

Pre-Market Renovated & Rebranded Opportunity on South Padre Island

Home2 Suites by Hilton, 1709 Padre Blvd, South Padre Island, Texas 78597

The opportunity

- New 91-key select service extended stay asset
- Down-to-the-Studs Renovation by experienced developer
- Year-round tourist demand
- One of two Hilton properties on South Padre
- No other development in pipeline through 2027



Scout Rock Capital Advisors is pleased to exclusively present the fee simple interest in the newly renovated and rebranded Home2 Suites by Hilton, a new 91-key, select-service, extended-stay hotel located in South Padre Island, Texas—one of the most vibrant and rapidly growing resort destinations in the state. A 4-minute walk to South Padre Island Beach and within a 5-minute drive to Beach Park at Isla Blanca.

The Opportunity

Acquire a newly remodeled turnkey Hilton-flagged property in a coastal market with year-round tourism demand, an empty development pipeline, and strong RevPAR fundamentals.

A Total Renovation -- Delivers August 2025

A down-to-the-studs renovation has transformed the property, and it will be the newest hotel on South Padre for some time to come. No new hotels delivered in the last three years, and none are permitted on South Padre Island through the end of 2027.





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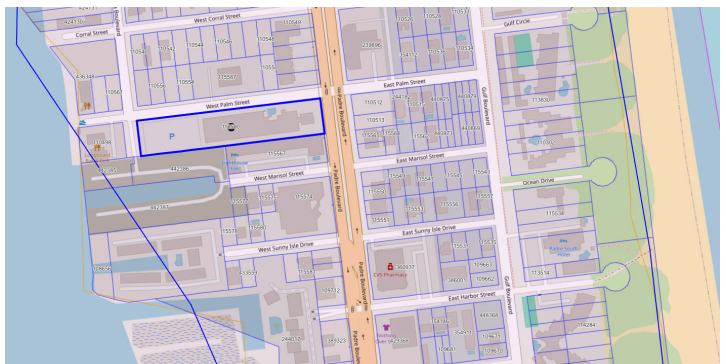
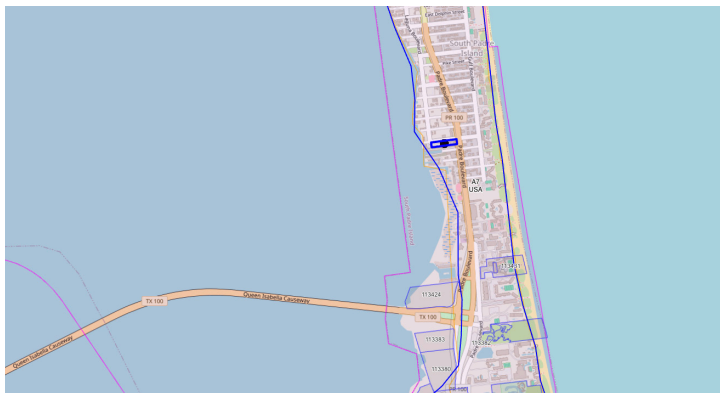
Investment Highlights

Hilton Brand Affiliation: As a Home2 Suites by Hilton, the property benefits from one of the most powerful reservation systems in the world and participation in the Hilton Honors loyalty program.

Premier Location: Situated directly on Padre Boulevard, the island's primary commercial corridor, the hotel is walking distance to the beach, top restaurants, nightlife, and the South Padre Island Convention Centre.

New Construction (August 2025 Delivery): Delivered to market in 2025, the property requires no PIP and offers immediate operational efficiencies with minimal capital expenditure.

Strong Market Fundamentals: South Padre Island welcomed over 7 million visitors in 2023, according to the Texas Office of the Governor, Economic Development & Tourism Division, with peak occupancy rates regularly exceeding 80% during seasonal months.





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Diverse Demand Generators

The island supports a year-round tourism base through:

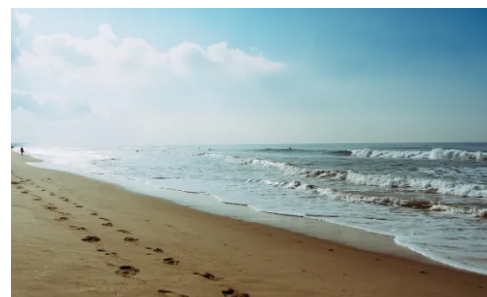
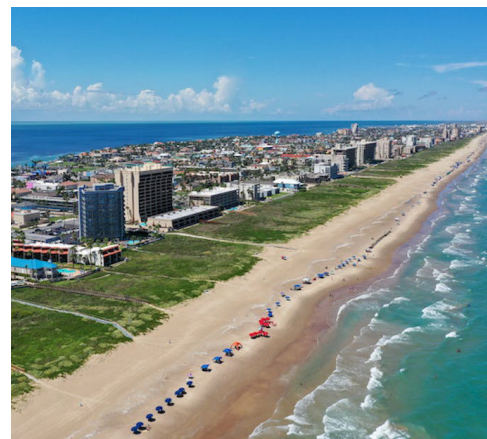
Spring Break, drawing over 50,000 college visitors annually

Ecotourism and birdwatching, fueled by the South Padre Island Birding and Nature Center

Family vacation travel and water sports

Events and festivals, such as Sandcastle Days, Fishing Tournaments, and Fireworks on the Beach

Proximity to SpaceX's Starbase Launch Facility in nearby Boca Chica—attracting new media, space enthusiasts, and business travel.



MARKET / SUBMARKET	South Padre Island / Brownsville / McAllen
YEAR BUILT	1999 / 2025 Renovation
NUMBER OF KEYS	91
TOTAL SIZE	133,196 sqft
ACREAGE	1.865 acres
CORRIDOR	Interior
PARKING	97 spaces, 1.07 ratio per room
AMENITIES INCLUDE	Meeting Rooms / Flex Space, Fitness Center, Guest Laundry, Buffet Dining Room, BBQ area
PRICE	\$18,200,000



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