

Days Inn By Wyndham

201 Gifford Place, Joelton TN 37080



OFFERING MEMORANDUM

Interstate 24 Exit 35



Days Inn By Wyndham

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Anderson Commercial Brokerage | 2442 North Mt Juliet Rd | Mt Juliet, TN 37122
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01 Executive Summary
Investment Summary

DAYS INN BY WYNDHAM

OFFERING SUMMARY

ADDRESS	201 Gifford Place Joelton TN 37080
PARCEL # AND COUNTY	022 00 0 162.00 Davidson
MARKET	Nashville
SUBMARKET	West
BUILDING SF	23,968 SF
LAND ACRES	3.11
TOTAL ROOMS	116
LAND SF	135,472 SF
YEAR BUILT	1991
	Hotel
APN	022 00 0 162.00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	Undisclosed
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	842	4,239	11,004
2024 Median HH Income	\$98,515	\$93,276	\$88,210
2024 Average HH Income	\$122,135	\$126,194	\$116,099



Investment Summary Highlights

This property built in 1991 is improved with 116 rooms, two-story limited service, exterior corridor hotel with a 20 x 54 outdoor pool. Nestled on 3.11 acres of prime real estate and the brick building boast 23,968 Square Feet. The 3.11-acre site includes area for additional expansion. Unencumbered Management.

Owned by a family partnership and is first offering to the market for sale. Property is part of the owner's portfolio of eight separate parcels with multiple buildings; businesses consisting of Hotel, Multifamily, Self-Storage, RV Park, Car Wash, Laundromat, and Multiple Single tenant and Multi-Tenant Buildings. This property is just one gem in a dazzling portfolio of eight separate parcels.

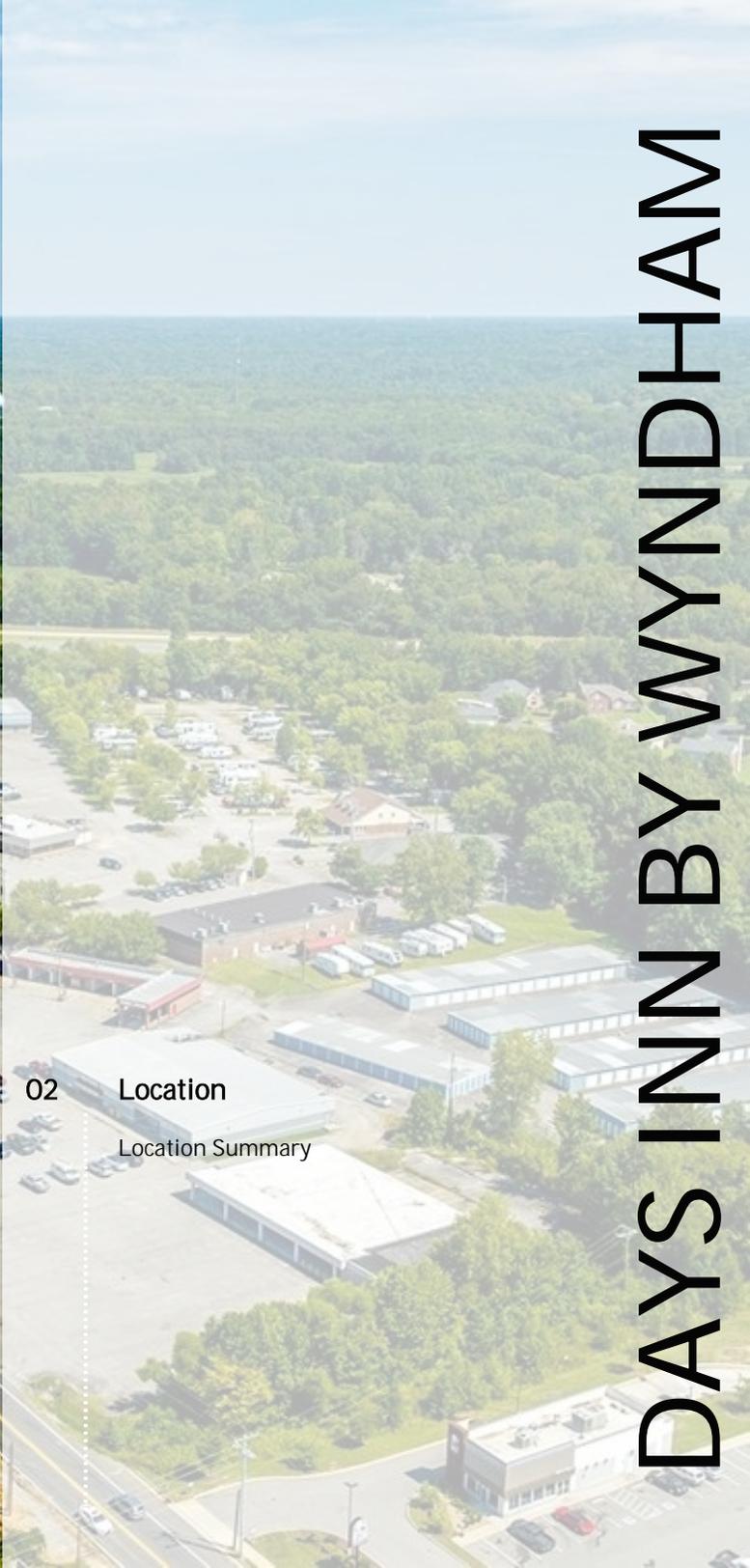
Investors seeking a lucrative ROI in a bustling commercial hub need look no further than this prime hospitality gem. Get ready to seize the opportunity of a lifetime with this exclusive first-time market offering from a family partnership. With such a diverse range of income streams, the potential return on investment is as vast as your ambition.



Days Inn By Wyndham
201 Gifford Place | Joelton, TN 37080



02 Location
Location Summary



Location Summary Highlights

Easy access from I-24, exit 35. Nestled in the Tennessee countryside, Days Inn Joelton/Nashville is a budget hotel only 5 miles from the Fontanel Mansion's amphitheater, wedding venue and winery. Only a short drive from popular destinations for restaurants and entertainment venues in downtown Nashville. Whether you want a night in downtown Nashville or time in the country, the hotel offers great value and comfort.

Enjoy live sports, music, and entertainment. You can cheer for your favorite football team at Titans Stadium in downtown Nashville. Travel down the Cumberland River and enjoy live country music performances, with great meals aboard the General Jackson Showboat. Another option is exploring and hiking sun-lit trails. For more music, sing along to your favorite country hits at the famous Grand Ole Opry.

This location is convenient to the Downtown Nashville/Nashville BNA Airport, proximity to:

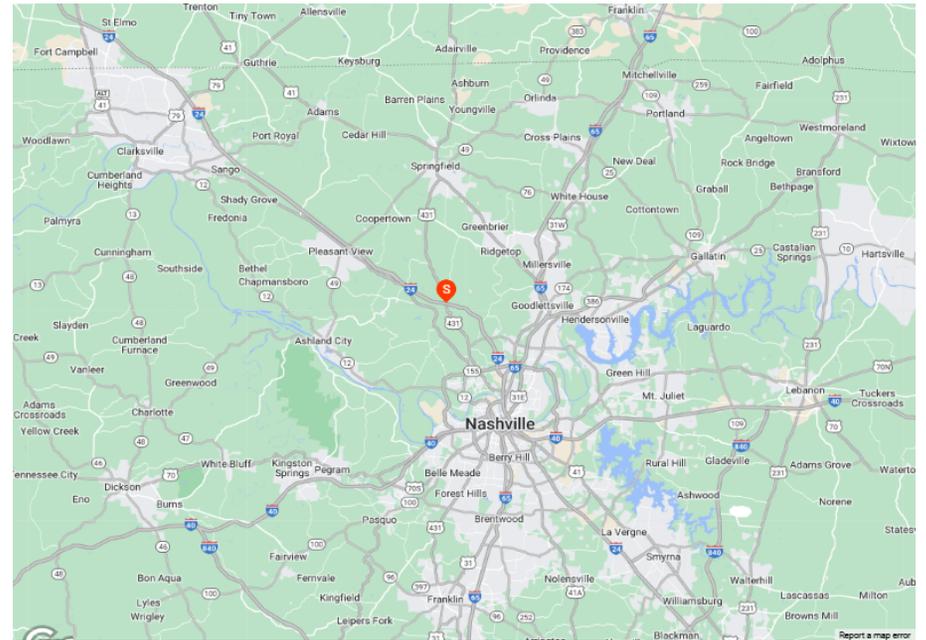
Nashville Downtown 14 miles

Nashville Int'l Airport (BNA) 22 Miles

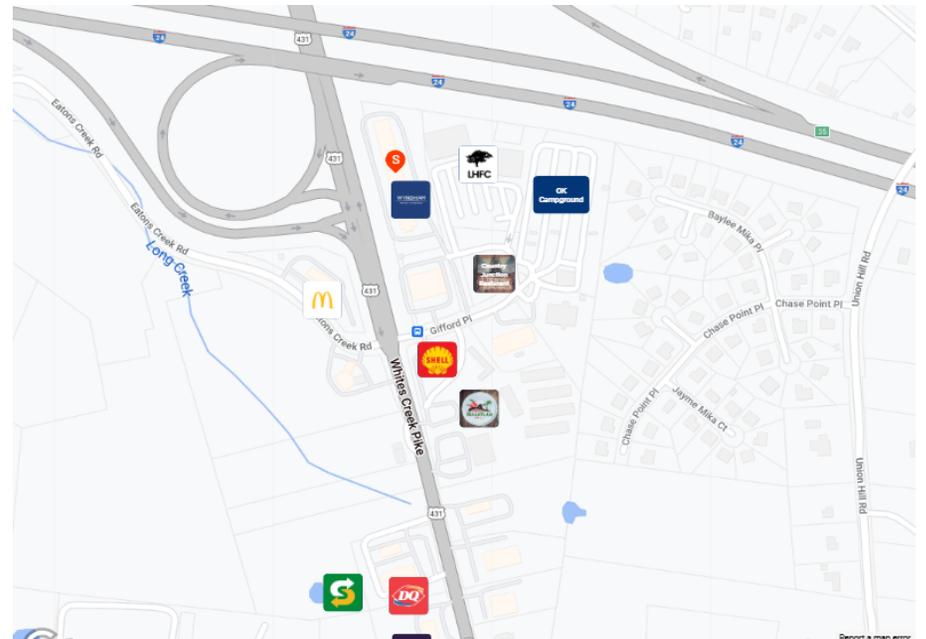
Opryland 16 Miles

Vanderbilt Hospital 17 Miles

Regional Map



Locator Map





03

Property Description

Property Features

Aerial Map

Parcel Map

Survey As Built

HOTEL AMENITIES

ROOM AMENITIES

Property Images

DAYS INN BY WYNDHAM

TOTAL ROOMS	116
BUILDING SF	23,968
LAND SF	135,472
LAND ACRES	3.11
YEAR BUILT	1991

	Hotel
# OF PARCELS	1
ZONING TYPE	CS – Commercial PUD
BUILDING CLASS	B
NUMBER OF ROOMS	116 Total/29-King/87-Doubles
LISTING ADDRESS	201 Gifford Pl Joelton, TN 37080
NUMBER OF STORIES	Two-story limited service
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	174
ROAD FRONTAGE	228' +/- Rear of Property border Eastbound I-24 618' +/- on Whites Creek Pike (Divided Hwy)
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
CROSS STREET	Whites Creek Pike
BUILDING HEIGHT	25'

NEIGHBORING PROPERTIES

NORTH	Interstate 24
SOUTH	Retail Strip Center 205-217 Gifford Pl
EAST	Whites Creek Pike
WEST	Lifefhouse Fellowship Church

MECHANICAL

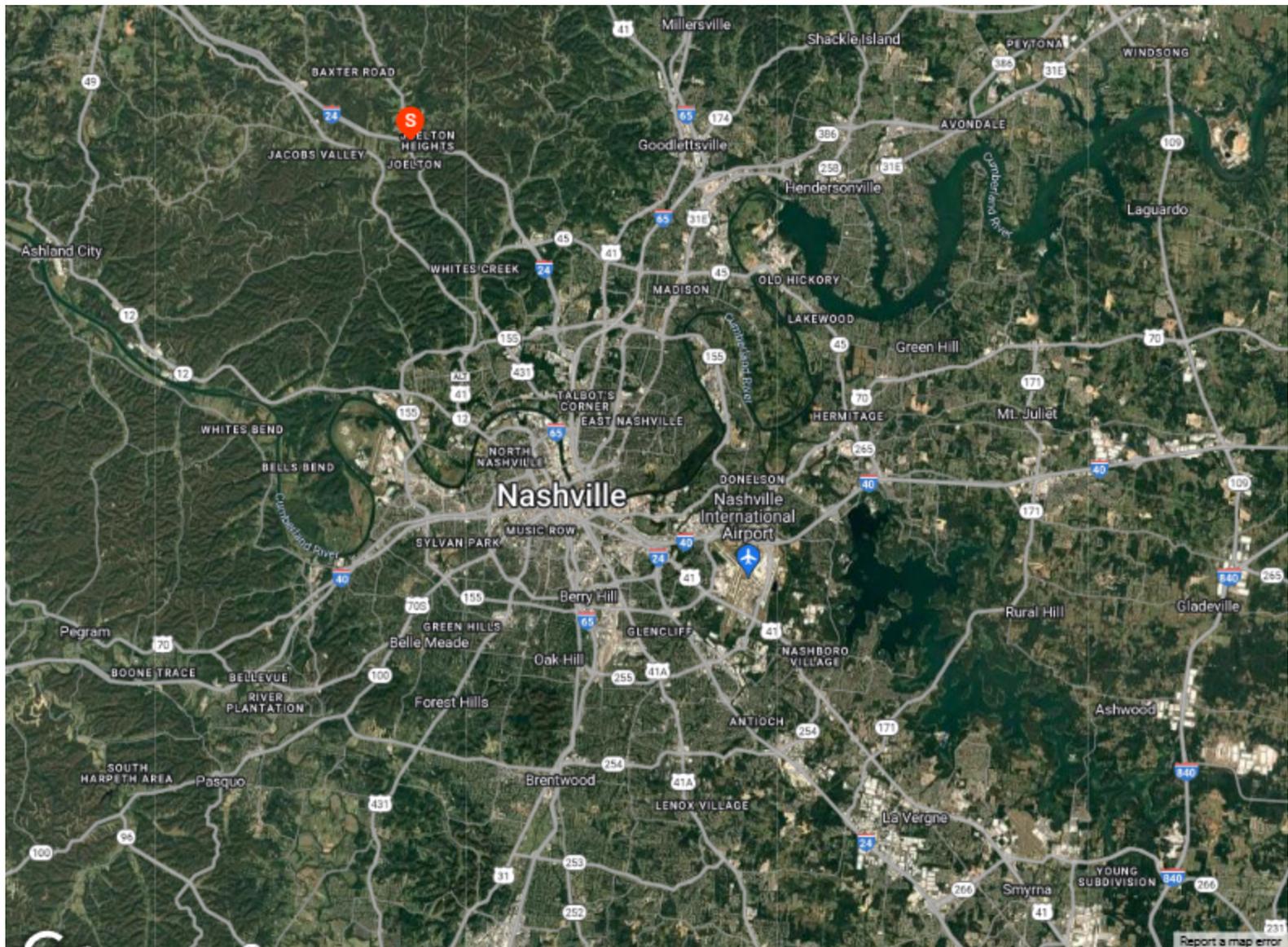
HVAC	P-Tac Units
FIRE SPRINKLERS	Sprinkler System
ELECTRICAL / POWER	3-Phase

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Asphalt
ADA COMPLIANT	Yes

AMENITIES

FRONT DESK	24-hour front desk
POOL	20 x 54 Outdoor
COMPLIMENTARY BREAKFAST	Coffee and on-the-go breakfast
ICE/VENDING MACHINES	Refrigerators in room
ENTERTAINMENT	Flat sreen TV and cable programming
WIFI	Complimentary wireless
RESTAURANT	No-microwave in rooms
TRAILER-PARKING	Yes
PARKING	Free self-parking
HANDICAP ACCESSIBLE	32" clear width doorways
ACCESSIBLE AMENITIES	Service animals welcome

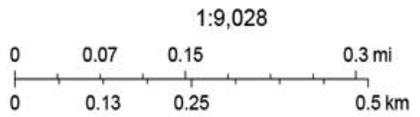


Nashville / Davidson County Parcel Viewer



September 26, 2024

- Override 1
- graphicsLayer2



Nashville Maps

HOTEL AMENITIES

Free WiFi

Free Coffee & Breakfast Item

Onsite Parking

Trailer-Parking

24-Hour Front Desk

Outdoor Pool

Bus-Truck Parking



ROOM AMENITIES

Coffee-Tea Makers

Flat Screen TVs-Cable

Handicap Accessible

Hairdryer

Pet Friendly

Refrigerator & Microwaves







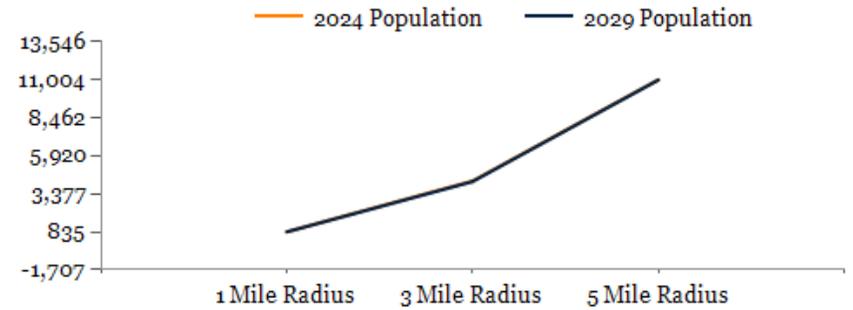


04 Demographics
Demographics

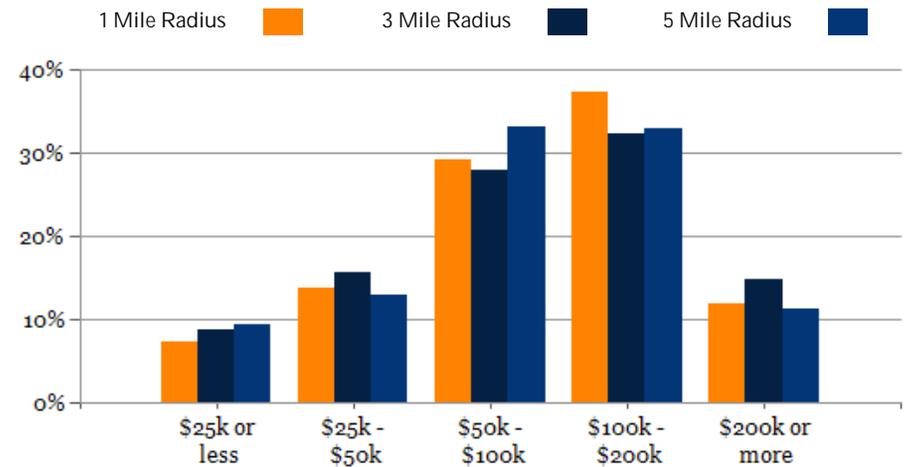
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	795	4,070	10,064
2010 Population	767	3,985	10,199
2024 Population	842	4,239	11,004
2029 Population	835	4,200	10,987
2024-2029: Population: Growth Rate	-0.85%	-0.90%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	12	68	197
\$15,000-\$24,999	13	87	221
\$25,000-\$34,999	12	76	138
\$35,000-\$49,999	34	204	447
\$50,000-\$74,999	55	286	856
\$75,000-\$99,999	43	212	622
\$100,000-\$149,999	77	325	917
\$150,000-\$199,999	48	249	559
\$200,000 or greater	40	265	504
Median HH Income	\$98,515	\$93,276	\$88,210
Average HH Income	\$122,135	\$126,194	\$116,099

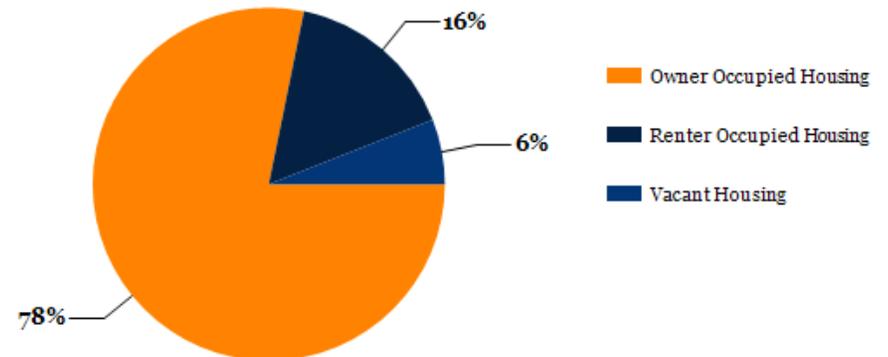
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	314	1,674	4,032
2010 Total Households	306	1,668	4,096
2024 Total Households	334	1,771	4,462
2029 Total Households	330	1,754	4,471
2024 Average Household Size	2.52	2.39	2.47
2024-2029: Households: Growth Rate	-1.20%	-0.95%	0.20%



2024 Household Income

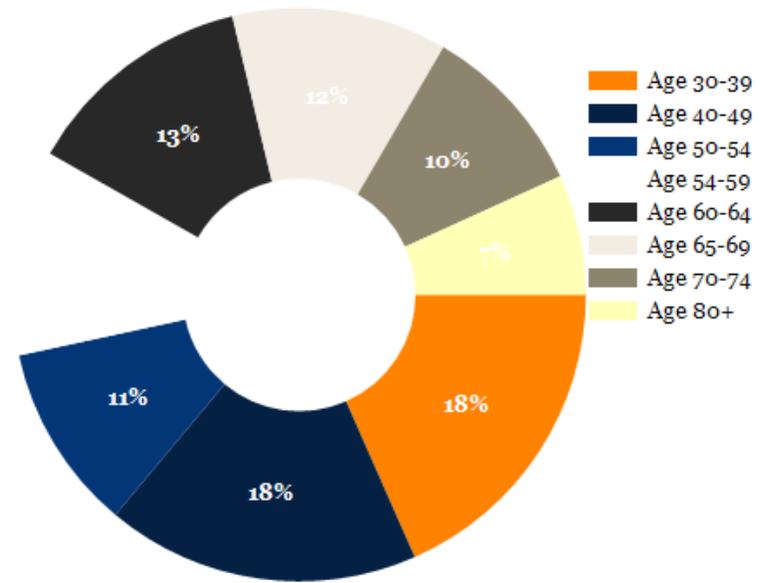


2024 Own vs. Rent - 1 Mile Radius

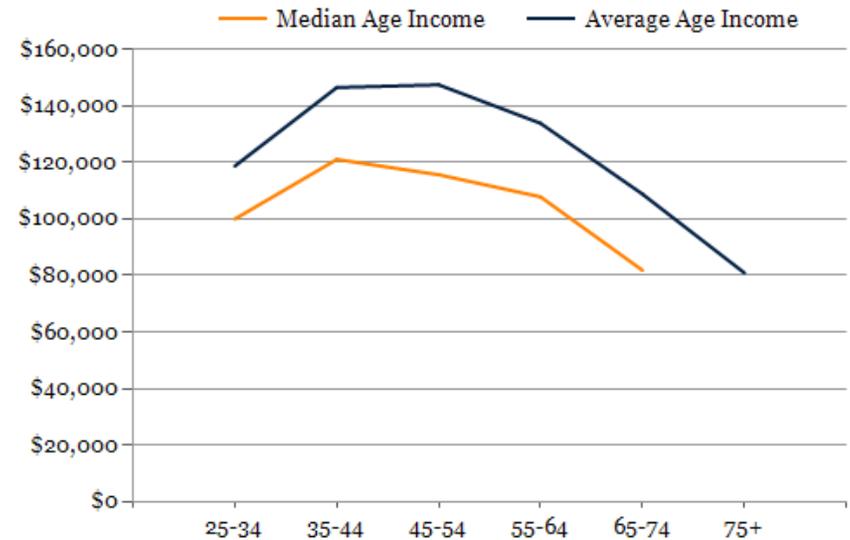


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	50	260	680
2024 Population Age 35-39	53	269	695
2024 Population Age 40-44	51	242	690
2024 Population Age 45-49	48	238	655
2024 Population Age 50-54	59	292	739
2024 Population Age 55-59	65	328	800
2024 Population Age 60-64	73	371	913
2024 Population Age 65-69	68	356	857
2024 Population Age 70-74	55	277	661
2024 Population Age 75-79	38	200	500
2024 Population Age 80-84	22	111	269
2024 Population Age 85+	21	106	228
2024 Population Age 18+	691	3,473	8,885
2024 Median Age	48	48	46
2029 Median Age	48	48	46



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$96,238	\$95,233
Average Household Income 25-34	\$118,744	\$125,963	\$118,856
Median Household Income 35-44	\$121,097	\$123,519	\$112,802
Average Household Income 35-44	\$146,566	\$159,770	\$143,898
Median Household Income 45-54	\$115,682	\$119,421	\$108,205
Average Household Income 45-54	\$147,536	\$153,544	\$135,496
Median Household Income 55-64	\$107,832	\$100,619	\$93,821
Average Household Income 55-64	\$133,888	\$137,175	\$124,464
Median Household Income 65-74	\$81,840	\$79,036	\$74,086
Average Household Income 65-74	\$108,820	\$110,982	\$101,282
Average Household Income 75+	\$80,932	\$79,468	\$77,127





05 Company Profile
Company Bio

ANDERSON COMMERCIAL BROKERAGE

COMPANY PROFILE

Anderson Commercial Brokerage is a highly respected and well-established company that has been operating in the real estate industry for nearly four decades. Our team of experts specializes in providing exceptional brokerage services for a wide range of properties, including investment properties, retail development, industrial, retail, and mixed-use properties. We are renowned for our innovative and forward-thinking approach to real estate, and we take great pride in our ability to identify unique investment opportunities that produce optimal investment performance and lasting impacts on our clients, communities, and industries. Our headquarters are located in Mt Juliet, TN, and we are proud to serve clients throughout the Greater Nashville Region and the entire state of Tennessee.

"We are and can be only as successful as our clients"
- Rita Anderson, Broker

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