PUBLIC For Sale ACTIVE

Fairfield Inn & Suites Dallas Mesquite

4020 Towne Crossing Blvd , Mesquite, TX 75150, USA

80 rooms • 1997 year built • Fairfield Inn & Suites • Upper Midscale • Low-rise • Suburban

Date

11/18/2026

Ownership Type (% Sold)

Fee Simple (100%)

Owner

Starwood Capital Group

Origin: Domestic

Owner's Broker

CBRE

Description

Institutionally-Owned and Managed Fairfield Inn & Suites Opportunity to acquire an 80- room, three-story Fairfield Inn & Suites strategically located in Mesquite, Texas, one of the most accessible submarkets within the Dallas-Fort Worth Metroplex. The hotel offers convenient access to key demand generators including the Mesquite Convention Center, Town East Mall, Mesquite Championship Rodeo, and numerous industrial and logistics employers throughout East Dallas. Additionally, its proximity to Interstate 635, Interstate 30, and U.S. Highway 80 provides seamless connectivity to Downtown Dallas, the Kay Bailey Hutchison Convention Center, and the broader DFW market.

Significant RevPAR Growth Opportunity
The Fairfield Inn & Suites is underperforming nearby hotels. As of the September 2026 TTM period, the nearby Holiday Inn Express generated RevPAR 61% higher, while the Hampton Inn & Suites achieved RevPAR 56% higher than the subject property.

Management Upside
The Fairfield Inn & Suites will be delivered unencumbered by management. Due to the current operator’s national scale and substantial allocation for corporate overhead, this project presents significant potential upside for a more hands-on operator through more focused revenue management strategies and reduction in corporate allocated expenses.

Benefiting from Mesquite’s Expanding Economic Base
Mesquite continues to experience substantial economic and industrial growth, attracting new investment across manufacturing, logistics, distribution, and technology sectors. The city’s strategic location along major transportation corridors has fueled significant commercial development and employment growth, creating sustained lodging demand from business travelers, contractors, and project-related visitors. The hotel’s location positions it to capitalize on these favorable economic trends.

Located Within One of the Nation’s Strongest Lodging Markets
The Dallas-Fort Worth Metroplex remains one of the fastest-growing metropolitan areas in the country, supported by robust population growth, corporate relocations, expanding employment, and a highly diversified economy. As North Texas

continues to attract new residents and businesses, the Fairfield Inn & Suites Dallas is well positioned to benefit from long-term lodging demand growth and continued market expansion.

CBRE’s Michael Yu, Vice Chairman, and Rahul Bijlani, Senior Vice President, are marketing the opportunity.

Internet Links

https://www.cbredealflow.com/handler/modern.aspx?pv=EV0926T3lG70P0b7OTfkCbRc_rOyLMDNo5pf4WHwxl-T3mIUIgzsRsYkol9DoVHgDZUikSQ6caeABE2RbY4gIw