

NN  
ICE HOTELS

FOR SALE • CLOVIS, NM  
**Quality Inn**



**SALE PRICE \$1,695,000**  
**PRICE PER ROOM: \$31,389**

  
**STEINBORN**  
COMMERCIAL REAL ESTATE  
575-532-2345

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**2920 Mabry Dr.**  
**Clovis, NM 88101**

**Bill Shattuck, CCIM, CBI**  
billshattuck1995@outlook.com  
1 (575) 546-1995

# PROPERTY FEATURES

## 54 Guest Rooms

10 Single Queens      1 Double Queen Handicap  
22 Double Queens      21 Kings

(All Guest Rooms are Equipped with Mini Fridges and Microwaves)

## Two-bedroom Manager's Quarters On Site

Two Stories, Interior Corridor

Electronic (Elox) Door Locks

Wood Frame Construction

Flat Roof (Redone in 2024, all new TPO)

Asphalt Parking Lot

Oversized Vehicle Parking

Built in 1986, with many upgrades since

Building approximately ±15,693 SF

2.663 Acres (Includes approximately ±1.4 Acres of Vacant Land at Rear of Hotel)

Room for Semi-Truck Parking & Possibility for RV Site or Expanding the Motel

Breakfast Area Seating 12 Guests

Outdoor Pool, Guest Laundry & Business Center



## FOR MORE INFORMATION:

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Qualifying Broker | Business Broker

141 Roadrunner Parkway, Suite 141 | Las Cruces, NM 88011

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# PHOTO GALLERY



**Single Bed**



**Double Bed**



**Room Amenities**



**Continental Breakfast Area**



**Guest Laundry**



**Outdoor Pool**  
(Covered for Winter)

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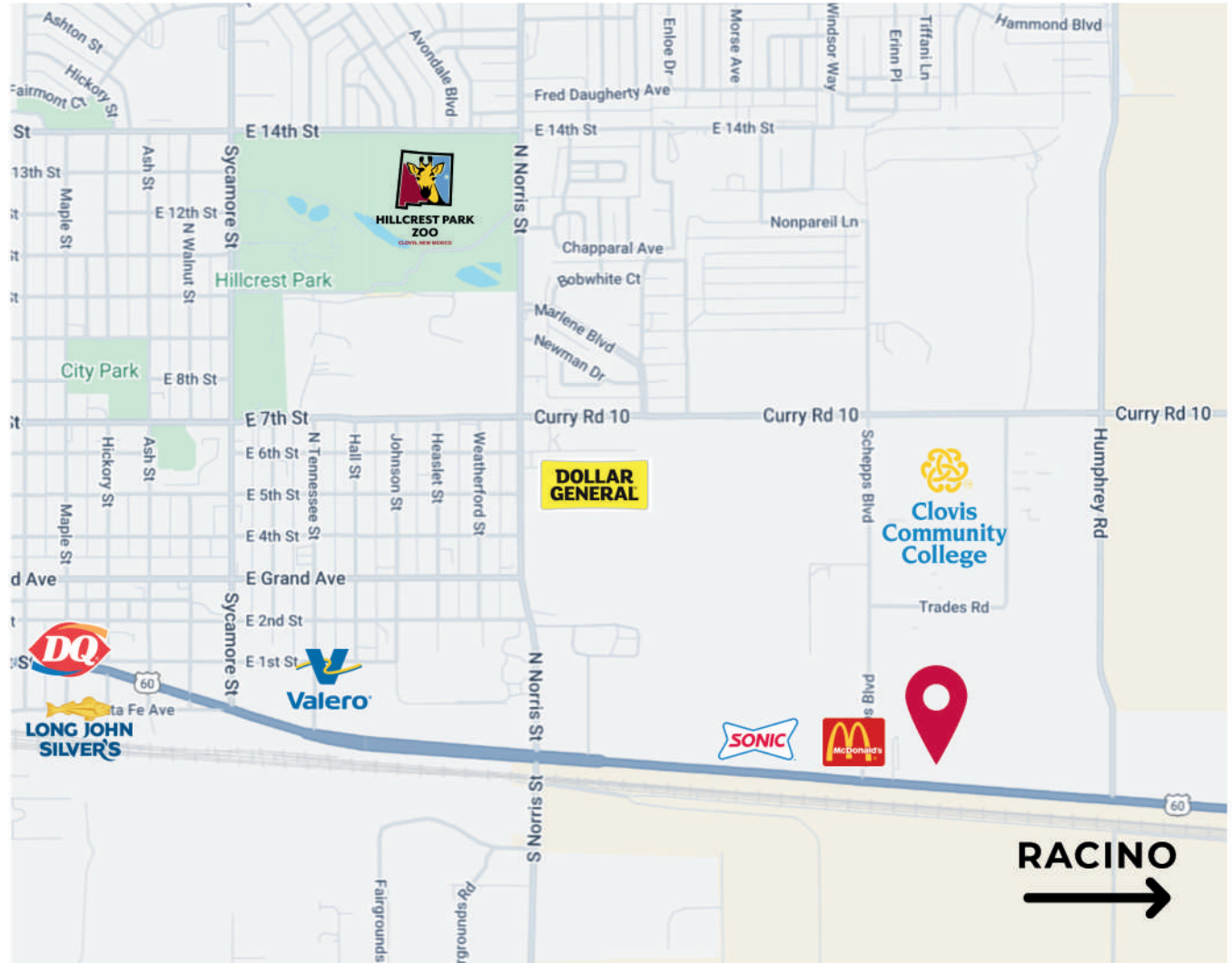
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# MAP GALLERY



**Aerial View**



**Map View**

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# ABOUT QUALITY INN

Quality Inn, Clovis, NM is a uniquely branded premier motel with upgraded rooms specializing in clean rooms and secure lodging with commitment to comfort, privacy and peace of mind.

A stay at Quality Inn places you in the heart of Clovis, within a 5-minute drive of Clovis Community College and Hillcrest Park Zoo. This hotel is 2 miles (3.3 km) from Hillcrest Dog Park and 3.4 miles (5.4 km) from North Plains Mall. Make yourself at home in one of the 56 air-conditioned rooms featuring refrigerators and microwaves. 32-inch LED televisions with cable programming provide entertainment, while complimentary wireless internet access keeps you connected. Private bathrooms with separate bathtubs and showers feature rainfall showerheads and hair dryers. Conveniences includes desks and coffee/tea makers, as well as phones with free local calls. A complimentary breakfast is included.



## Hotel Amenities Include:

24-Hour Front Desk  
Professional Property Host/Manager

Infant Beds Available  
Extra Beds Available

Pets Allowed

Free Buffet Breakfast  
Free WiFi  
Free newspapers in Lobby  
Free Self Parking  
RV, Bus & Truck Parking

Laundry Facilities  
Business Center  
Computer Station  
Safe-Deposit Box at Front Desk  
Swimming Pool  
Designated Smoking Areas  
Hair Salon

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# ABOUT CLOVIS, NM



## RACINO MOVING INTO CLOVIS

The New Mexico Racing Commission has approved the first step in transferring a racing license from SunRay Park in Farmington to Clovis. The proposal is for a 200-acre racing and gaming complex east of Clovis along U.S. 60/84.

Clovis Regional Airport expanding – New 21,000 SF terminal construction underway.

These projects show favorable to increase visitation with construction workforce and racetrack/casino events in the long run. Quality Inn is one of the closest motels to the new planned racino site.

## ECONOMY

With support from Cannon Air Force Base and the BNSF Railway, Clovis has grown into a strong regional manufacturing hub with a healthy economy.

## NEARBY CITIES

Tucumcari, NM	85 miles
Lubbock, TX	98 miles
Amarillo, TX	102 miles
Roswell, NM	110 miles
Albuquerque, NM	225 miles

Clovis is in Eastern New Mexico, just west of Lubbock, TX and serves as the county seat for Curry County, NM. The Clovis-Portales Micro plex is home to more than 70,000 people.

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# EMPLOYMENT OVERVIEW

## INCOME

Per Capita Income	\$27,857
Median Household Income	\$55,337
Median Net Worth	\$85,977

## EDUCATION

No High School Diploma	18.7%
High School Diploma	21.1%
Some College / Associate's Degree	32.0%
Bachelor's / Grad / Prof Degree	22.7%

## BUSINESS

Total Businesses	1,504
Total Employees	16,840

## KEY FACTS

Population	40,054
Households	15,850
Median Age	34.2
Median Disposable Income	\$45,674

## COMMUTERS

Spend 7+ Hours Commuting to and From Work per Week	16.2%
Drive Alone to Work	82.7%

## EMPLOYMENT

White Collar	55.1%
Blue Collar	26.6%
Services	18.3%
Unemployment Rate	4.9%

*\*Statistics were drawn from a 5 mile radius of 2920 Mabry Dr. Clovis, NM 88101 provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI Simmons (2025), ACS (2019-2023) © 2025 Esri*

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## ROOM HISTORY

### END OF YEAR TOTALS

#### 2022

Occupancy	53.1 %
ADR	\$54.53
RevPAR	\$28.95

#### 2023

Occupancy	56.7 %
ADR	\$60.05
RevPAR	\$34.03

#### 2024

Occupancy	46.8 %
ADR	\$59.23
RevPAR	\$27.72

## INCOME & EXPENSES

#### 2022

Revenue	\$583,289
Expenses	\$493,431
Added Backs	\$142,180
Net Earnings	\$232,038

#### 2023

Revenue	\$679,740
Expenses	\$539,316
Added Backs	\$143,433
Net Earnings	\$283,857

#### 2024

Revenue	\$556,696
Expenses	\$497,984
Added Backs	\$128,702
Net Earnings	\$187,413

*This brochure is for informational purposes only and should not be considered as professional advice. All information is believed accurate as of publication but is not guaranteed. Prospective buyers and tenants should conduct their own due diligence. Availability, pricing, and terms are subject to change without notice, and the property may be sold, leased or withdrawn without notice. The broker and its agents are not responsible for errors, omissions, or changes.*

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### SCOPE OF SERVICE EXPERIENCE

Specialties: Multi-Family, Investment, Retail Leasing, Businesses

### EDUCATION

Bill attended Western State College and Colorado State University from 1974-1978 majoring in Business Administration, Marketing and Operations with a minor in Construction Management and Architecture. He is a Designee with CCIM and CBI.

### SIGNIFICANT TRANSACTIONS

- Negotiated land lease in Deming, NM with Walgreens and the City of Deming.
- Negotiated sale of \$2.9 million apartment complex in Alamogordo, NM.
- Negotiated sale of \$5 million medical building in Deming, NM.
- Negotiated sale of Las Cruces Tower (10 story building in downtown).
- Negotiated sale of \$2.5 million- Best Western Motel in Clayton, NM.
- Recent Business Sales: Two Wendy's Restaurants in Southern, NM, and Three County
- Title Company Business Southern, NM and Liquor License/Nightclub, Las Cruces, NM
- Nine Gas Station in Silver City

### BACKGROUND & EXPERIENCE

Purchased \$1.6 million in assets of Western Furniture/Western Realty and managed staff of 18 during transition. Owned and operated a retail business for 18 years with average annual sales of \$1.2 million in Deming, NM. Started and led WestStar Escrow in San Diego County which grew to two prominent escrow offices in 2 years. Developed and implemented the formation of Zero Investment and Escrow Company in Albuquerque, NM, to one of the leading companies in the industry.

### PROFESSIONAL AFFILIATIONS & DESIGNATIONS

CCIM - Certified Commercial Investment Member, Designee

CBI - Certified Business Intermediary, Designee

National Association of Realtors

Commercial Association of Realtors of New Mexico

Previously:

Dona Ana County Planning and Zoning Board

City of Deming, Former Mayor Pro Tem

Planning and Zoning Commission, Chairman

Extra Territorial Authority Board, Deming, NM Chairman Deming Soil and Water

Conservation District, Vice Chairman Chamber of Commerce, President

New Mexico Escrow Association, Vice President