



Studio 6  
2601 Spencer Hwy  
Pasadena TX 77504

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# Property Information

Address	Studio 6 .2601 Spencer Hwy Pasadena TX 77504.
Gross Building Area	Approx 36580 Sqft
Land Area	54450 Sqft
Guest Room.	60 Rooms (Including Living Quarters )
Franchise	Studio 6 Interior Corridor Property
Property built	1998

Property Has Manager Living Area On the First Floor , Meeting Room and Gym



# **Investment Highlights**

**Offered at a significant discount to replacement cost .  
Property Converted to Studio 6 Franchise Used to be Days INN . Fresh PIP will allow the new owner to more effectively compete by improving penetration within the Transient competitive set while increasing cash flow through improving operating margins.**

## **Petrochemical Value Chain**

**Pasadena's largest and most important economic engine. There are current opportunities for international business development, suppliers and service providers looking to support larger employers, along with high-growth firms in the cluster (e.g., engineering services) that employ high-wage professionals. Additional opportunities exist for companies manufacturing finished plastics products, many of which are currently produced outside the US, despite having petrochemicals as their primary inputs.**

## **Aerospace Manufacturing, Research, and Product Development**

**Ellington Airport is the newest officially designated commercial spaceport in the US, with ambitious growth plans to include aerospace manufacturing, engineering, and research/testing facilities. The NASA Buoyancy Lab and NASA Johnson Space Center are critical assets for the regional and national aerospace sector. UH-Clear Lake and NASA have a longstanding, growing relationship with programs including the Center for Robotics Software and the Cyber Security Institute. All of these assets are located in or near Pasadena, making aerospace opportunities a promising growth target for the City.**

## **Health Care**

**Pasadena's existing hospitals and health care clinics are top-notch, providing high quality care to all our citizens. Our close proximity to the Texas Medical Center (the world's largest) makes Pasadena an ideal location for small and mid-size medical device companies, health technology firms, and other service providers that would benefit from this proximity, but do not require a location immediately on or adjacent to the medical complex. The Texas Chiropractic College is another regional asset that could benefit healthcare companies.**

## **Logistics and Distribution**

**Pasadena's multimodal transportation assets are ideal for logistics and distribution companies. The Port Houston's Bayport Container Terminal, the Houston Ship Channel, and major highways (225, Beltway 8, 146) link the City to the surrounding region. Pasadena has a world-class Port system in its own backyard. When challenges have faced other major ports, Pasadena remains a steady and dependable source for distributing goods worldwide. The continued growth of e-commerce is another opportunity that is driving more demand for distribution facilities in our region - something Pasadena has the land to support.**

## **Market Summary**

**The Houston–The Woodlands–Sugar Land metro area's gross domestic product (GDP) in 2016 was \$478 billion, making it the sixth-largest of any metropolitan area in the United States and larger than Iran's, Colombia's, or the United Arab Emirates' GDP. Only 27 countries other than the United States have a gross domestic product exceeding Houston's regional gross area product (GAP). In 2010, mining (which consists almost entirely of exploration and production of oil and gas in Houston) accounted for 26.3% of Houston's GAP up sharply in response to high energy prices and a decreased worldwide surplus of oil production capacity, followed by engineering services, health services, and manufacturing.**

**Houston is the 4th largest city in the United States and the largest in Texas. The city also has a global economy and only New York City has more Fortune 500 headquarters. Houston is the economic center of Houston-The Woodlands-Sugarland, which is the 5th largest metropolitan area in the United States with over 6 million people. 2012 was the first time Philadelphia was knocked out of the top 5, thanks to Houston's rapid growth.**



### **Military Demand**

#### **ELLINGTON FIELD JOINT RESERVE BASE ,Economic Impact on the Texas Economy, 2019**

**The Texas Comptroller of Public Accounts estimates the population directly affiliated with Ellington Field JRB contributed at least \$470 million to the Texas economy in 2019.**

### **Leisure Demand**

**Space Center Houston, the official visitor center of NASA's Johnson Space Center, is a must-see attraction in Houston. This is a huge complex, where you can walk through the space shuttle replica Independence and the enormous shuttle carrier aircraft it's mounted on.**

### **Museum District**

**The Museum District is one of Houston's greatest cultural attractions, with 19 museums residing in this beautiful area of downtown. Eleven of these are free to the public. Highlights include the Museum of Fine Arts, Houston the Houston Museum of Natural Science, the Children's Museum of Houston, the Menil Collection, the Holocaust Museum, and the Contemporary Arts Museum Houston, to name just a few. Also in this area is the lovely Hermann Park, with the Houston Zoo and the Miller Outdoor Theatre.**

### **Oil Demand**

**Houston is the U.S. energy headquarters and a world center for virtually every segment of the oil and gas industry from exploration and production to marketing and technology. This industry employs nearly 87,400 workers, or roughly 14 percent of the nation's overall direct oil/ petroleum jobs. The area is home to more than 700 exploration and production companies and 800 oilfield services firms.**

## **Sports Demand**

**Houston is a city that loves sports, from professional to college to interscholastic to personal. Year-round, the weather lends itself to sports, and Houstonians take advantage of it.**

**Sports fans are right at home with Houston's professional teams. Amateur sports are popular too, with a full slate of leagues. Many sports programs start at the elementary level and run through college.**

**Houston fans have many choices when it comes to watching professional teams:**

- In basketball we have the Houston Rockets, two-time NBA champions.**
- In soccer, we have the 2006 and 2007 MLS champions the Houston Dynamo**
- The Rockets moved to Toyota Center, which opened in Fall 2003, near the Convention Center and Convention Center Hotel**
- In baseball we have the Houston Astros, who've played at Minute Maid Park since March 2000.**
- Houston's NFL team, the Houston Texans, held their first game in August 2002 in NRG Stadium.**
- The annual college football Texas Bowl at NRG Stadium.**



**The George R. Brown Convention Center opened in September 1987 on the east side of Downtown Houston. Expansion of the Convention Center was completed in 2003, increasing its size from 1,150,000 square feet to 1,800,000 square feet. Exhibition space was increased for a total of 862,000 square feet and the addition of new meeting rooms increased the total to 101. The GRBCC is located adjacent to the Hilton Americas, and is served by a number of other hotels within two to ten blocks. The recent completion of Discovery Green, located directly in front of the facility, has introduced new dining, recreation and entertainment opportunities in the immediate vicinity of the GRBCC.**

**One of the 10 largest convention centers in America, the George R. Brown was recently expanded to nearly 2 million square feet.**

**Convention Facilities :862,000 SF Exhibition ,31,590 SF Ballroom ,101,943 SF Meeting and Theater**

## Texas Medical Center

The Texas Medical Center is a top destination in the world for clinical health care and medical research. TMC member institutions receive significant National Institutes of Health funding and TMC is home to some of the world's leading hospitals and facilities. Within their campus, the TMC Innovation Institute houses TMCx, one of the country's largest life science business accelerators focuses on early-stage digital health and medical device companies, as well as Johnson and Johnson's Center for Device Innovation, JLABs, and the AT&T Foundry for Connected Health.

## TMC<sup>3</sup> Campus at a Glance

A world-class, life science complex that unites the best minds in medicine across 37 acres, with shared and proprietary research centers, multi-disciplinary laboratories, healthcare institutions, a hotel and conference center, retail, and a unique double-helix green space – totaling almost 3.7 million square feet of developed property.

## A \$5.4 Billion Economic Impact

TMC<sup>3</sup> Bioresearch Campus' economic advantages will be extraordinary. Each year, the State of Texas will benefit from an ongoing annual impact of \$5.4 billion. Nearly 23,000 permanent new Harris County jobs will drive that gain, representing virtually all industries, pay scales, tax levels, and educational backgrounds. Not to mention the 17,000+ construction jobs that will help bring the TMC<sup>3</sup> vision to life.

## **Education in Houston**

**Houston has four state universities. The University of Houston (UH) is a research university and the flagship institution of the University of Houston System.<sup>[283][284][285]</sup> The third-largest university in Texas, the University of Houston has nearly 44,000 students on its 667-acre (270-hectare) campus, The University of Houston–Clear Lake and the University of Houston–Downtown are stand-alone universities within the University of Houston System; they are not branch campuses of the University of Houston.**

**Slightly west of the University of Houston is Texas Southern University (TSU), with approximately 10,000 students. Texas Southern University is the first state university in Houston, founded in 1927.**

**Several private institutions of higher learning are within the city. Rice University, the most selective university in Texas and one of the most selective in the United States,<sup>[288]</sup> is a private, secular institution with a high level of research activity. Founded in 1912, Rice's historic, heavily wooded 300-acre (120-hectare) campus, adjacent to Hermann Park and the Texas Medical Center, hosts approximately 4,000 undergraduate and 3,000 post-graduate students. To the north in Neartown, the University of St. Thomas. St. Thomas provides a liberal arts curriculum for roughly 3,000 students at its historic 19-block campus along Montrose Boulevard. In southwest Houston, Houston Baptist University (HBU), founded in 1960, offers bachelor's and graduate degrees at its Sharpstown campus. The school is affiliated with the Baptist General Convention of Texas and has a student population of approximately 3,000.**



## **Transportation And Infrastructure**

**George Bush Intercontinental Airport Ranks as Best U.S. Airport, Second-Best in North America at World Airport Awards**

**William P. Hobby ranks third-best North American regional airport; Houston remains the only city in the Western Hemisphere with two four-star rated airports.**

**The Houston Ship Channel** is experiencing tremendous growth. The Houston region, the country's No. 1 region for exports, is home to the largest petrochemical manufacturing complex in the Americas. Energy production and the export of crude oil, along with the increasing global demand for chemicals produced in the region, are major drivers of this success.

Largely because of petrochemical activity along the 52-mile ship channel, the nearly 200 private companies that make up the Greater Port of Houston have helped make the port the No. 1 U.S. port in waterborne tonnage. Petroleum and petroleum products are leading import and export commodities.

More than 200 million short tons of international cargo were handled in 2018 alone. The economic impact of the greater port nationally includes 3.2 million jobs, \$801.9 billion in economic value and more than \$38.1 billion in tax revenue.