

Clarion Pointe Lake Jackson - Clute

925 Highway 332,
Lake Jackson Texas 77566

Presented By Lic 9005803

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Property Highlights

- The hotel was Built in 1979.Property Has 132 Rooms.

Additional upside for an Owner/Operator to Renovate and Incorporate Marketing team for Revenue Management Strategy and cost reducing initiatives at the property level. Market the property to various Companies for their Employees Comfortable Stay .

- Property In Houston Submarket and Near DOW Factory and Also Near Beach .
- Property Probably Also Good for repurpose Due to price per Room And has All the Amenities Needed for repurpose .

Property Information

Address

[Clarion Pointe Lake Jackson – Clute](#)

925 Highway 332, Lake Jackson Texas 77566

Gross Building Area

84450 Sqft Approximately

Land Area

3.05 Acres Approximately

Guest Room

132 Guest Room.

No Of Floors

2

Product Orientation

Full Service

Franchise

Clarion Pointe From Choice

Property built

1979

Property Has Breakfast Area , Meeting Room , Exercise Room, Swimming pool ,
Restaurant , Bar And Guest laundry . Property Has Restaurant and Bar But not
in Operation Currently .

Franchise and Management

Property Currently Operating as Clarion pointe . Buyer Needs to Assume Current franchise . All buyers are encouraged to speak directly with Choice Representative for licensing terms and the buyer's ability to qualify for a franchise license.
Buyer Keep Current Franchise or Pays Liquidation Damages to seller at Closing .

Property Management Encumbered: No .

Investment Highlights

Offered at a significant discount to replacement cost .

The new buyer will have the opportunity to revamp the Hotel with Renovated Rooms , employing a more aggressive revenue management strategy and strategic cost control initiatives.

Refreshed Room product will allow the new owner to more effectively compete by improving penetration within the competitive set while increasing cash flow through improving operating margins.