

4810 Alpine Rd - Sleep Inn & Suites Stafford Sugarland



Location: **Sleep Inn & Suites Stafford Sugarland**
E Fort Bend Co/Sugar Land Cluster
E Fort Bend Co/Sugar Land Submarket
Fort Bend County
Stafford, TX 77477

Building Type: **Hospitality/Hotel**

Status: **Built 2005**

Stories: **1**

RBA: **35,070 SF**

Typical Floor: **30,861 SF**

Total Avail: **No Spaces Currently Available**

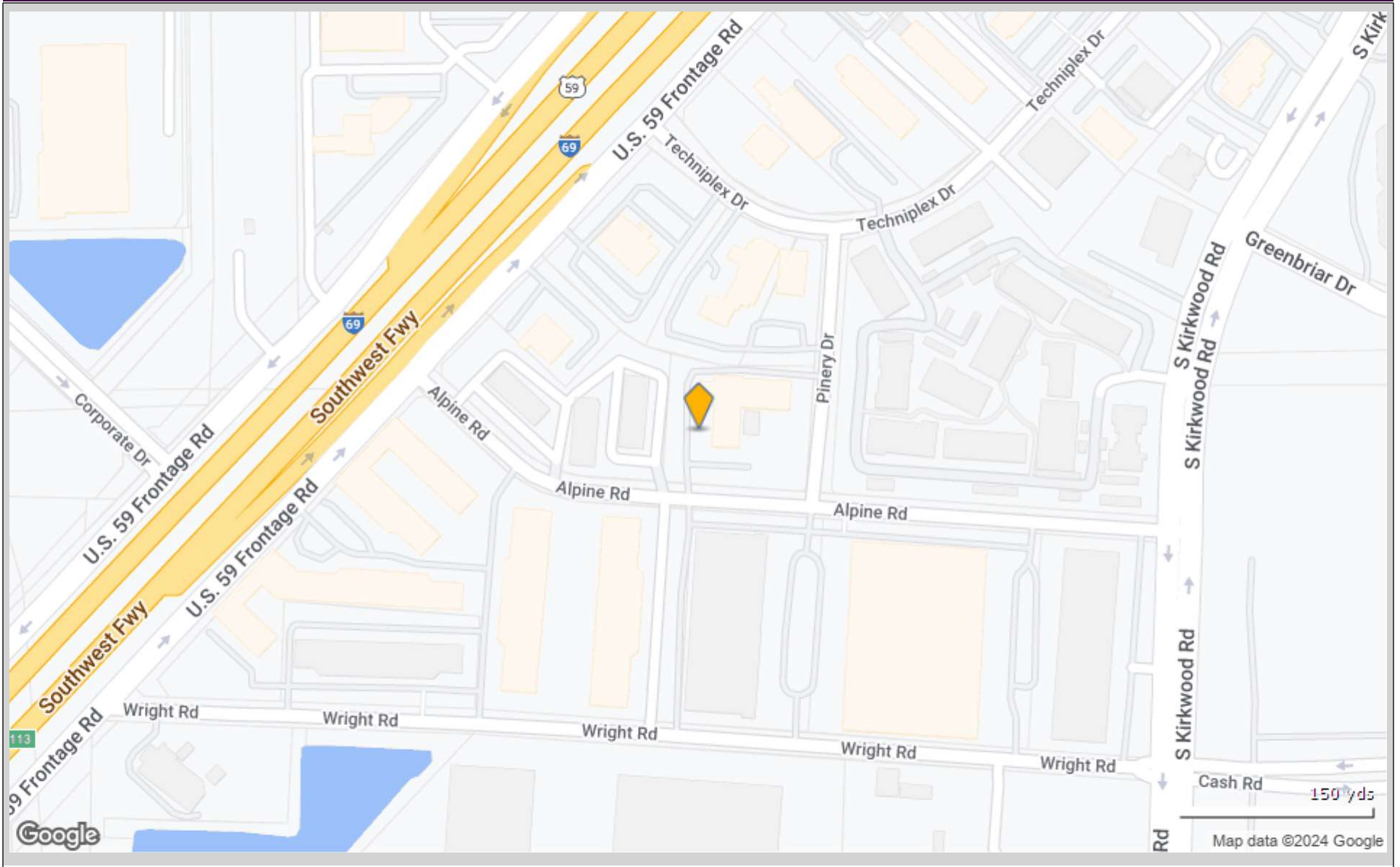
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Alpine Hospitality Llc**

Expenses: **2021 Tax @ \$1.14/sf**
Parcel Number: **7230-00-000-0023-910**
Parking: **110 free Surface Spaces are available; Ratio of 3.14/1,000 SF**
Amenities: **Business Center, Fitness Center, Pool**

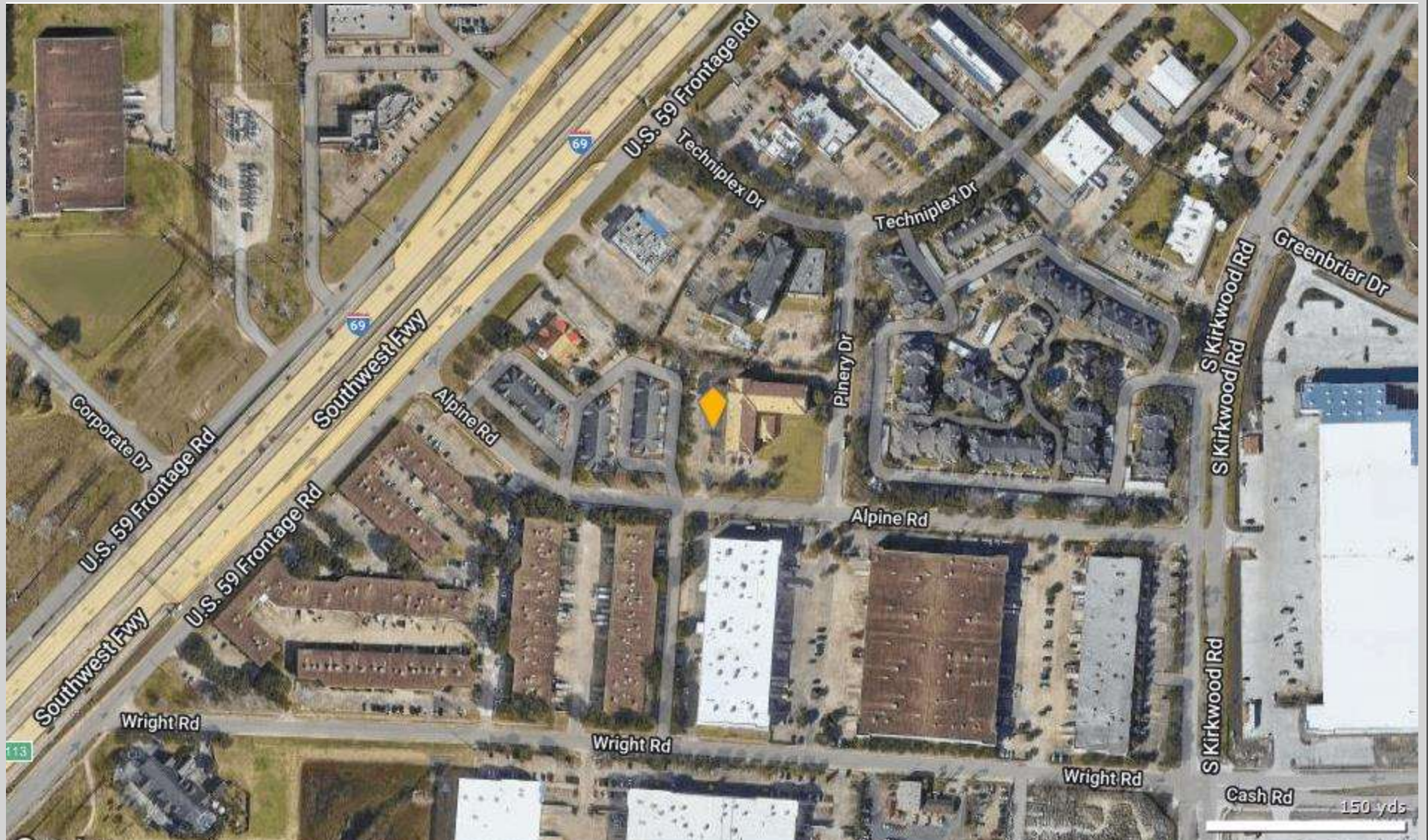
Sleep Inn & Suites Stafford Sugarland

4810 Alpine Rd - Stafford, TX 77477



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No Site Plan image was found for this property

Tenant data not available for this property

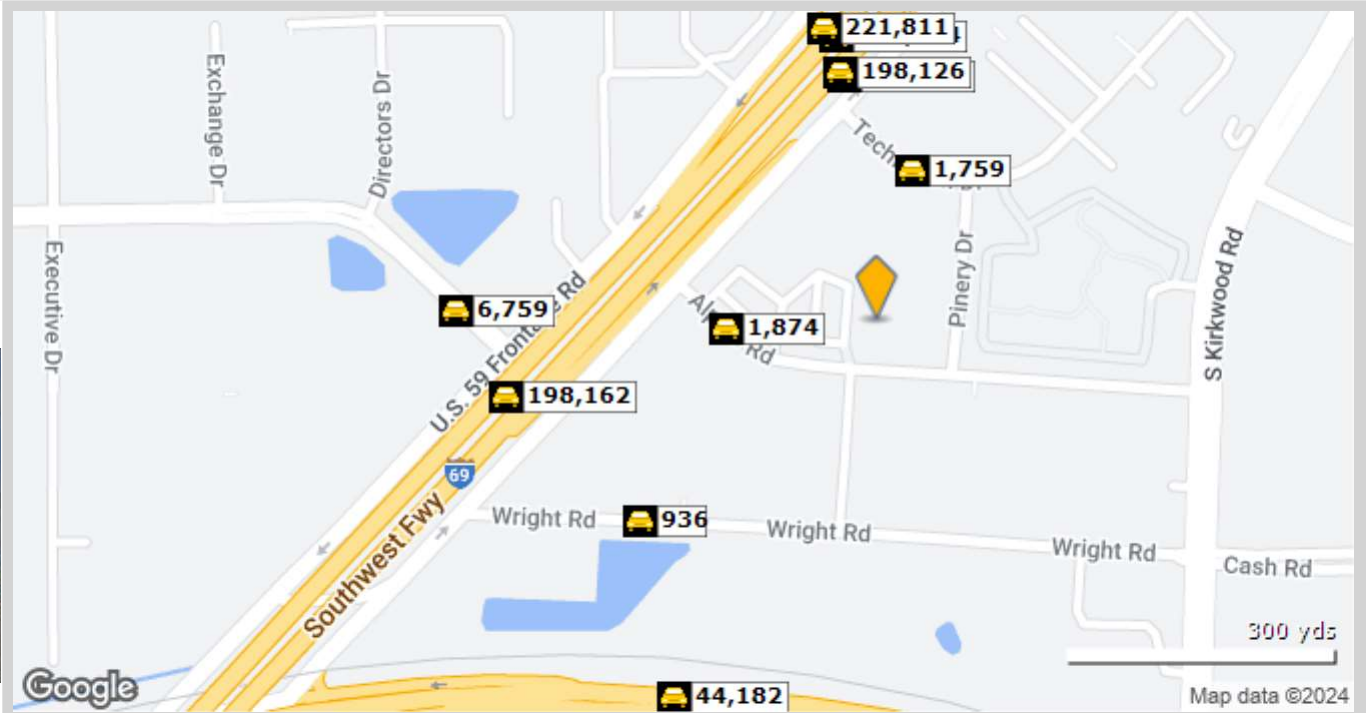
Total Tenants for report: 0

Traffic Count Report

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 Class: -
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 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alpine Rd	Frontage Rd	0.05 NW	2022	1,874	MPSI	.10
2	Techniplex Dr	Pinery Dr	0.03 E	2022	1,759	MPSI	.10
3	Southwest Fwy	Southwest-Southwestkirk Fwy	0.41 NE	2022	198,017	MPSI	.16
4	Southwest Fwy	Southwest-Southwestkirk Fwy	0.41 NE	2018	198,126	MPSI	.16
5	Southwest Freeway	Southwest-Southwestkirk Fwy	0.25 NE	2019	237,964	AADT	.19
6	Southwest Freeway	Southwest-Southwestkirk Fwy	0.40 NE	2022	221,811	MPSI	.19
7	Wright Rd	Frontage Rd	0.12 W	2022	936	MPSI	.20
8	Southwest Fwy	Frontage Rd	0.22 SW	2022	198,162	MPSI	.24
9	Corporate Dr	Frontage Rd	0.05 SE	2022	6,759	MPSI	.27
10	S Main St	PkwyCt	0.10 E	2022	44,182	MPSI	.27

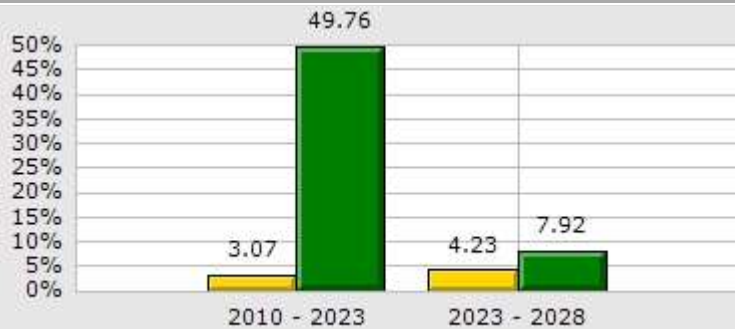
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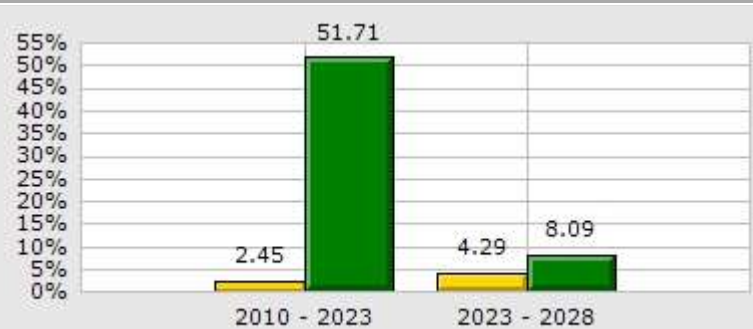
Type: **Hospitality/Hotel**
 County: **Fort Bend**

1 Mile
County

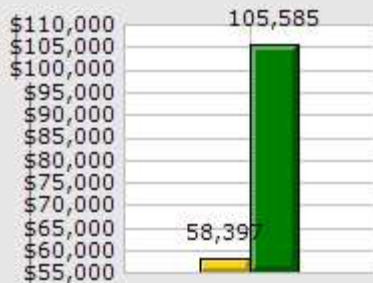
Population Growth



Household Growth



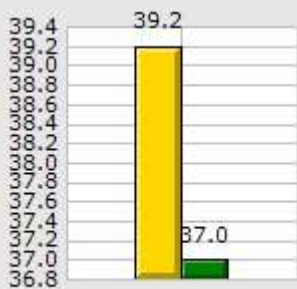
2023 Med Household Inc



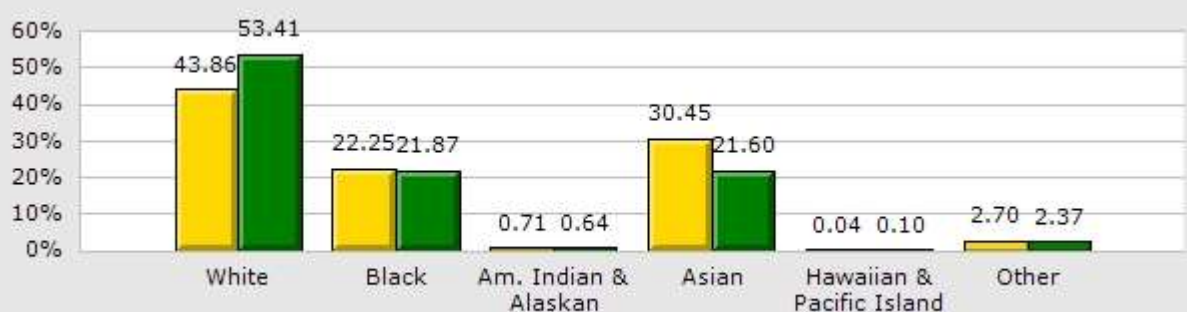
2023 Households by Household Income



2023 Median Age



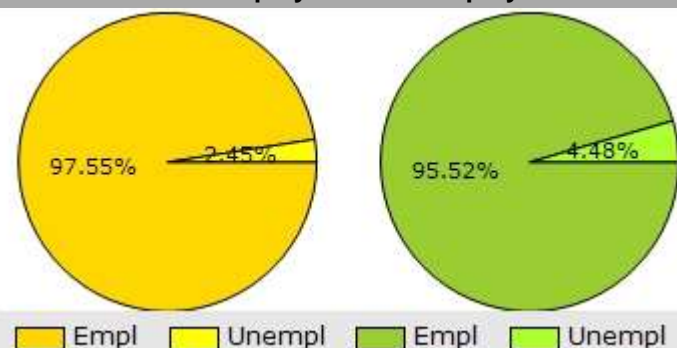
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

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Type: **Hospitality/Hotel**
 County: **Fort Bend**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	3.07%		49.76%	
Growth 2023 - 2028	4.23%		7.92%	
Empl	3,816	97.55%	435,586	95.52%
Unempl	96	2.45%	20,426	4.48%
2023 Population by Race				
	7,228		876,674	
White	3,170	43.86%	468,255	53.41%
Black	1,608	22.25%	191,716	21.87%
Am. Indian & Alaskan	51	0.71%	5,614	0.64%
Asian	2,201	30.45%	189,400	21.60%
Hawaiian & Pacific Island	3	0.04%	902	0.10%
Other	195	2.70%	20,787	2.37%
Household Growth				
Growth 2010 - 2023	2.45%		51.71%	
Growth 2023 - 2028	4.29%		8.09%	
Renter Occupied	1,836	59.24%	51,246	18.03%
Owner Occupied	1,263	40.76%	233,037	81.97%
2023 Households by Household Income				
	3,099		284,283	
Income <\$25K	575	18.55%	24,064	8.46%
Income \$25K - \$50K	757	24.43%	40,175	14.13%
Income \$50K - \$75K	560	18.07%	37,153	13.07%
Income \$75K - \$100K	395	12.75%	32,070	11.28%
Income \$100K - \$125K	207	6.68%	38,851	13.67%
Income \$125K - \$150K	194	6.26%	22,570	7.94%
Income \$150K - \$200K	200	6.45%	38,290	13.47%
Income \$200K+	211	6.81%	51,110	17.98%
2023 Med Household Inc	\$58,397		\$105,585	
2023 Median Age	39.20		37.00	

Demographic Summary Report

Sleep Inn & Suites Stafford Sugarland

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Building Type: **Hospitality**
 Class: -
 RBA: **35,070 SF**
 Typical Floor: **30,861 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,535	119,207	386,278
2023 Estimate	7,229	114,988	377,067
2010 Census	7,014	102,018	344,466
Growth 2023 - 2028	4.23%	3.67%	2.44%
Growth 2010 - 2023	3.07%	12.71%	9.46%
2023 Population by Hispanic Origin	1,589	34,382	134,020
2023 Population	7,229	114,988	377,067
White	3,171 43.86%	54,932 47.77%	175,848 46.64%
Black	1,608 22.24%	22,741 19.78%	97,002 25.73%
Am. Indian & Alaskan	51 0.71%	1,008 0.88%	3,627 0.96%
Asian	2,201 30.45%	33,366 29.02%	91,745 24.33%
Hawaiian & Pacific Island	3 0.04%	143 0.12%	422 0.11%
Other	196 2.71%	2,797 2.43%	8,423 2.23%
U.S. Armed Forces	0	10	105
Households			
2028 Projection	3,232	41,885	128,529
2023 Estimate	3,099	40,332	125,394
2010 Census	3,025	35,808	114,893
Growth 2023 - 2028	4.29%	3.85%	2.50%
Growth 2010 - 2023	2.45%	12.63%	9.14%
Owner Occupied	1,263 40.76%	23,420 58.07%	72,550 57.86%
Renter Occupied	1,836 59.24%	16,911 41.93%	52,844 42.14%
2023 Households by HH Income	3,099	40,332	125,394
Income: <\$25,000	575 18.55%	6,656 16.50%	23,356 18.63%
Income: \$25,000 - \$50,000	757 24.43%	8,874 22.00%	30,023 23.94%
Income: \$50,000 - \$75,000	560 18.07%	7,140 17.70%	21,493 17.14%
Income: \$75,000 - \$100,000	395 12.75%	5,094 12.63%	14,507 11.57%
Income: \$100,000 - \$125,000	207 6.68%	4,010 9.94%	11,614 9.26%
Income: \$125,000 - \$150,000	194 6.26%	2,207 5.47%	6,189 4.94%
Income: \$150,000 - \$200,000	200 6.45%	2,909 7.21%	8,540 6.81%
Income: \$200,000+	211 6.81%	3,442 8.53%	9,672 7.71%
2023 Avg Household Income	\$82,768	\$90,481	\$85,323
2023 Med Household Income	\$58,397	\$66,538	\$60,717

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Building Type: **Hospitality** Total Available: **0 SF**
 Class: - % Leased: **0%**
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 Typical Floor: **30,861 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,470	15,618	11
Retail & Wholesale Trade	244	3,950	16
Hospitality & Food Service	82	1,436	18
Real Estate, Renting, Leasing	61	374	6
Finance & Insurance	124	450	4
Information	33	481	15
Scientific & Technology Services	227	1,816	8
Management of Companies	7	24	3
Health Care & Social Assistance	353	1,575	4
Educational Services	36	818	23
Public Administration & Sales	12	247	21
Arts, Entertainment, Recreation	11	66	6
Utilities & Waste Management	53	1,094	21
Construction	67	465	7
Manufacturing	69	1,981	29
Agriculture, Mining, Fishing	1	2	2
Other Services	90	839	9

Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$86,443	\$1,262,485	\$3,827,005
Total Apparel	\$4,704	\$70,381	\$222,638
Women's Apparel	1,793	26,637	83,022
Men's Apparel	943	14,174	44,120
Girl's Apparel	354	5,247	17,147
Boy's Apparel	258	3,981	13,073
Infant Apparel	239	3,459	11,241
Footwear	1,118	16,882	54,034
Total Entertainment & Hobbies	\$11,964	\$173,794	\$523,704
Entertainment	1,344	22,006	67,953
Audio & Visual Equipment/Service	2,942	40,965	125,967
Reading Materials	133	1,952	5,429
Pets, Toys, & Hobbies	1,793	26,027	76,116
Personal Items	5,752	82,844	248,238
Total Food and Alcohol	\$23,915	\$345,397	\$1,052,246
Food At Home	12,294	183,114	569,358
Food Away From Home	10,164	142,053	423,439
Alcoholic Beverages	1,456	20,230	59,449
Total Household	\$13,614	\$202,288	\$606,018
House Maintenance & Repair	2,358	42,298	129,928
Household Equip & Furnishings	5,433	78,578	235,016
Household Operations	4,174	58,640	175,171
Housing Costs	1,649	22,771	65,903

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$23,345	\$337,276	\$1,028,683
Vehicle Purchases	11,332	167,856	515,373
Gasoline	6,224	90,008	279,101
Vehicle Expenses	427	6,404	19,555
Transportation	2,499	33,415	95,726
Automotive Repair & Maintenance	2,862	39,593	118,927
Total Health Care	\$3,781	\$56,934	\$167,907
Medical Services	2,094	31,543	93,225
Prescription Drugs	1,212	18,529	54,492
Medical Supplies	475	6,862	20,190
Total Education/Day Care	\$5,120	\$76,415	\$225,810
Education	3,219	49,775	148,792
Fees & Admissions	1,902	26,640	77,018