

FOR SALE



Best Western Plus Katy Inn & Suites

2006 Katy Mills Boulevard
Katy, TX 77494



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Property Summary

2006 Katy Mills Boulevard, Katy, TX 77494

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PROPERTY DESCRIPTION

Best Western Plus Katy Inn & Suites – 2006 Katy Mills Blvd, Katy, TX

78-room, well-maintained hotel in the heart of Katy's growing commercial and medical corridor. Ideally located near Katy Mills Mall, Typhoon Texas Waterpark, and Houston's Energy Corridor, with Memorial Hermann Katy Hospital, Houston Methodist West, and Texas Children's Hospital West Campus just minutes away. The property features modern guest rooms, a fitness center, outdoor pool, meeting space, and complimentary breakfast. Its prime location drives strong leisure and medical demand, ensuring stable year-round performance.

TOTAL 78 GUEST ROOMS:

- 15 King
- 22 King Suite
- 4 King Kitchen
- 1 King Kitchen - ADA
- 3 King - ADA
- 1 King Suite - ADA
- 29 Double Queen
- 3 Double Queen - ADA

OFFERING SUMMARY

Sale Price:	Call Broker
Number of Rooms:	78
Building Size:	43,088 SF
Year Build:	2008

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,422	30,471	84,438
Total Population	8,504	88,521	261,861
Average HH Income	\$91,796	\$134,079	\$148,413

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Additional Photos

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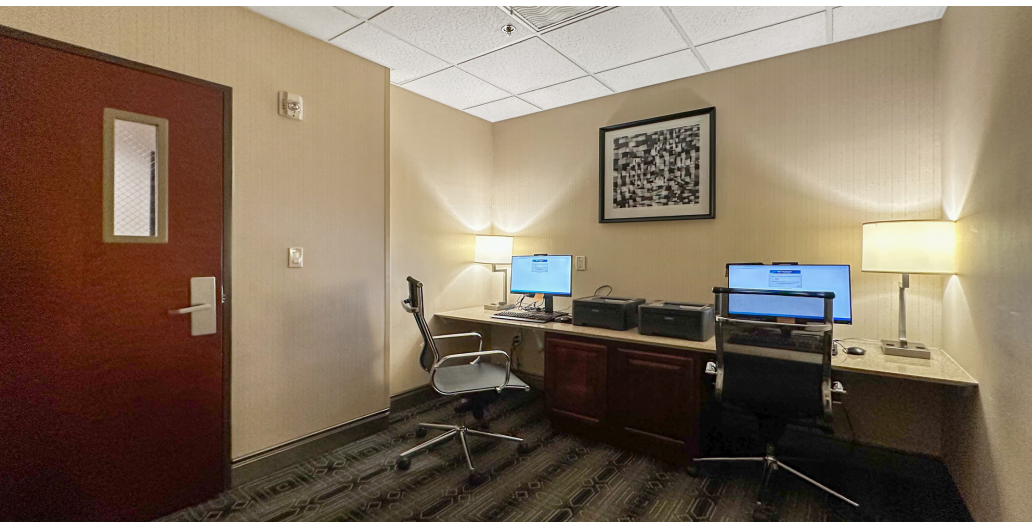


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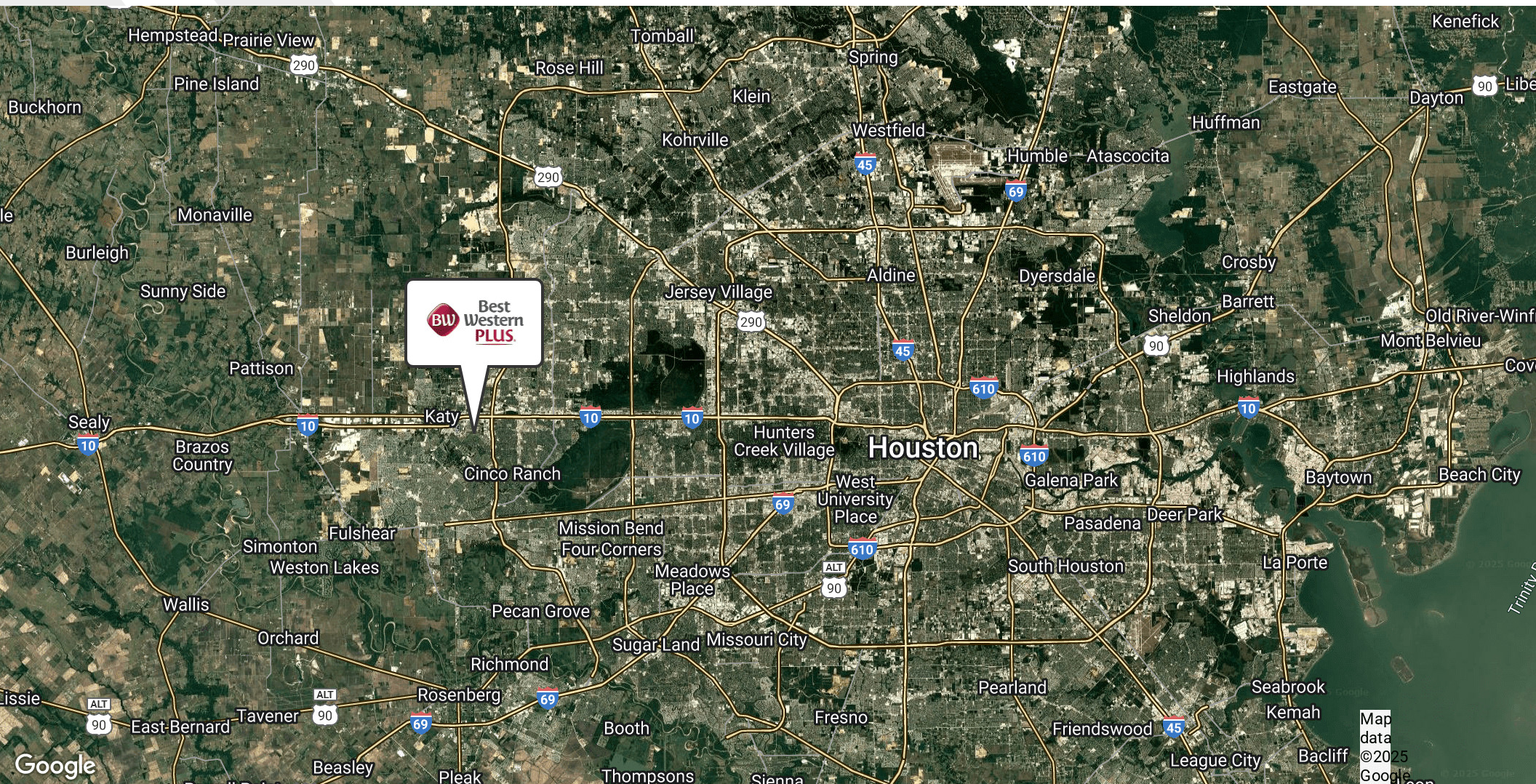


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Location Map

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**Best Western Plus Katy Inn & Suites
2024-2025 Recent Capex & Major Renovation**

Installed 2 new hall way AC units (2nd floor)	\$11,960.00
Installed a new Mini split system in the Elevator Closet	\$3,400.00
Bought 1 new commercial refrigerator (breakfast room)	\$4,579.11
Bought 1 new commercial freezer (breakfast room)	\$3,205.21
Bought 1 new yogurt machine (3-year extended warranty)	\$1,419.00
Upgraded new computers, 2 new monitors, telephone, & printer system (front & back office)	\$2,731.18
Upgraded new camera system throughout the building	\$3,860.00
Upgraded all new 55' Smart TVs	\$48,535.10
Bought new parts & fixed the right washer	\$3,819.47
Total preventative maintenance service for the left washer & 2 dryers.	\$1,407.32
Installed the new water filter tank system for the housekeeping washers.	\$2,472.30
Commercial Peloton Bike for the Gym	\$2,785.27
Fire Inspection System Upgrade	\$6,599.74
Canopy Repairs, Curb Work, Building Façade.	\$8,000.00
Total	\$104,773.70

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City Information

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LOCATION DESCRIPTION

Located in the heart of Katy, Texas, the Best Western Plus Katy Inn & Suites offers guests convenient access to one of the fastest-growing suburbs in the Houston metropolitan area. Katy has become a hub for families, professionals, and businesses alike, with steady growth in population, retail, and employment. The city is well-known for its A-rated school district with more than 90,000 students, thriving master-planned communities, and its role as a gateway to Houston's Energy Corridor, home to over 300 energy and engineering companies.

The Katy area population is estimated at 24,000 within city limits and more than 375,000 in the Greater Katy trade area, reflecting rapid suburban expansion. The average household income in Katy exceeds \$130,000, supporting strong retail and hospitality demand. Just minutes from the hotel, guests can explore Katy Mills Mall, a 1.3 million SF retail destination with 175+ stores and 20M annual visitors, and Typhoon Texas Waterpark, which draws over 400,000 guests each year.

Katy also offers rich cultural and recreational amenities, including 10+ golf courses, multiple museums, and a diverse dining scene. Its proximity to Houston allows convenient access to major league sports teams, the Texas Medical Center (the world's largest medical complex), and cultural institutions that attract over 7 million visitors annually, all while providing the relaxed atmosphere of suburban Texas.

The Best Western Plus Katy Inn & Suites benefits from its prime location just off Interstate 10, providing excellent connectivity to Downtown Houston (30 minutes east), George Bush Intercontinental Airport (45 minutes), and William P. Hobby Airport (40 minutes). With a strong mix of corporate, leisure, and regional demand drivers, Katy continues to emerge as a premier destination for both visitors and investors.



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Demographics Map & Report

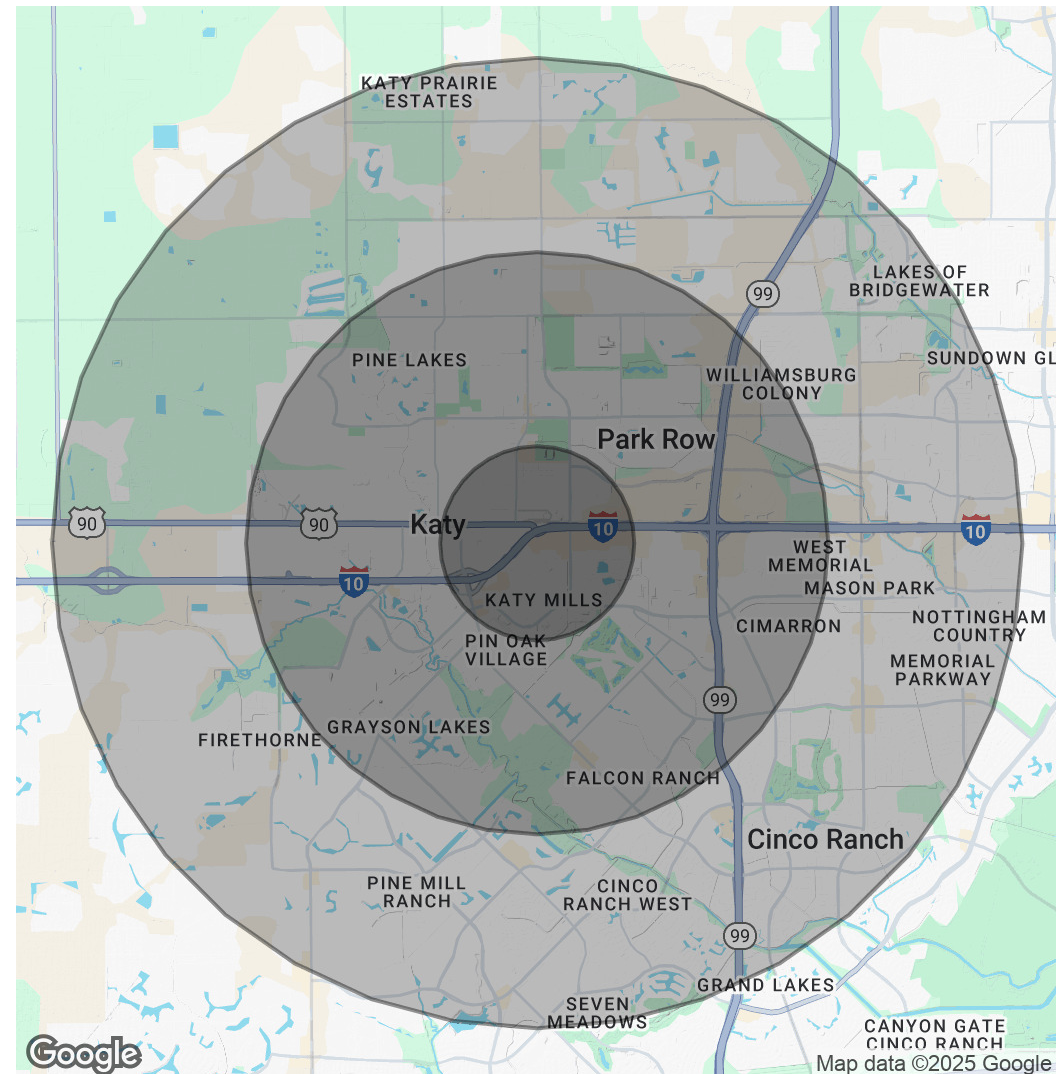
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,504	88,521	261,861
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,422	30,471	84,438
# of Persons per HH	2.5	2.9	3.1
Average HH Income	\$91,796	\$134,079	\$148,413
Average House Value	\$303,002	\$376,473	\$429,216

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart	313043	clifford.bogart@expcommercial.com	(214)704-9862
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Calvin Wong	570017	calvin@engvest.com	(972)904-2888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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