



FOR SALE

EXTENDED STAY AMERICA - HOUSTON/THE WOODLANDS

150 Valley Wood Dr, Spring, TX 77380

Salman (Sam) Tabani

972.810.7729 x1

stabani@tabanirealty.com



Tabani Realty
5851 Legacy Circle
Plano, TX 75024
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tabanirealty.com



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$14,500,000
Building Size:	44,430 SF
Lot Size:	99,012 SF
Number of Rooms:	142
Cap Rate:	8.64%
NOI:	\$1,252,421
Year Built:	1998
Renovated:	2023
Zoning:	6
Submarket:	Houston North/Woodlands

PROPERTY OVERVIEW

Positioned in one of Greater Houston's most dynamic and high-demand submarkets, Extended Stay America Suites – The Woodlands presents a compelling opportunity for investors and owner/operators seeking stable, recession-resilient returns. The property benefits from a deeply embedded demand base driven by the area's dense concentration of Fortune 500 energy companies, world-class healthcare institutions, and major corporate campuses — all fueling consistent long-term occupancy from business travelers, contractors, and relocating professionals. Direct access to I-45 and the Sam Houston Tollway ensures frictionless connectivity to Houston's key employment hubs. The Woodlands' continued population growth, strong household incomes, and robust commercial expansion translate into sustained rate integrity and limited supply risk. For operators, the extended-stay model delivers lower turnover costs and predictable revenue streams — making this asset a strategically sound addition to any hospitality portfolio.

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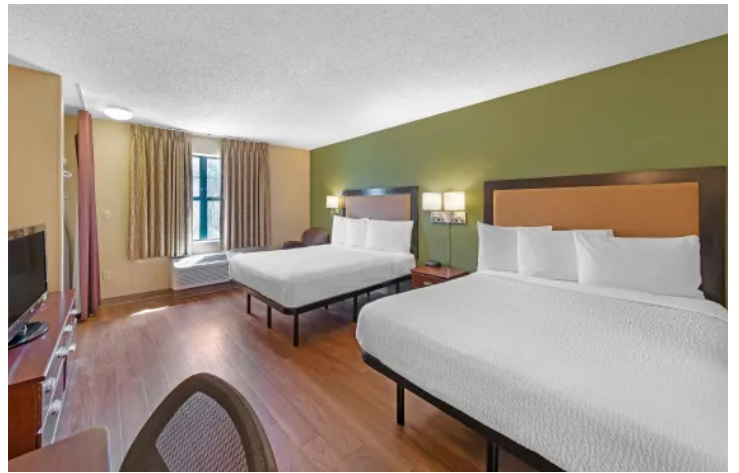
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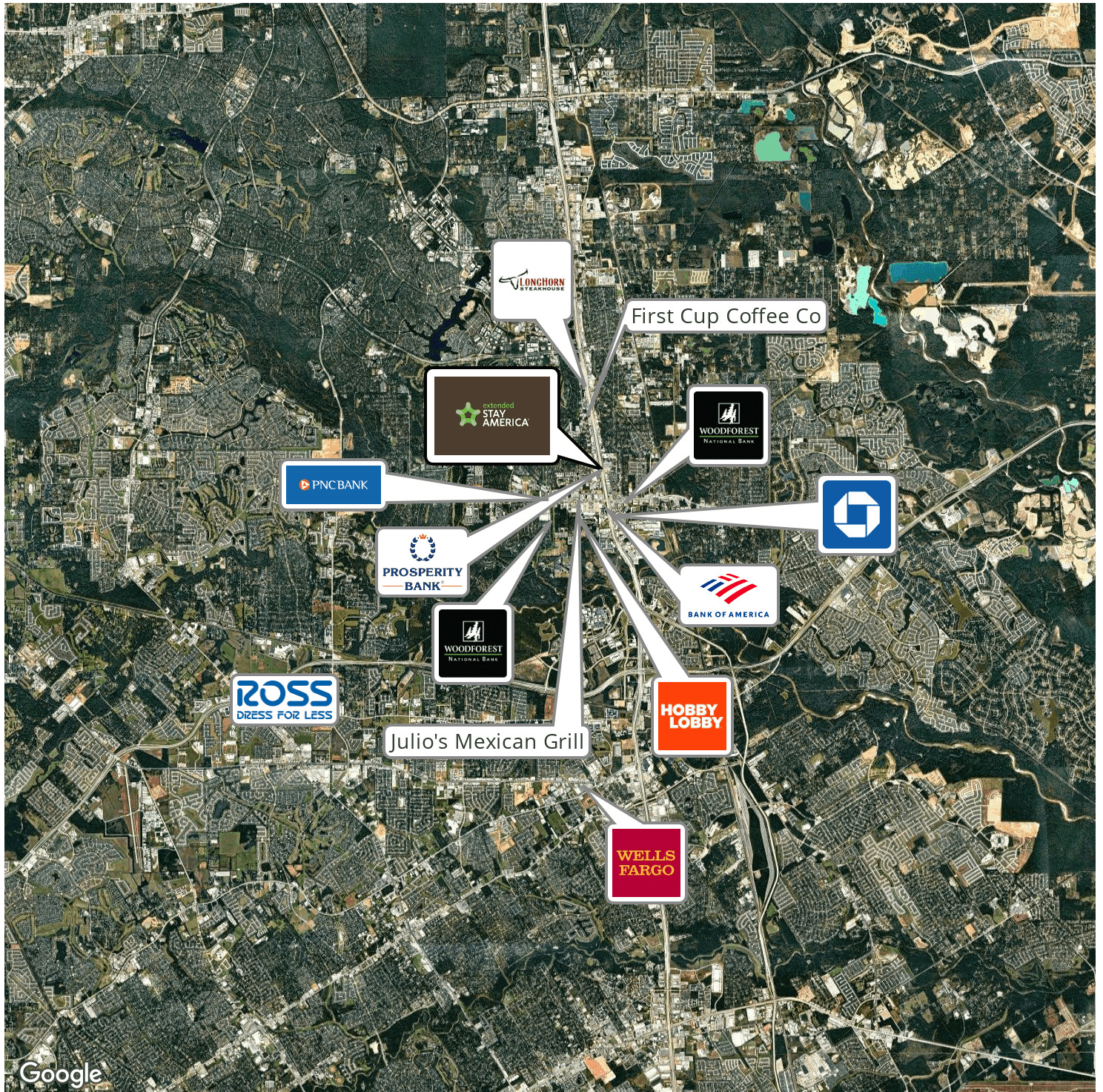
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Additional Photos



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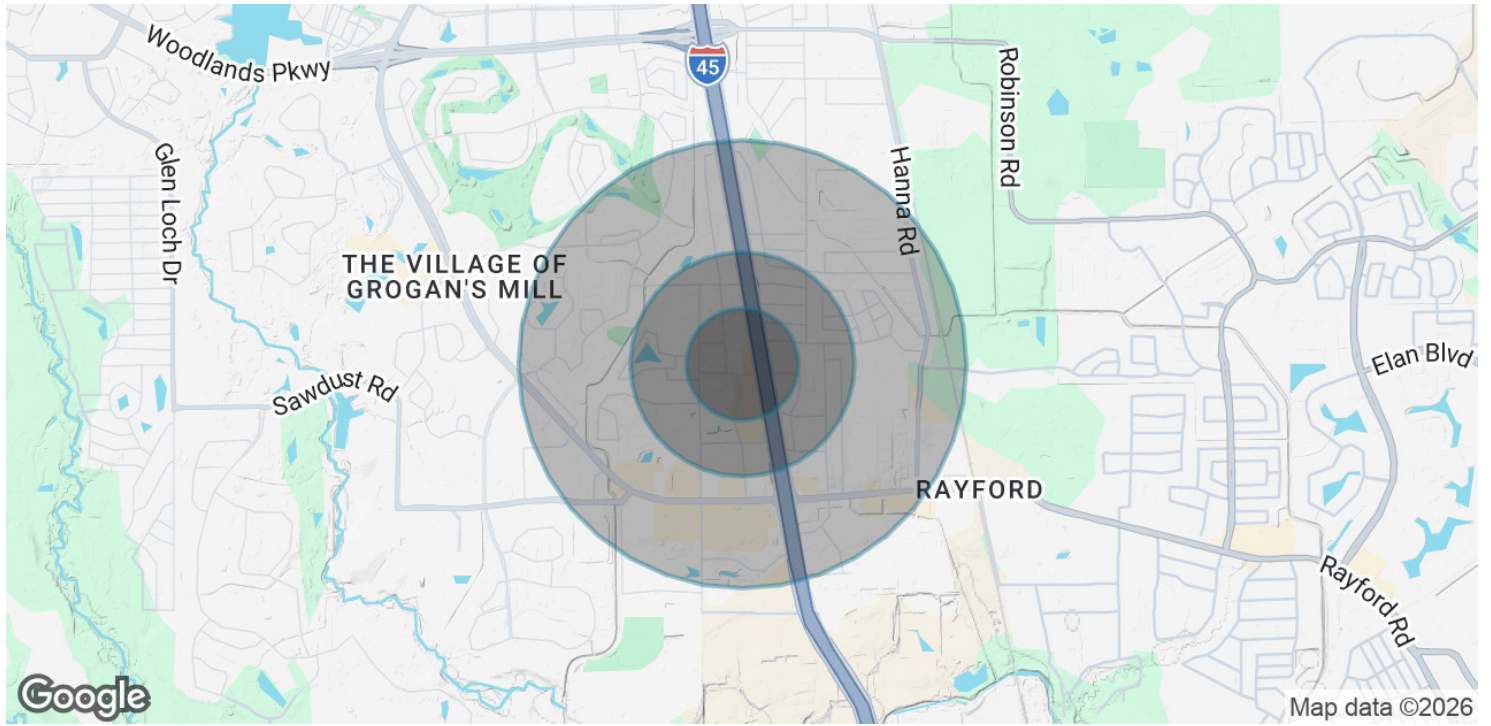




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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	988	3,717	13,547
Average Age	32.5	34.6	35.5
Average Age (Male)	34.1	35.5	36.2
Average Age (Female)	32.1	35.2	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	506	1,741	5,672
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$89,552	\$92,784	\$98,630
Average House Value	\$319,070	\$318,962	\$296,341

2023 American Community Survey (ACS)



TABANI

R E A L T Y