

# Palm Aire Hotel & Suites

415 INTERNATIONAL BLVD. WESLACO TEXAS



**FOR SALE**

A Full Service Hotel  
in the Mid Valley Area

**BLACK ROCK**  
COMMERCIAL REAL ESTATE

# Palm Aire Hotel & Suites

AVAILABLE FOR SALE

30,000 SF

BUILDING SIZE

7.89

APPROXIMATE ACRES

1989

BUILT & RENOVATED 2014

195

ROOMS, 2 STORIES

Amenities

CONFERENCE SPACE, RESTAURANT, POOL

Location

CLOSE TO HWYS, RETAIL & AIRPORT



## DEMOGRAPHICS (BASED ON 2017 DATA)

Variable	1 Mile	3 Miles	5 Miles
2015 Population	4,389	44,592	90,364
Total Employees	1,862	18,457	25,328
Avg. HH Income	\$42,187	\$41,004	\$41,369

## TRAFFIC COUNTS (2016 Average Daily traffic Counts)

Texas FM 1015 & S. International Blvd.	80,000 cpd
S. International Blvd. North of Mooreland	18,507 cpd
Morreland West of S. International Blvd.	937 cpd

# Property Highlights

## Summary

The Property maintains 193 guestrooms. Each typical guestroom provides guests with a work desk, lamps, complimentary high speed wireless internet access (available throughout the property), free local calls under 30 minutes, voice mail, clock radio, coffee/tea maker, hairdryer, iron/ironing board and cable satellite television with HBO.

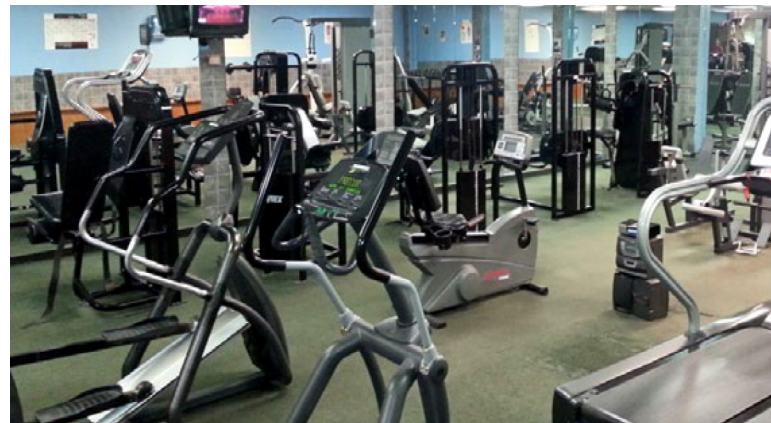
The One Bedroom Suites, which provide a separate living area from the bedroom, also include a microwave and refrigerator. The Two Bedroom Apartments provide a full kitchen, living room, two bedrooms and two bathrooms. These apartments may also be split into two separate rooms, each with its own entrance, one of which will be a standard hotel room and one which will include the kitchen, living area, one bedroom and one bathroom.

## Food & Beverages

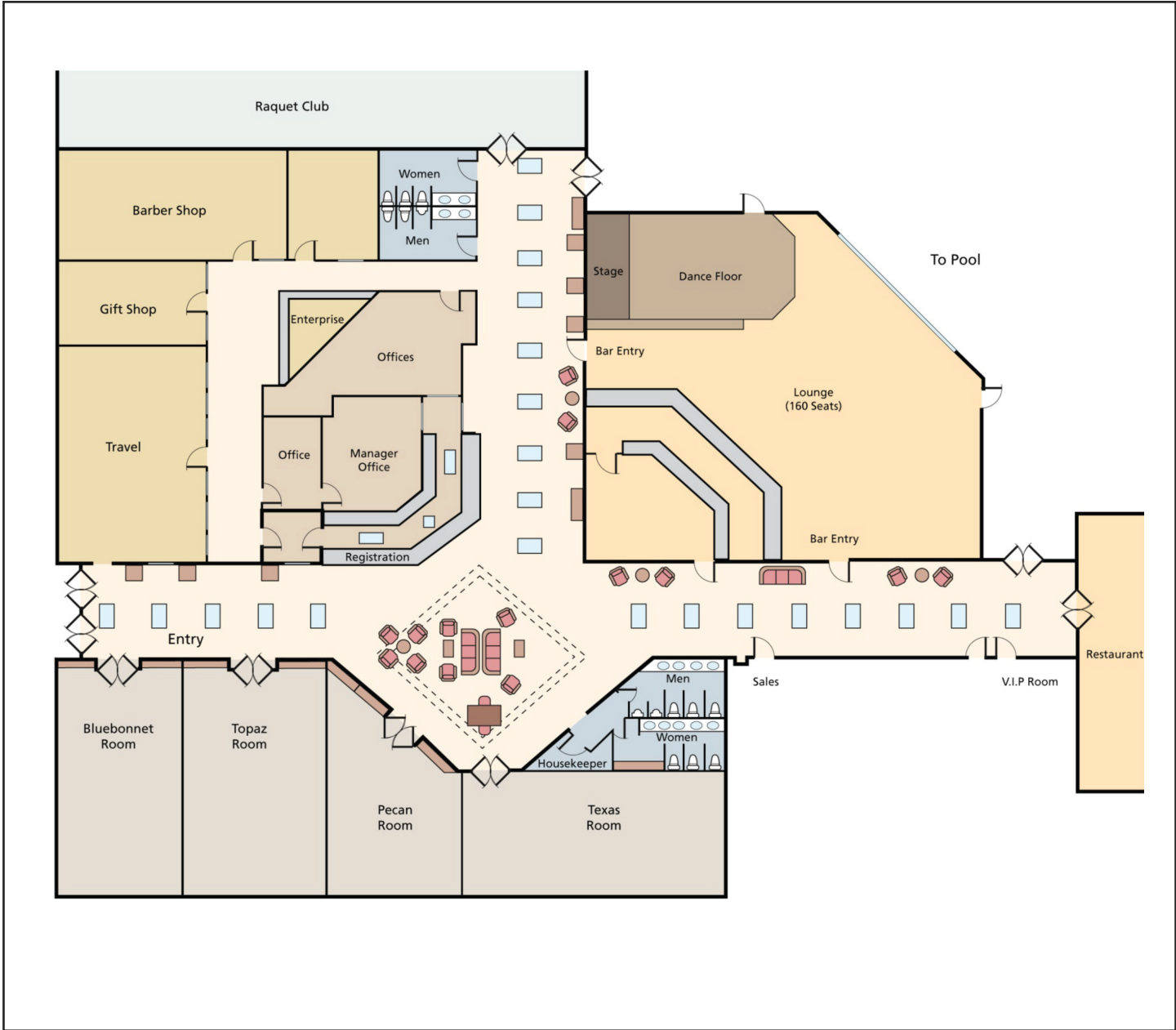
The Property owns and operates the on-site restaurant. The restaurant offers a complimentary hot breakfast cook to order breakfast for hotel guests, has a hot buffet or a la carte service during lunch. The Property also offers an onsite bar.

## Other Amenities

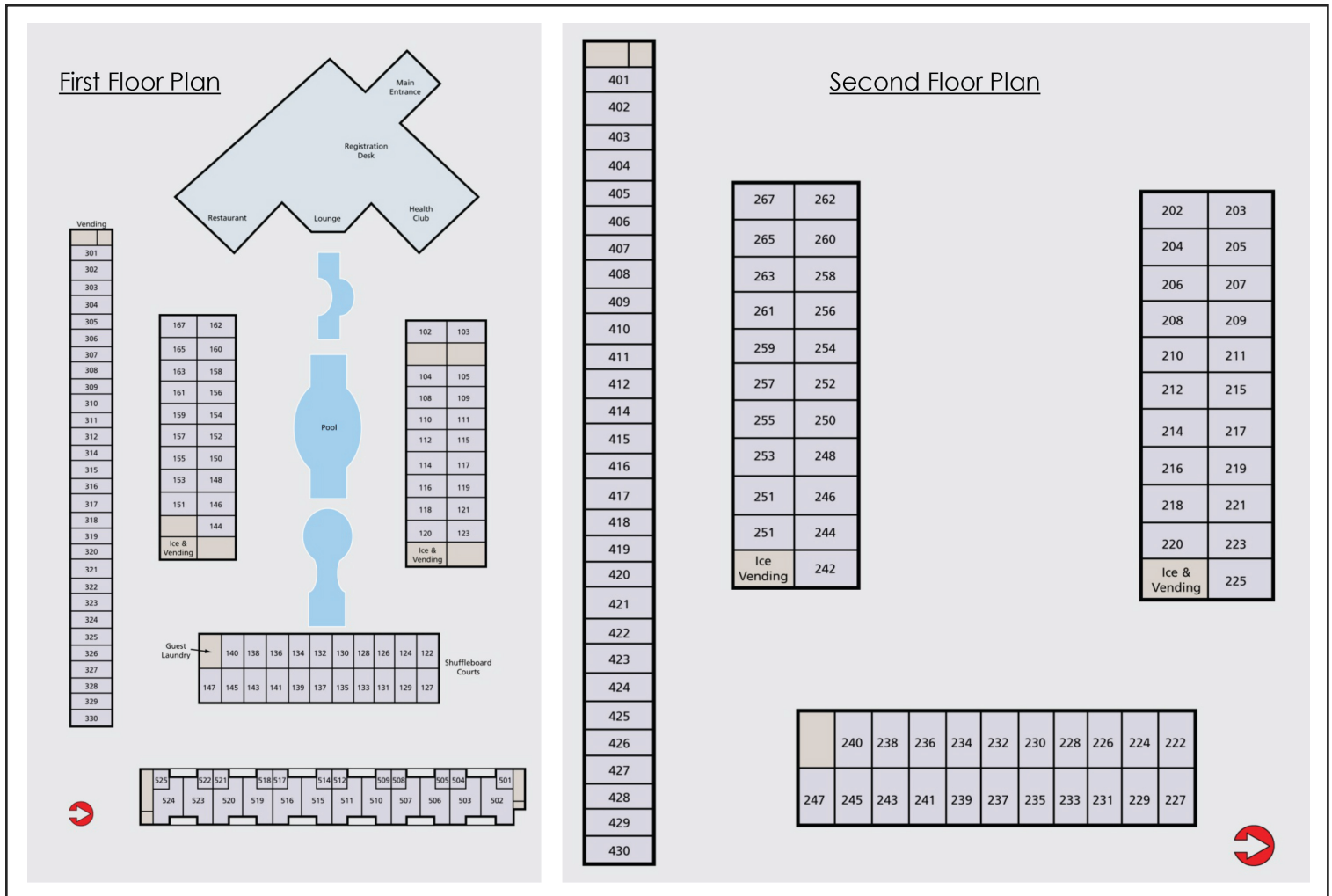
- Meeting space totals approximately 5,000 square feet and several of the rooms can be joined together to accommodate meetings of up to 500 guests or banquets of up to 300.
- The three outdoor Pools include varying depths for swimming. One of the pools is 300 feet long.
- The full-service on-site Health Club includes a hot tub spa, a steam room, a dry sauna, a workout room with a variety of cardio machines and weights, two indoor racquetball courts and an outdoor tennis court.
- The Business Center provides high-speed internet access and printing; faxing and copying services are available at the front.
- Parking is readily available near the lobby and guest rooms with a total parking of 445 spaces.
- Barber Shop
- 7 Office spaces for lease ranging from 300SF to 2000SF
- Rooms renovated in 2014
- Changed all room locks to RFI Locks
- Potential rebranding opportunity Days Inn and Clarion



# Floor Plans



# Floor Plans



Guest Rooms	Total
Double Queen	86
One Bedroom Suites	60
King	35
Two Bedroom Apartments	12
Hospitality Suites	2
<b>Total</b>	<b>195</b>

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written

consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

Buyer, Seller, Landlord or Tenant	Date
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**BLACK ROCK**  
COMMERCIAL REAL ESTATE