



Hilco Global
AN ORIX COMPANY

BANKRUPTCY SALE

Baymont by Wyndham Lubbock | 138-Key Hotel & Includes Adjacent Restaurant

Located in Opportunity Zone with Potential for Redevelopment

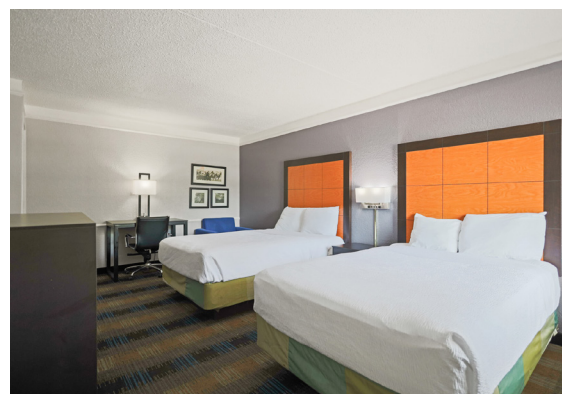


601 & 607 Avenue Q, Lubbock, TX

- 138 keys under the Baymont by Wyndham flag; midscale class hotel
- Downtown Central Business District location in a federal Opportunity Zone, near the Lubbock Memorial Civic Center, less than one mile from Texas Tech University & approximately 11 miles from Lubbock Preston Smith Intl. Airport
- High-traffic Avenue Q frontage (19,550-29,769 VPD)
- Potential for redevelopment to student housing, multifamily or mixed-use opportunities

**U.S. Bankruptcy Court
Northern District of Texas (Lubbock)
Petition No: 25-50333-bwo11
In re: Sai Bhole-Nath Hotels, Inc.**

The Baymont by Wyndham Lubbock – Downtown Civic Center is a 138-room, two-story midscale hotel located in the central business district of Lubbock, Texas. Originally built in 1976, the property was renovated in 2021 and spans 50,645± SF across two parcels totaling 3.11± AC. Currently operating under a franchise, the hotel features an on-site pool, business center, complimentary Wi-Fi, outdoor patios and 99 surface parking spaces. Located within an urban Opportunity Zone, the property presents a compelling offering for investors and operators seeking continued hospitality use, value-add repositioning or adaptive reuse. Its proximity to downtown Lubbock and major demand drivers, including Texas Tech University, supports a range of potential redevelopment scenarios, including student housing, multifamily residential, extended-stay accommodations or a mixed-use project, subject to zoning and municipal approvals.



855.755.2300
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 601 & 607 Avenue Q, Lubbock, TX

LOCAL INFORMATION

Lubbock serves as the economic, educational and healthcare hub of West Texas, drawing residents, students, visitors and businesses from across the region. Home to Texas Tech University, with an enrollment exceeding 40,000 students, the city benefits from a consistent influx of students, faculty, visitors and research activity that supports housing, hospitality and commercial demand year-round.

The area offers strong transportation connectivity via major arterial roadways and is served by Lubbock Preston Smith International Airport, providing direct access to several major metropolitan markets. As a large commercial center in the region, Lubbock attracts a broad base of residents, businesses and visitors from across West Texas and eastern New Mexico. Combined with ongoing investment in downtown redevelopment and university-related growth, Lubbock continues to demonstrate long-term economic stability and redevelopment potential.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

August 18 by 5:00 p.m. (CT)

BID SUBMISSIONS

Bids should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All bids must be submitted to Jamie Coté at jcote@hilcoglobal.com and Keith Worsham at kworsham@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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Subject to approval by U.S. Bankruptcy Court, Northern District of Texas (Lubbock), Bankruptcy Petition No: 25-50333-bwo11 | In re: Sai Bhole-Nath Hotels, Inc. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.