



# Port Arthur Hotel

Holiday Inn Express & TownePlace Suites

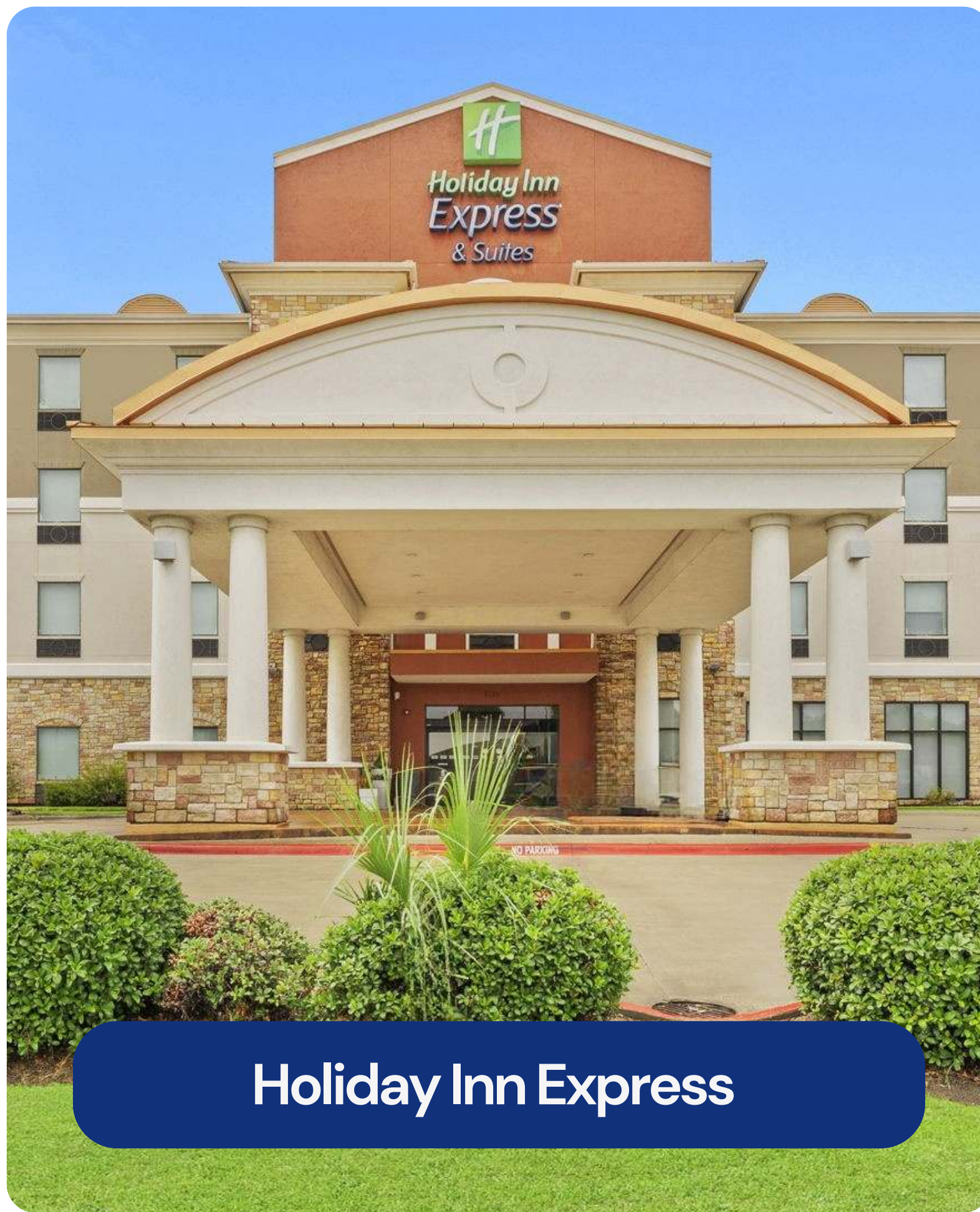
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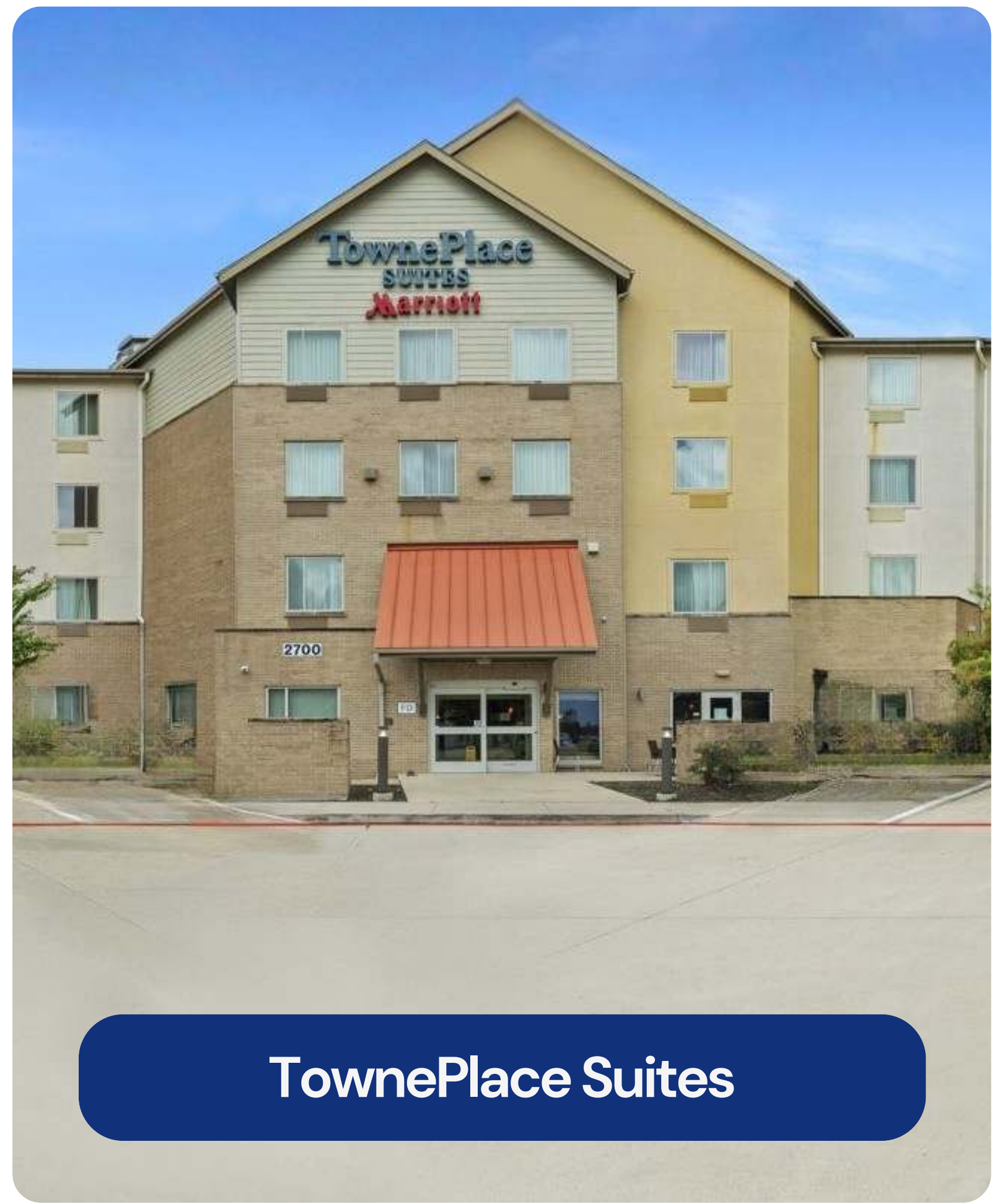
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**Holiday Inn Express**



**TownePlace Suites**

# FOR SALE

A dual-branded, institutional-quality hotel portfolio located in Port Arthur, Texas, offering exposure to two globally recognized hospitality brands—IHG and Marriott. The portfolio benefits from strong industrial, port, and extended-stay demand drivers, providing stable year-round performance.

**TOTAL OF 188 KEYS**

**DUAL BRANDED PORTFOLIO**

**IHG & MARRIOTT**

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# OPPORTUNITY OVERVIEW

The Port Arthur Hotel Portfolio represents a compelling opportunity to acquire a dual-branded hospitality investment anchored by two globally recognized hotel brands—Holiday Inn Express (IHG) and TownePlace Suites by Marriott.

Strategically located in Port Arthur, Texas, the portfolio is positioned within one of the Gulf Coast’s most established industrial and maritime markets. The local economy is driven by petrochemical production, refinery operations, port activity, and long-term infrastructure investment, generating consistent, non-seasonal lodging demand.

The combination of a select-service hotel and an extended-stay hotel allows the portfolio to capture a broad range of guest profiles, including transient business travelers, corporate guests, contractors, and project-based workforces. This diversified demand base contributes to stable occupancy levels and balanced revenue performance.

With a total of 188 keys, newer construction, and strong December 2025 year-to-date operating performance, the portfolio offers investors durable cash flow characteristics, operational efficiencies, and long-term market fundamentals supported by global hospitality brands.



# INVESTMENT HIGHLIGHTS

## Dual-Branded Portfolio with Global Brand Affiliation

The portfolio combines two industry-leading brands—IHG and Marriott—offering broad market reach, brand loyalty, and diversified guest demand within a single investment.

## Balanced Demand Profile

The mix of select-service and extended-stay accommodations captures both short-term and long-term lodging needs, reducing reliance on any single guest segment.

## Strong Industrial & Port-Driven Market Fundamentals

Port Arthur's economy is anchored by refinery operations, petrochemical facilities, and port infrastructure that generate steady, year-round lodging demand.

## Newer Construction Profile

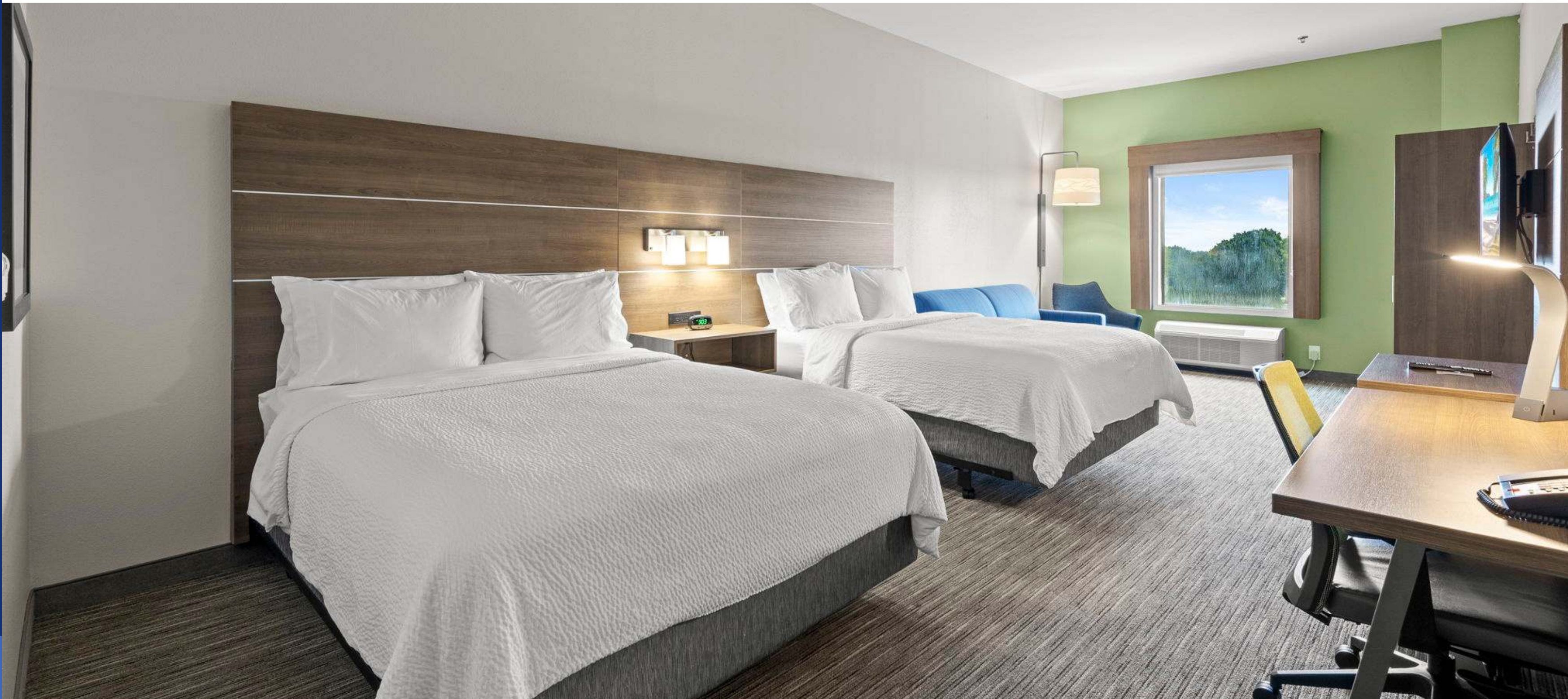
Both properties were built within the last decade, reducing near-term capital expenditure requirements and supporting long-term asset durability.

## Operational Efficiency & Scale

The dual-property structure allows for shared operational efficiencies, including management, staffing, and maintenance synergies.

## Attractive Risk-Adjusted Hospitality Investment

The portfolio offers exposure to a resilient, non-leisure-dependent market supported by essential industries and long-term infrastructure investment.



# INVESTMENT HIGHLIGHTS

## Consistent, Non-Seasonal Demand

Unlike leisure-driven markets, Port Arthur benefits from continuous industrial activity that supports stable midweek and extended-stay occupancy.

## Strategic Gulf Coast Location

The market's proximity to deep-draft ports and energy infrastructure supports long-term demand from global trade and energy production.

## Attractive Risk-Adjusted Hospitality Investment

The portfolio provides exposure to a resilient hospitality market supported by essential industries and long-term infrastructure investment.

## Clear Path to Continued Operations

Property Improvement Plan details are available, with minimal work required to continue operating.



# PORTFOLIO SNAPSHOT

## Portfolio Type:

Dual-Branded Select-Service  
& Extended Stay

## Brands:

Holiday Inn Express (IHG)  
& TownePlace Suites (Marriott)

Total Keys: 188

Interest Offered: Fee Simple

## 2025 COMBINED REVENUE

# \$7.16 MILLION

*TownePlace Suites: \$3.894M + Holiday Inn Express: \$3.267M*

## 2025 STAR PERFORMANCE (COMBINED)

WEIGHTED OCCUPANCY: ~70%

BLENDED ADR: ~\$145

BLENDED REVPAR: ~\$102



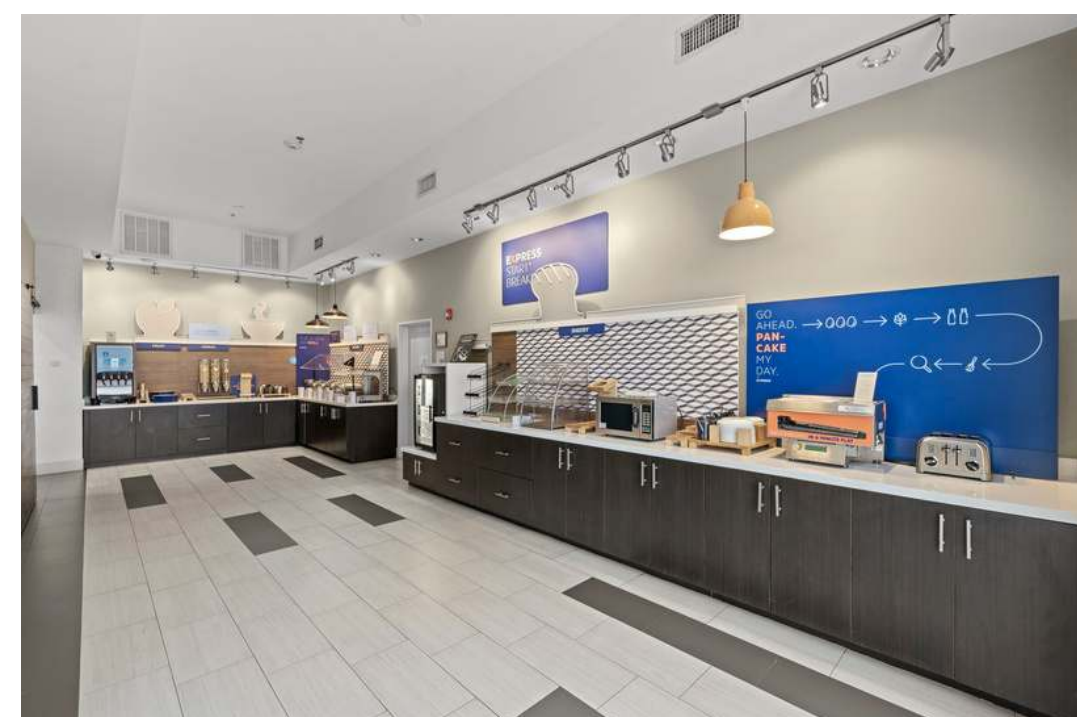
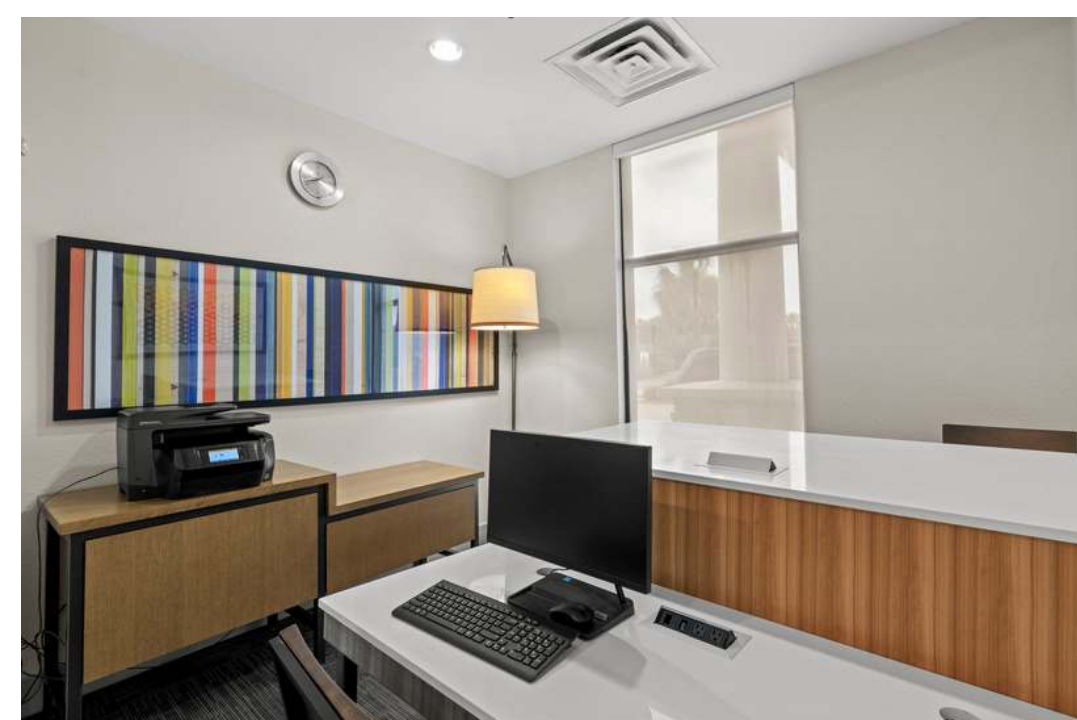
# PROPERTY OVERVIEW

HOLIDAY INN EXPRESS - PORT ARTHUR	
Year Built	2010
Floors	4
Keys	92
Corridor Style	Interior
Features & Amenities	Complimentary Parking Outdoor Swimming Pool Fitness Center / Gym High-speed Wi-Fi Free Hot Buffet Breakfast Self-Serve Laundry Facilities Business / Meeting Room

2025 PERFORMANCE	
Occupancy	72%
ADR	\$148
RevPAR	\$107



The Holiday Inn Express offers modern accommodations tailored to corporate and transient travelers, featuring complimentary hot breakfast, high-speed internet, business amenities, and recreational facilities. The property benefits from proximity to major industrial employers and commercial corridors.



PROPERTY OVERVIEW: HOLIDAY INN EXPRESS



# PROPERTY OVERVIEW

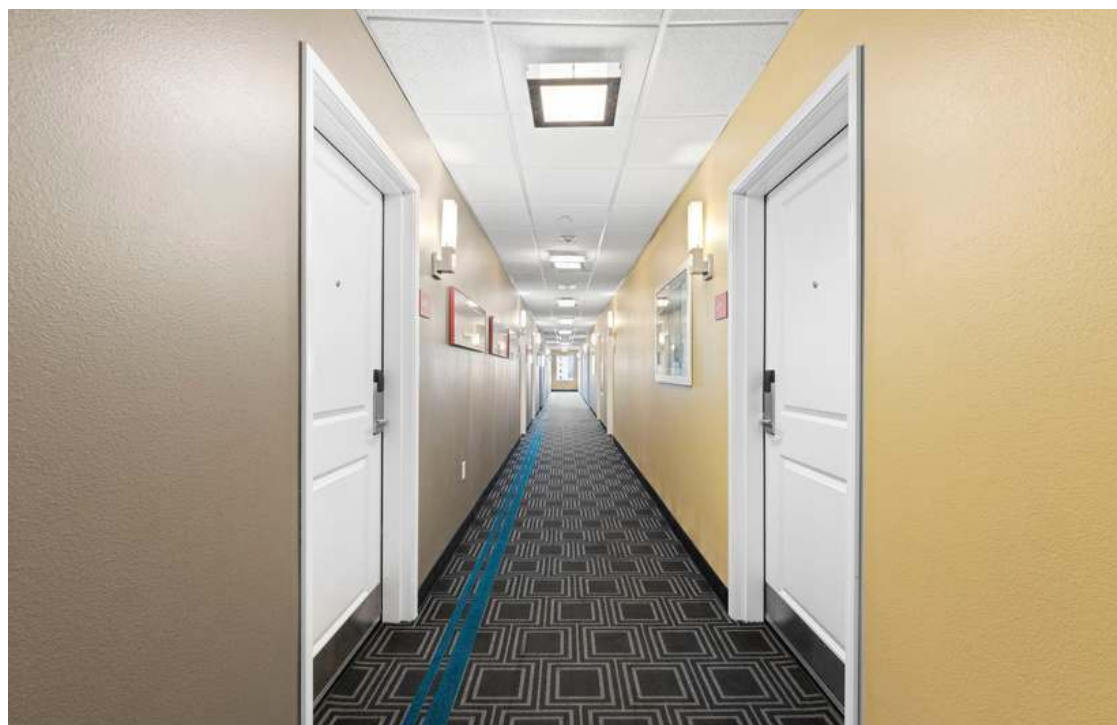
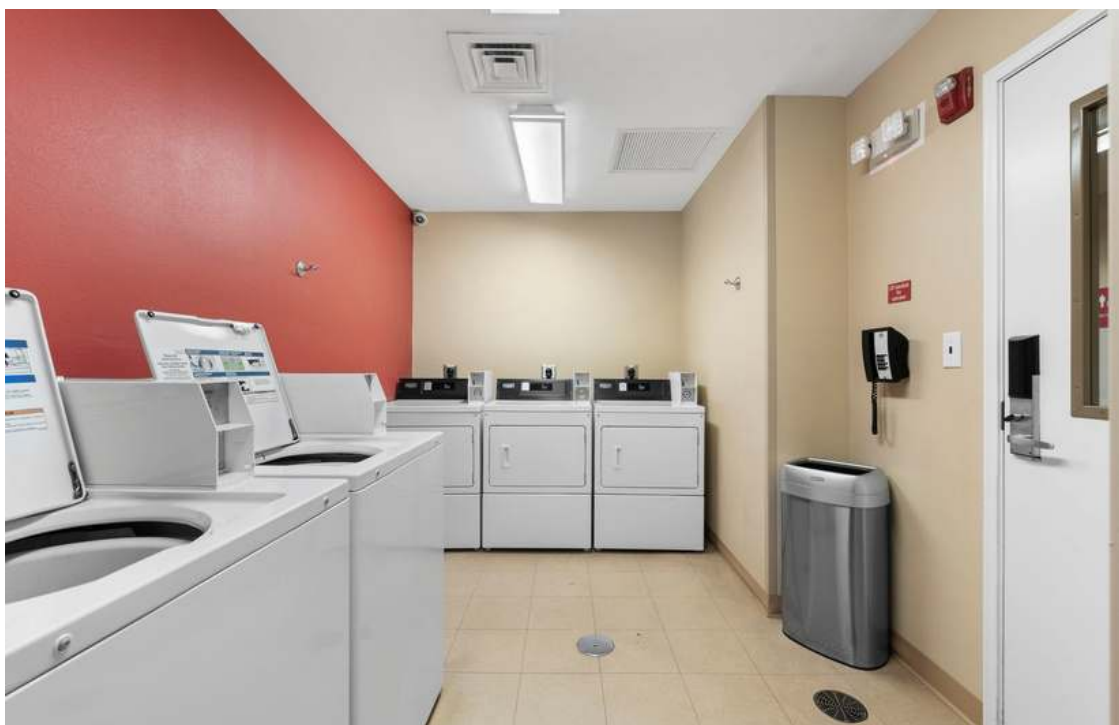
TOWNEPLACE SUITES - PORT ARTHUR	
Year Built	2014
Floors	4
Keys	96
Suite Mix	Studio, One-Bedroom, Two-Bedroom
Corridor Style	Interior
Features & Amenities	Complimentary Parking Outdoor Swimming Pool In-room Kitchen Fitness Center / Gym Pet-Friendly Rooms Self-Serve Laundry Facilities

2025 PERFORMANCE	
Occupancy	68%
ADR	\$142
RevPAR	\$97

**i** TownePlace Suites is designed for extended-stay guests seeking apartment-style accommodations with full kitchens and dedicated living and workspaces. The property serves contractors, engineers, and long-term corporate guests supporting the region's industrial and port operations.



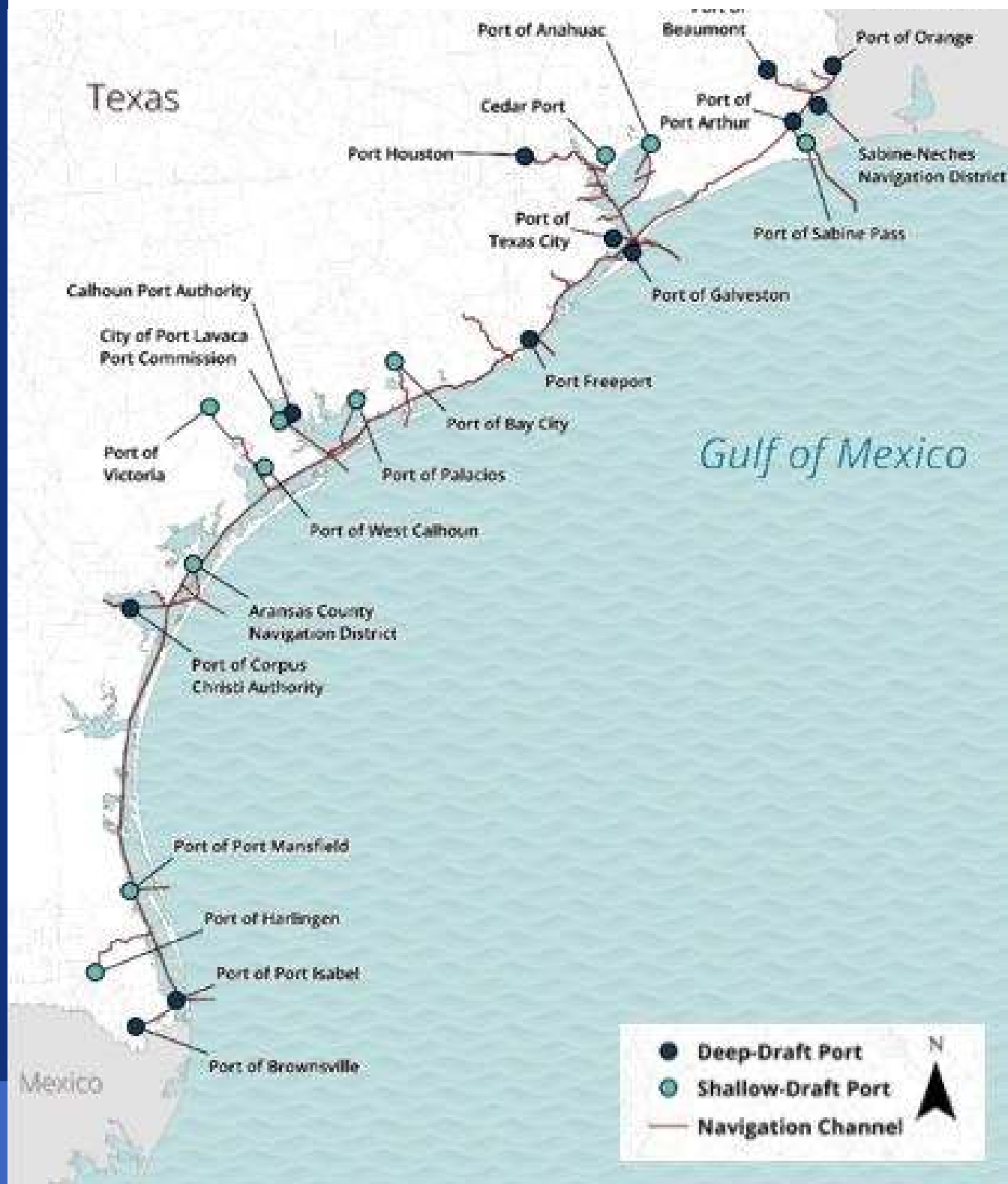
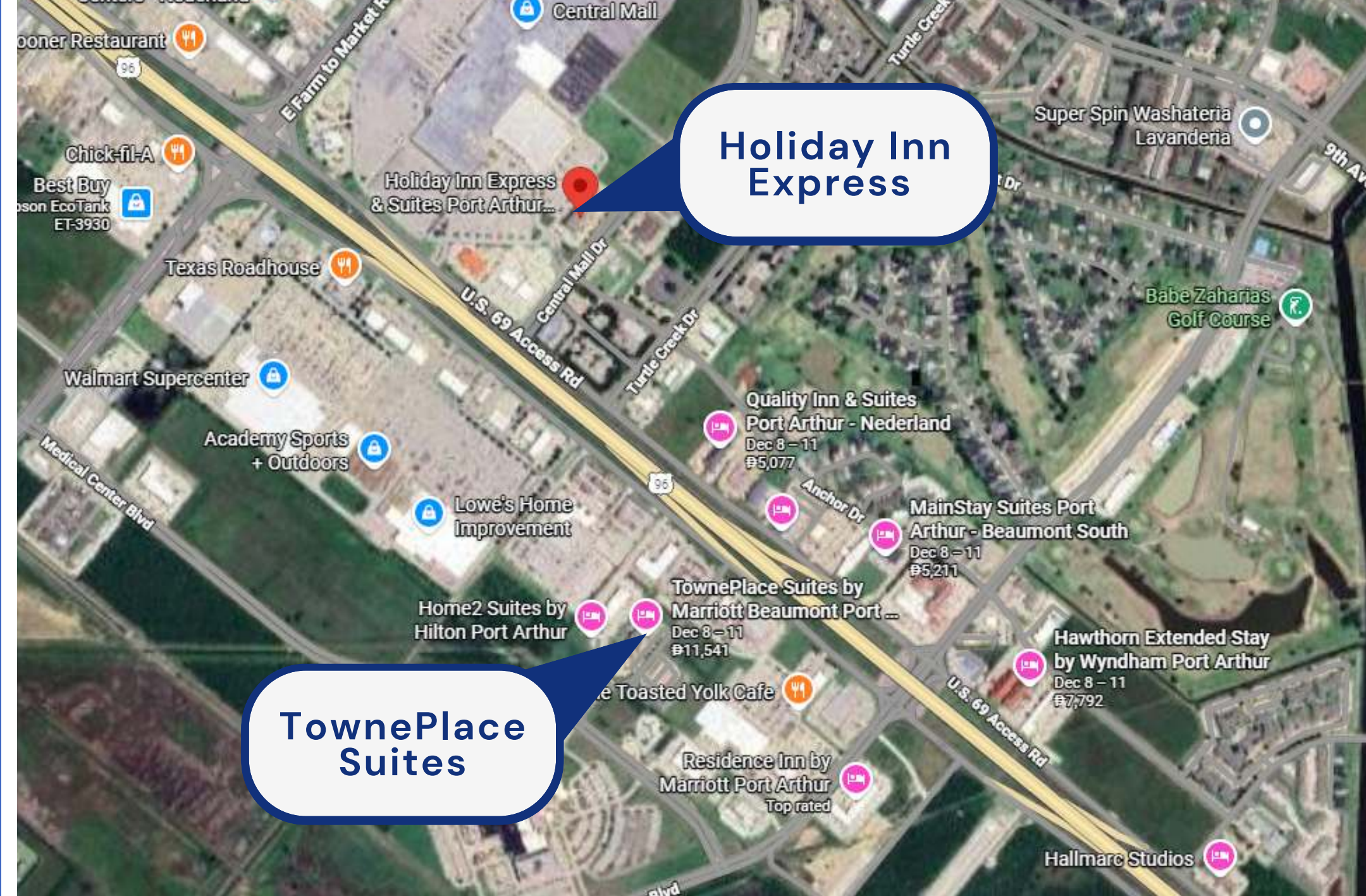
PROPERTY OVERVIEW: TOWNEPLACE SUITES



# MARKET OVERVIEW

**i** Port Arthur is a major Gulf Coast energy hub supported by petrochemical production, industrial maintenance, port logistics, and long-term corporate travel. Local demand is anchored by multi-billion-dollar operations including refineries, marine terminals, and energy service companies.

**i** Year-round industrial activity generates exceptionally stable lodging performance, particularly for midscale, select-service, and extended-stay hotels.



- i** Texas operates the largest port system in the United States, serving as a critical engine of industrial commerce, energy logistics, and workforce demand along the Gulf Coast.
- i** The state's 23 seaports move approximately 746 million tons of cargo annually, more than any other state, and support 2.5 million jobs statewide, representing nearly 28% of Texas' total economic output.
- i** Port Arthur sits within the Sabine–Neches Navigation District, one of the nation's most important deep-draft maritime corridors, supporting petroleum refining, petrochemical manufacturing, and global energy exports.

## WHY THIS MATTERS FOR LODGING DEMAND

- Continuous port, refinery, and terminal operations generate year-round lodging needs
- Strong demand from contractors, engineers, inspectors, and project-based teams
- Supports extended-stay occupancy and midweek business travel
- Limited exposure to leisure seasonality

## KEY PORT & LOGISTICS HIGHLIGHTS

- Texas ranks #1 nationally in maritime cargo volume
- Port Arthur is a deep-draft Gulf port serving global energy markets
- Direct access to refineries, marine terminals, and export infrastructure
- Integrated rail, highway, and waterway connectivity
- Long-term capital investment into port and energy facilities

POPULATION  
**56,000~**

**2.6**  
AVERAGE HOUSEHOLD  
SIZE

**\$45,752**  
MEDIAN HOUSEHOLD  
INCOME

**\$25,593**  
PER CAPITA INCOME

**34.4**  
MEDIAN AGE

**23%**  
NO HIGHSCHOOL  
DIPLOMA

**7.9%**  
UNEMPLOYMENT  
RATE

**22%**  
ATTENDED COLLEGE





Holiday Inn Express

Quality Inn & Suites

Comfort Inn & Suites

TownePlace Suites Marriott

Super8 by Wyndham

Holiday Inn

Home2 Suites by Hilton

La Quinta Inn & Suites by Wyndham

Clarion Pointe

Days Inn & Suites by Wyndham





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All materials, financial data, photographs, projections, and written or verbal information provided in this Offering Memorandum are supplied for general guidance only and are not guaranteed as to accuracy, completeness, condition, or future performance.

No representation or warranty—express or implied—has been made regarding compliance with governmental regulations, franchise requirements, environmental matters, or operational suitability. Prospective purchasers must conduct their own due diligence, including financial review, inspections, and verification of all information.

Neither the broker nor seller will investigate or verify any assumptions or financial information on behalf of any party. Interested parties are strongly encouraged to consult with legal, tax, engineering, and financial professionals prior to making an investment decision.

All properties are marketed in full compliance with applicable real estate, fair housing, and equal opportunity laws.



### 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1.2

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT**

**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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