219 S Loop 288
Denton, TX 76205

6



Whitestone Celebrations
Celebrations - Weddings - Special Events
www.whitestonecelebrations.com

109 W Main St
Lewisville, TX 75057

7



Ashton Gardens

2001 Ashton Gardens Lane
Corinth, TX 76210

8



LITTLE CHAPEL
IN-THE-WOODS
TEXAS WOMAN'S UNIVERSITY

415 Chapel Dr
Denton, TX 76209

UNIVERSITY

9



UNT
UNIVERSITY
OF NORTH TEXAS

1155 Union Cir
Denton, TX 76203

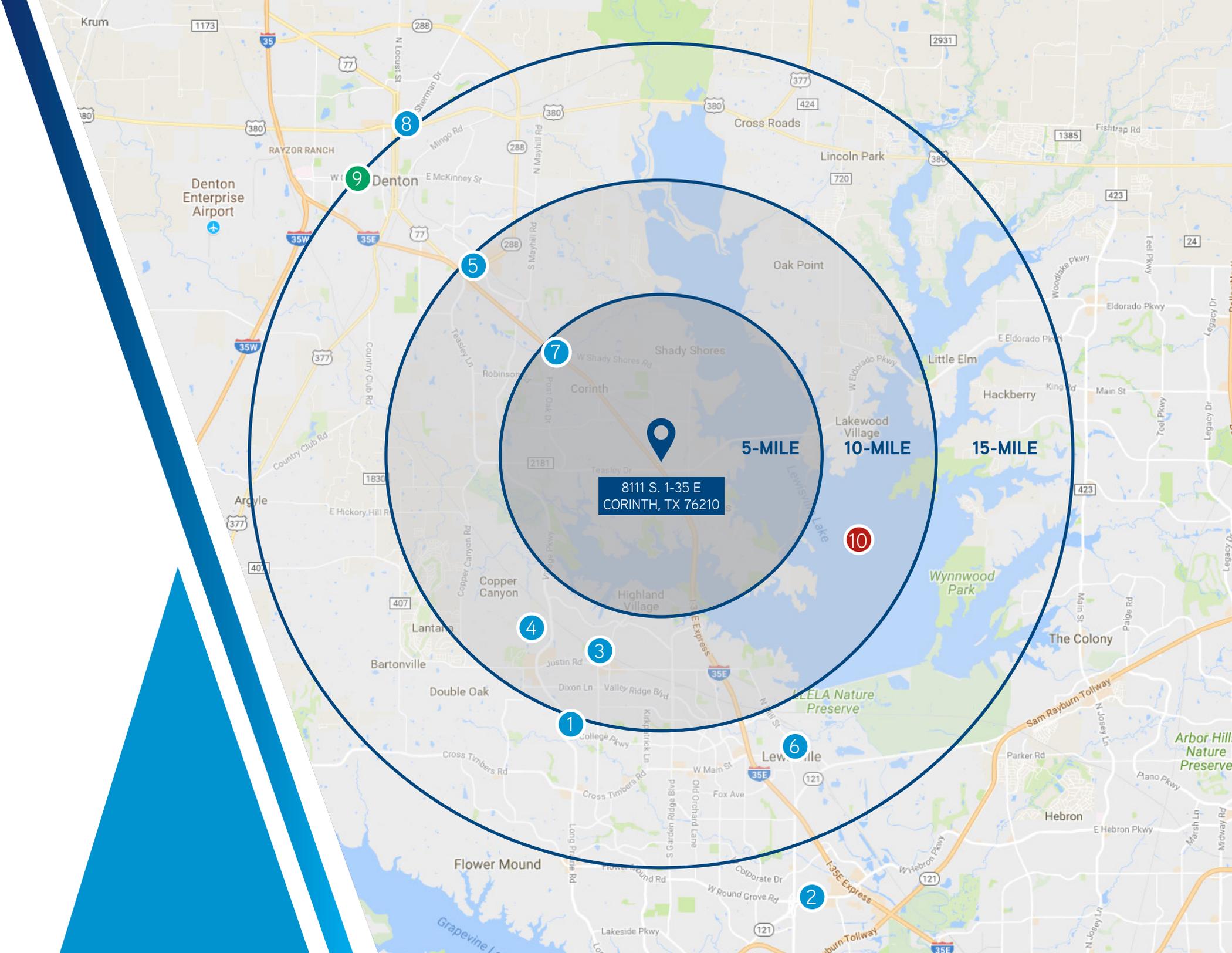
OUTDOOR DESTINATIONS

10



Lake Lewisville

	3-MILE	5-MILE	10-MILE
Population (2018)	43,659	119,798	519,962
Population Growth (2023)	49,751	136,711	596,665
	13.95%	14.12%	14.75%
Average Age	37.50	36.70	35.30
Median Household Income	\$97,958	\$98,665	\$80,886
Number of Employees	15,960	63,004	329,010
Median Property Value	\$245,809	\$253,470	\$253,169



8111 S. 1-35 E
CORINTH, TX 76210

5-MILE

10-MILE

15-MILE

8

9

5

7

4

3

1

10

6

2

MARKET OVERVIEW



CENTRAL LOCATION =
EASY TRAVEL TO THE
REST OF THE U.S.



COMPETITIVE HOUSING
PRICES



NO INCOME TAX



TOP-TIER RESEARCH
UNIVERSITIES



DIVERSITY OF CULTURAL
EXPERIENCES



COST OF DOING
BUSINESS LOWER THAN
NATIONAL AVERAGE

HIGHLIGHTS: EMPLOYMENT

120,000

ANNUAL NEW JOBS
(#1 in the nation)

3.4%

ANNUAL GROWTH RATE
(#3 in the nation)

3.4%

DFW
UNEMPLOYMENT RATE

3.8%

U.S.
UNEMPLOYMENT RATE

HIGHLIGHTS: POPULATION

7.3M

CURRENT DFW
RESIDENTS)

1ST

LARGEST METRO
(in the southern U.S.)

4TH

LARGEST METRO
(in the Nation)

146,000

POPULATION
GROWTH IN DFW

#1

METRO FOR
POPULATION GROWTH
**WITH 330 NEW
RESIDENTS EACH DAY**

(Source: Bureau of Labor Statistics)

#1

METRO FOR
**SKILLED TALENT
ATTRACTION**

(Source: ESMI)

#3

TOP METRO FOR
**THE MOST
CORPORATE FACILITY
INVESTMENT PROJECTS**

(Source: Site Selection magazine)

#3

**HIGHEST SALARY
IN THE U.S.
AFTER ADJUSTING FOR
COST OF LIVING**

(Source: Indeed)

WORLD'S LARGEST ECONOMIES

RANK	COUNTRY	GDP (\$ MILLIONS)
1	United States	18,624,475
2	China	11,199,145
3	Japan	4,949,273
4	Germany	3,477,796
5	United Kingdom	2,650,850
6	France	2,465,454
7	India	2,263,792
8	Italy	1,859,384
9	Brazil	1,796,187
10	TEXAS	1,599,283
11	Canada	1,535,768
12	Korea, Rep.	1,411,246
13	Russian Federation	1,283,163
14	Spain	1,237,255
15	Australia	1,204,616
16	Mexico	1,046,923
17	Indonesia	932,259
18	Turkey	863,712
19	Netherlands	777,228
20	Switzerland	668,851

Source: <https://datacatalog.worldbank.org/dataset/gdp-ranking>

TOP DALLAS AREA EMPLOYERS

COMPANY	EMPLOYEES
Wal-Mart	34000
American Airlines	27,000
Texas Health Resources	22,296
Dallas ISD	19,740
AT&T	17,000
Baylor Scott & White	16,500
Kroger	15,397
Lockheed Martin	14,350
Medical City Healthcare	14,000
Bank of America	13,500

Source: Dallas Business Journal Book of Lists

PROJECTED POPULATION GROWTH: 2018-2023

	MSA	NEW RESIDENTS
1	DFW	720,520
2	HOUSTON	649,000
3	ATLANTA	637,320
4	PHOENIX	571,580
5	MIAMI	567,530

DFW: *FORTUNE 500 HEADQUARTERS*

COMPANY	NATIONAL RANK	HQ	REVENUE (\$ in Millions)
Exxon Mobil	2	Irving	\$244,363
AT&T	9	Dallas	\$160,546
Energy Transfer Equity, L.P.	64	Dallas	\$47,487
American Airlines Group	71	Fort Worth	\$42,207
Southwest Airlines	142	Dallas	\$21,171
Tenet Healthcare	147	Dallas	\$20,613
Fluor	153	Irving	\$19,521
Kimberly-Clark	163	Irving	\$18,259
Texas Instruments	192	Dallas	\$14,961
HollyFrontier	206	Dallas	\$14,251
D.R. Horton	211	Fort Worth	\$14,091
J.C. Penney Company, Inc.	235	Plano	\$12,506
Jacobs Engineering Group	297	Dallas	\$10,023
GameStop	322	Grapevine	\$9,225
Dean Foods	362	Dallas	\$7,795
Alliance Data Systems	365	Plano	\$7,719
Yum China Holdings	397	Plano	\$7,144
Builders FirstSource	400	Dallas	\$7,034
Dr Pepper Snapple Group	418	Plano	\$6,690
Celanese	455	Irving	\$6,140
Pioneer Natural Resources	497	Irving	\$5,455
Vistra Energy	499	Dallas	\$5,430

Source: Fortune.com, 2018



MAJOR EXPANSIONS AND RELOCATIONS

- › **AMERICAN AIRLINES** is constructing a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its current location near DFW Airport. The new campus, expected to be completed by summer 2019, will house 7,300 employees.
- › San Francisco-based **CHARLES SCHWAB** is building a \$100 million, 500,000 square foot campus in Southlake, Texas. This regional office campus, which is a part of Circle T Ranch will house more than 1,200 workers when it opens in 2019.
- › International healthcare company **AMERISOURCEBERGEN** is constructing a 300,000 square foot regional headquarters campus for its Specialty Group in Carrollton. The Austin Ranch property will initially hold 1,200 workers but will eventually grow to house 3,000. The company's current office on the Dallas North Tollway will be consolidating into the new headquarters.
- › In 2017, **TOYOTA** completed its U.S. headquarters in the Legacy West development in Plano. The campus-style facility has 2.1 million square feet on 70 acres and has capacity to fit 6,500 employees. The move consolidated its former U.S. headquarters in California and a regional operational headquarters in Kentucky.
- › **JP MORGAN CHASE** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the Legacy West development. The 50-acre campus will host up to 6,000 employees.
- › **LIBERTY MUTUAL** opened one of its six national customer service centers in Plano's Legacy West development in late 2018. The company's one million-square-foot, campus-style property will bring up to 5,000 jobs to the area.W
- › **FANNIE MAE** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park. Three North Dallas offices merged into this new office which holds 2,000 employees.
- › Medical Giant **MCKESSON** purchased the former NEC Corporation offices in Las Colinas and consolidated its Irving offices into the space in 2017. The company invested \$175 million into the space and received \$1 million in incentives for creating 975 jobs and relocating 900 already in North Texas.
- › **STEWART HEALTHCARE** moved its headquarters from Boston into the newly-constructed 1900 Pearl St in the Dallas CBD in 2018. Additionally, the company leased more than 165,000 square feet in Richardson's Galatyn Commons for back-office operations.
- › **PEI WEI ASIAN DINER** moved its headquarters from its long-time home in Scottsdale, AZ to Irving, TX in late 2017. It offices in Las Colinas Highlands and expects to create 100 jobs in North Texas over five years. Texas granted Pei Wei \$500,000 and Irving added \$75,000 to incentivize its move.
- › In 2017, **BOEING GLOBAL SERVICES** announced the opening of this new divisional headquarters in Legacy West in Plano. Less than a year after its move-in, Boeing doubled its space in Legacy West, allowing for more than 200 more workers.

American Airlines

charles
SCHWAB

AmerisourceBergen

TOYOTA

CHASE

Liberty Mutual
INSURANCE

Fannie Mae

MCKESSON
Empowering Healthcare

Sources: Greater Dallas Chamber of Commerce, Dallas Morning News, Dallas Business Journal, Colliers Research

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