



FOR SALE

BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Salman (Sam) Tabani

972.810.7729 x1

stabani@tabanirealty.com



TABANI
REALTY

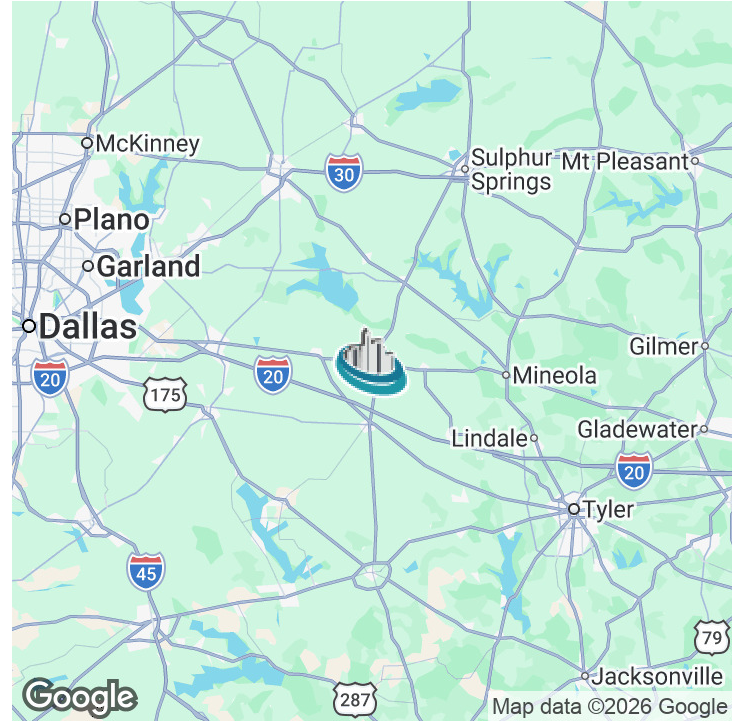
Tabani Realty
5851 Legacy Circle
Plano, TX 75024
972.810.7729
tabanirealty.com



FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,150,000
Building Size:	38,120 SF
Lot Size:	5.2 Acres
Number of Rooms:	77
Projected 2025 NOI:	\$597,597
Year Built:	1981
Renovated:	2024
Zoning:	F1

PROPERTY OVERVIEW

Seize a rare opportunity to acquire a proven, income-generating hospitality asset in the heart of East Texas. Ranked #1 of 6 hotels in Canton on TripAdvisor, the Best Western Canton Inn offers 77 well-appointed rooms backed by one of the most reliable demand drivers in the region: First Monday Trade Days, the world's largest flea market, drawing vendors and shoppers from across the United States every single month. That's 12 built-in demand cycles per year — a competitive advantage few hospitality assets can match. The property features renovated guest rooms, an outdoor pool, fitness center, business center, and complimentary hot breakfast, all operating under the nationally recognized Best Western flag with its global loyalty program and booking infrastructure. Additional leisure demand from Splash Kingdom Water Park and world-class golf courses further diversifies the revenue base. This is a turnkey asset with a strong brand, a proven guest record, and a market position that is exceptionally difficult to replicate.

Salman (Sam) Tabani

972.810.7729 x1

stabani@tabanirealty.com

Tabani Realty
5851 Legacy Circle
Plano, TX 75024
972.810.7729
tabanirealty.com



FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Additional Photos

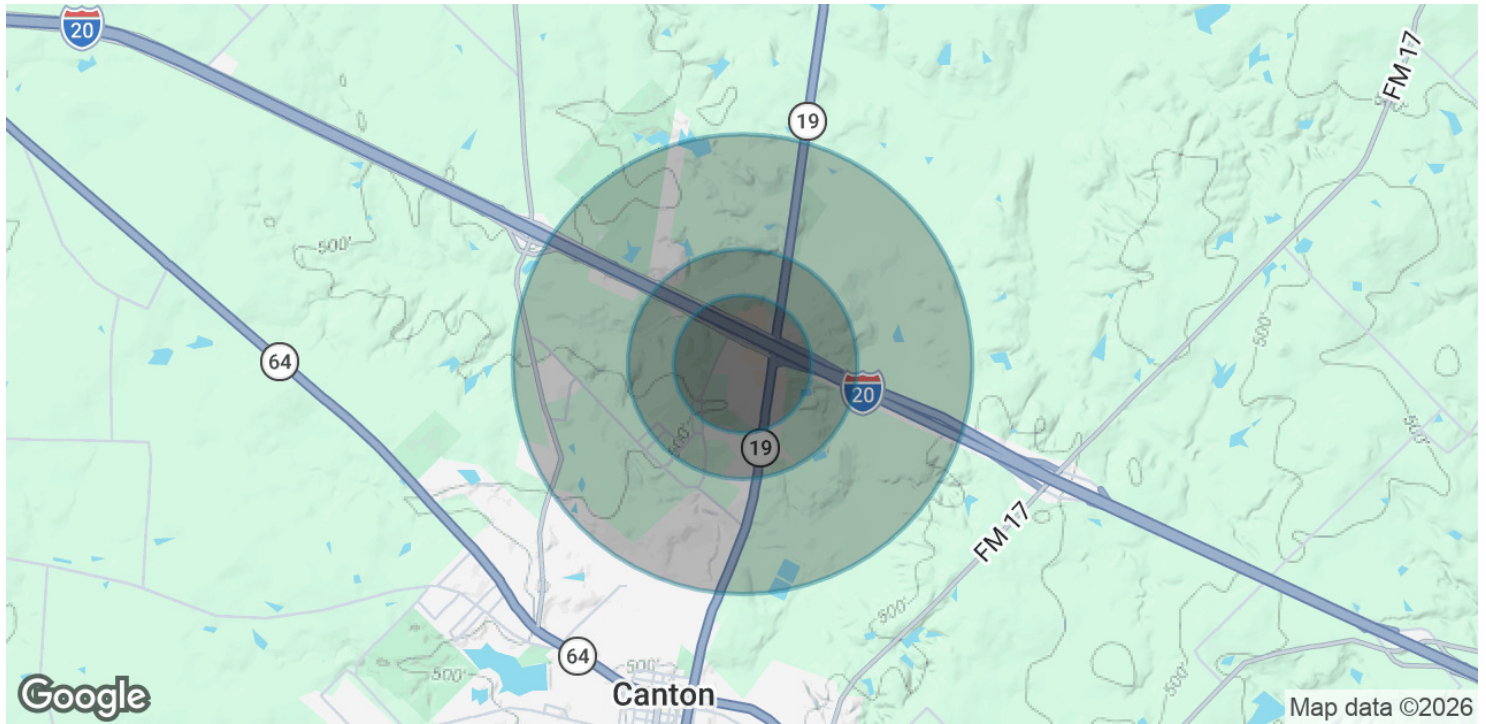




FOR SALE | BEST WESTERN CANTON INN

2251 N. Trade Days Blvd, Canton, TX 75103

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	107	492
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	40	188
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$96,503	\$93,249	\$89,979
Average House Value	\$234,550	\$255,015	\$267,888

2020 American Community Survey (ACS)



TABANI
REALTY