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## **Future hotel plans being reviewed** **(<http://duncanbanner.com/local/x446638032/Future-hotel-plans-being-reviewed>)**

**Toni Hopper**

**The Duncan Banner** (<http://duncanbanner.com>)

DUNCAN — Mitesh Patel was in Duncan Monday to meet with City Manager Jim Frieda and update him on the progress of the proposed Holiday Inn Express on U.S. North Highway 81.

Patel and his father, Vansant Patel, are administrators behind the project doing business as Apollo Hospitality Firm in Ardmore.

Patel said Tuesday it was an introductory meeting and everyone seems extremely positive about the future relationship.

“Our site plans have been submitted to the city for review and our building drawings are submitted. It’s at a standstill for us and we are waiting for the city to approve,” Patel said.

Frieda said it was the first time he had a chance to meet Patel.

“They gave us a Power Point presentation of the location and what they anticipate the hotel to look like and the restaurant view,” Frieda said.

As with construction projects, Patel said it will be a back and forth game for awhile, noting that all plans must be reviewed by both sides.

“As soon as we get the go ahead, we’re ready to go,” he said.

Frieda said Scott Vaughn has the plans and has been working on them, making some revisions.

“They (Patels) should have them in a week or so,” he said.

The Patels will turn the plans over to their architects and engineers.

“There is no site work being done at this time, but groundbreaking could be in the next month or two. We are very excited about this project,” Patel said.

Rumors have surfaced about lots being sold within the proposed project, but Patel squashed that Tuesday, saying, “No, not in our development. Nothing has been sold. I haven’t seen any offers or money.”

Frieda described the future site as “upscale.”

The firm purchased 8.61 acres in that area.

The back third of the property, which joins a property line with Duncan Golf and Tennis Club, will remain residential. Patel said that portion will be developed into high-end homes.

Once the land is developed, it will include a four-story Holiday Inn, a strip mall, a restaurant and residential homes.

The homes are expected to be on the upper end of Duncan’s real estate market.

In an earlier interview, he said they would not be “\$70,000 homes” but much more than that. The hotel is estimated to cost about \$5 million in total construction costs.

The developers discovered Duncan to be the target market for economic stability and growth, which came from a feasibility study done on community.

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