



Property Summary			
Rooms	57	Operation Type	Franchise
Built/Renovated	1999/2007	Meeting Space	1,382 SF
Stories	2	Commercial Asking Rent	Withheld
Brand	Studio 6		
Parking Spaces	114/Room; 65 Surface Spaces		
True Owner	Shailesh Karumsi, Sonal Karumsi		

Amenities	
Room Amenities: High Speed Internet Access	
Site Amenities: Business Center, Meeting Event Space, Public Access Wifi	

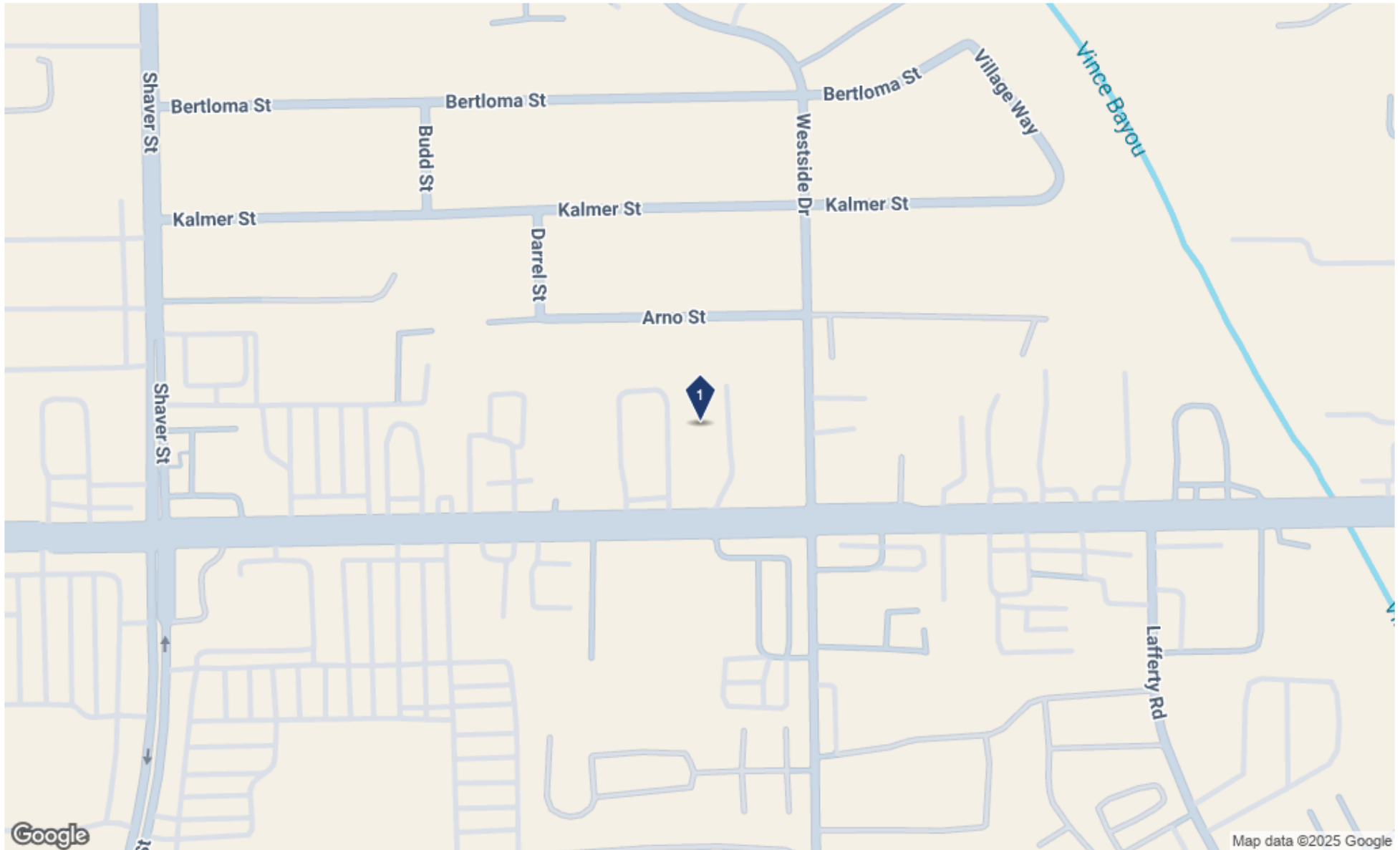


# Studio 6 Suites Pasadena, TX - 2601 Spencer Hwy

Pasadena, Texas 77504 (Harris County) - Houston East/Baytown Submarket

Economy

Hotel



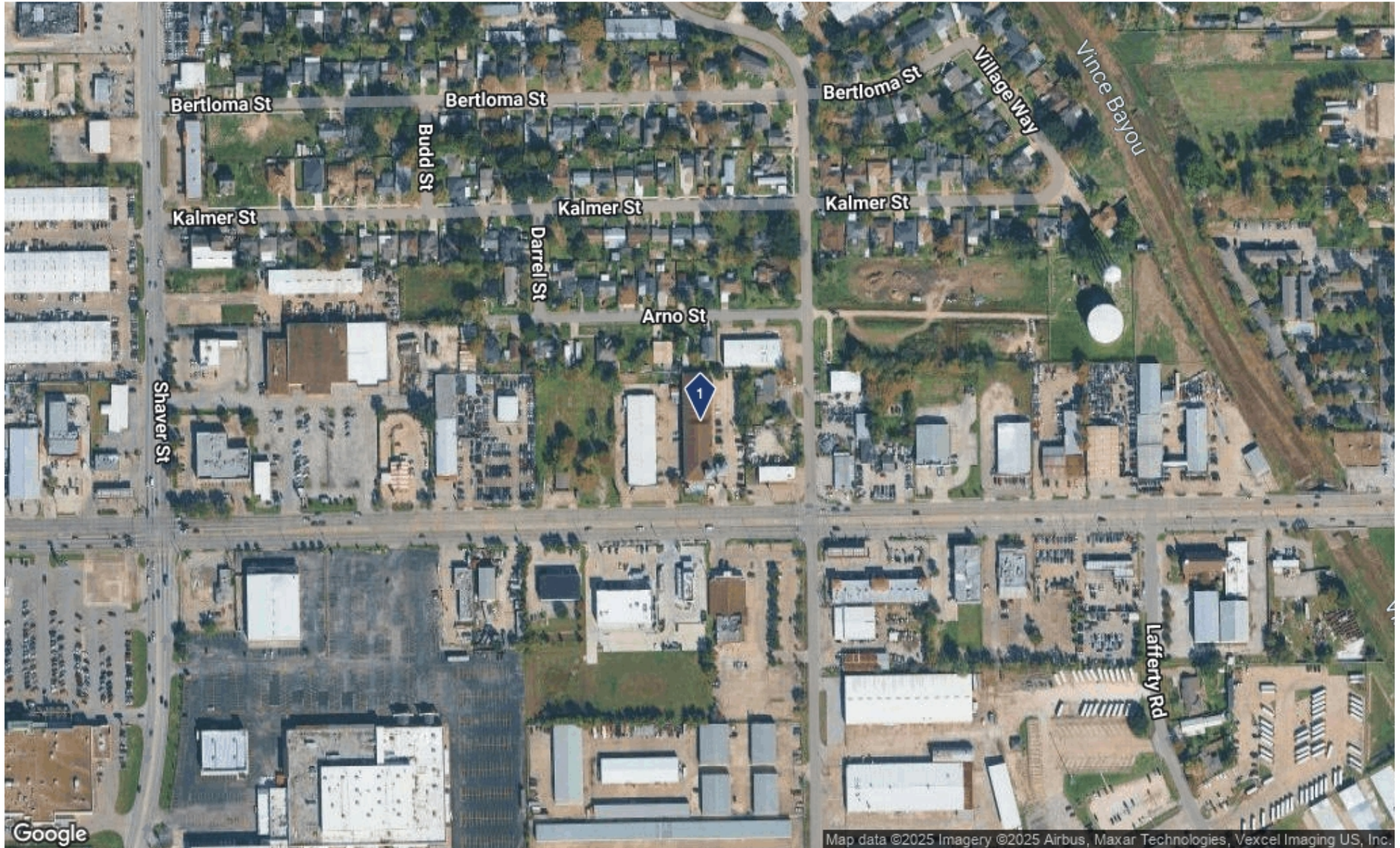




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Hotel





**No Site Plan Available**



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Pasadena, Texas 77504 (Harris County) - Houston East/Baytown Submarket

**Economy**  
Hotel

No Data Available

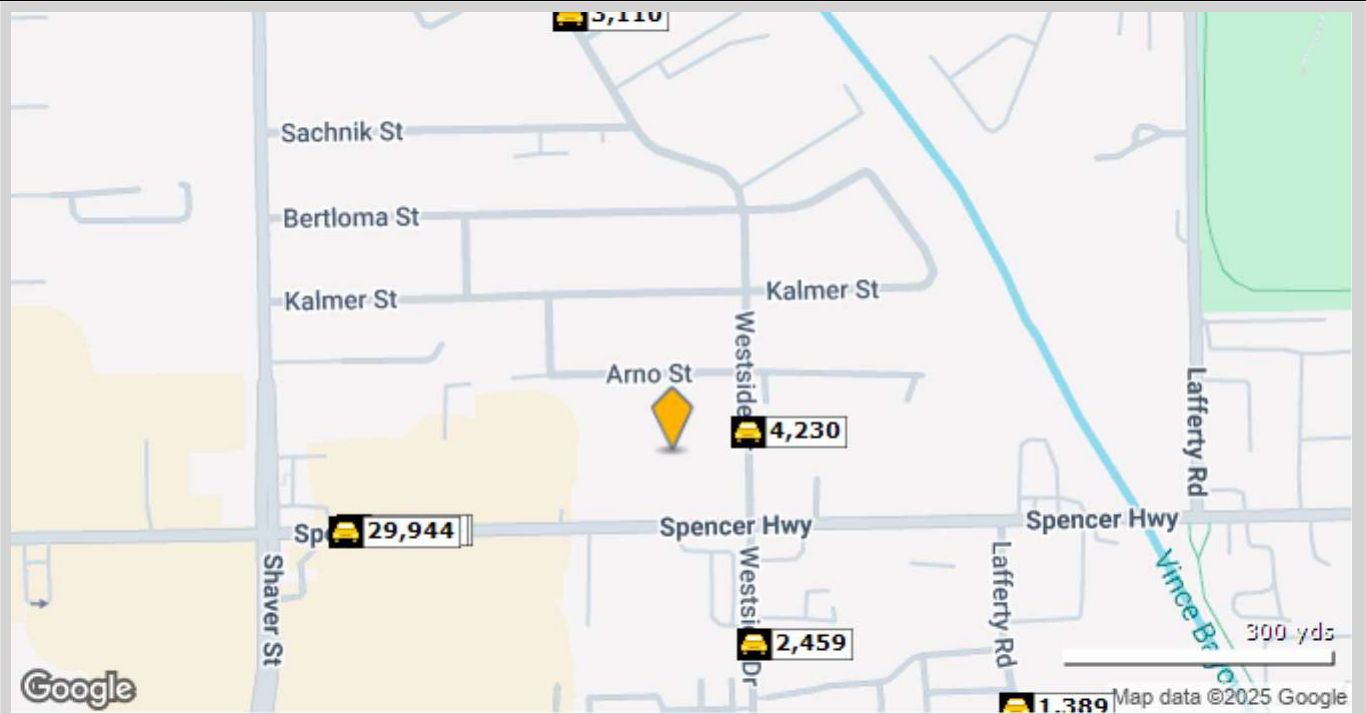


## Traffic Count Report

### Studio 6 Suites Pasadena, TX

2601 Spencer Hwy, Pasadena, TX 77504

Building Type: **Hospitality**  
 Class: -  
 RBA: **36,580 SF**  
 Typical Floor: **18,290 SF**  
 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	Westside Dr	Arno St	0.04 N	2024	4,209	MPSI	.05
2	Westside Dr	Arno St	0.04 N	2025	4,230	MPSI	.05
3	Westside Dr	Spencer Hwy	0.08 N	2025	2,459	MPSI	.13
4	Spencer Highway	Shaver St	0.05 W	2023	33,104	MPSI	.21
5	Spencer Highway	Shaver St	0.05 W	2025	33,155	MPSI	.21
6	Spencer Hwy	Shaver St	0.05 W	2024	29,929	MPSI	.21
7	Spencer Hwy	Shaver St	0.05 W	2025	29,944	MPSI	.21
8	Lafferty Rd	Spencer Hwy	0.12 N	2022	1,303	MPSI	.28
9	Lafferty Rd	Spencer Hwy	0.12 N	2025	1,389	MPSI	.28
10	Westside Dr	Westside Ct	0.02 NW	2022	3,110	MPSI	.29

Studio 6 Suites Pasadena, TX

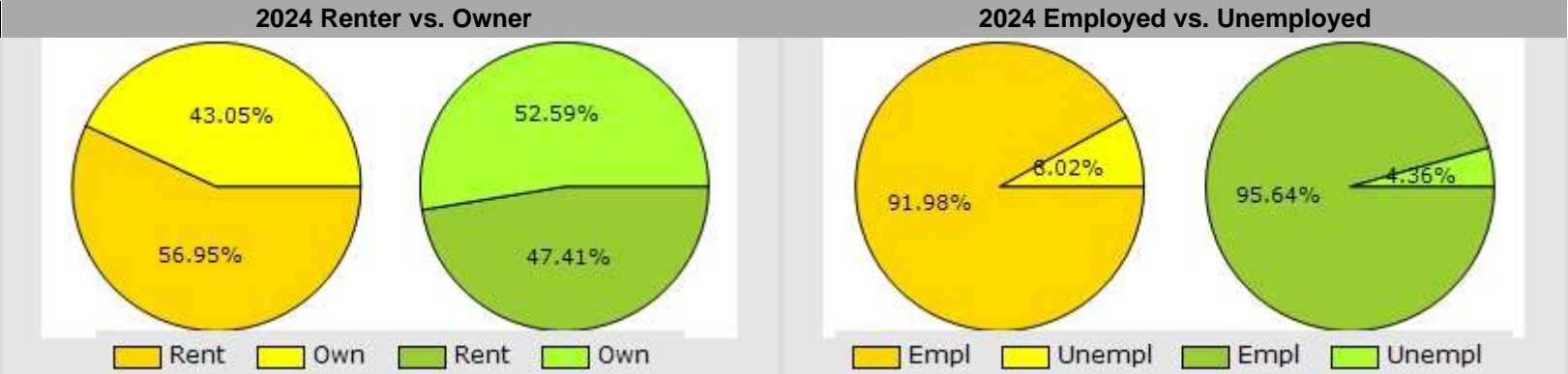
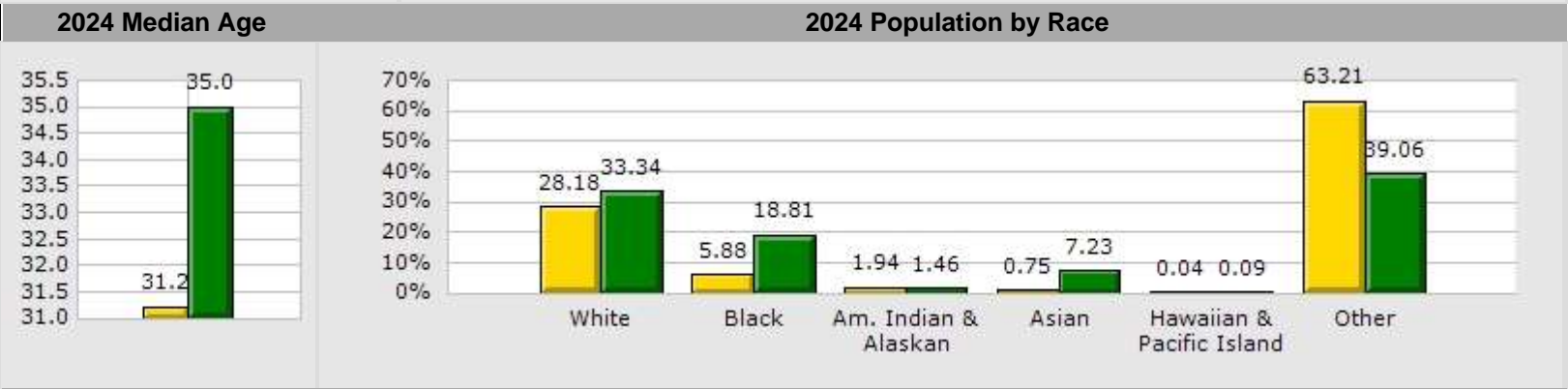
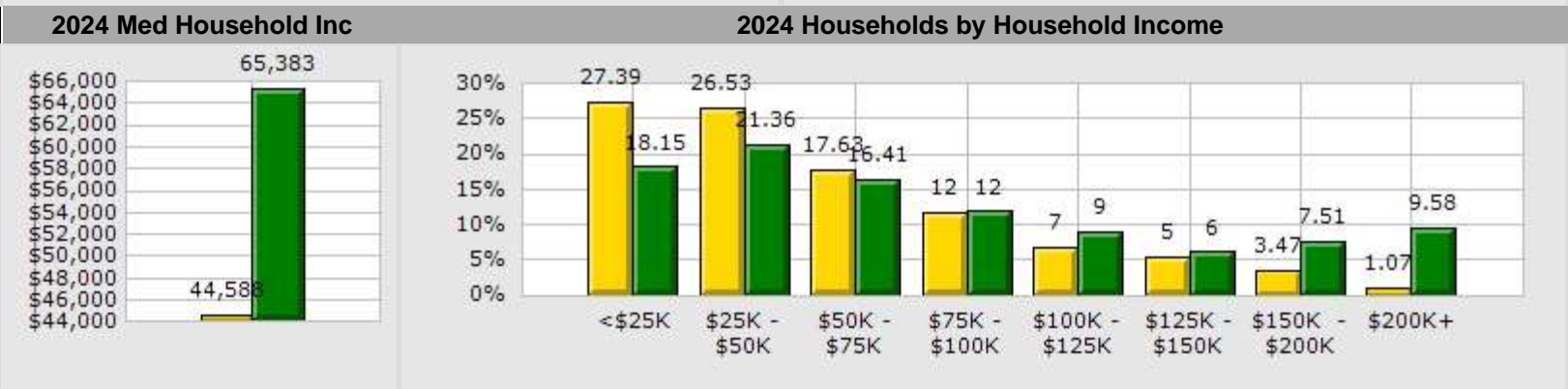
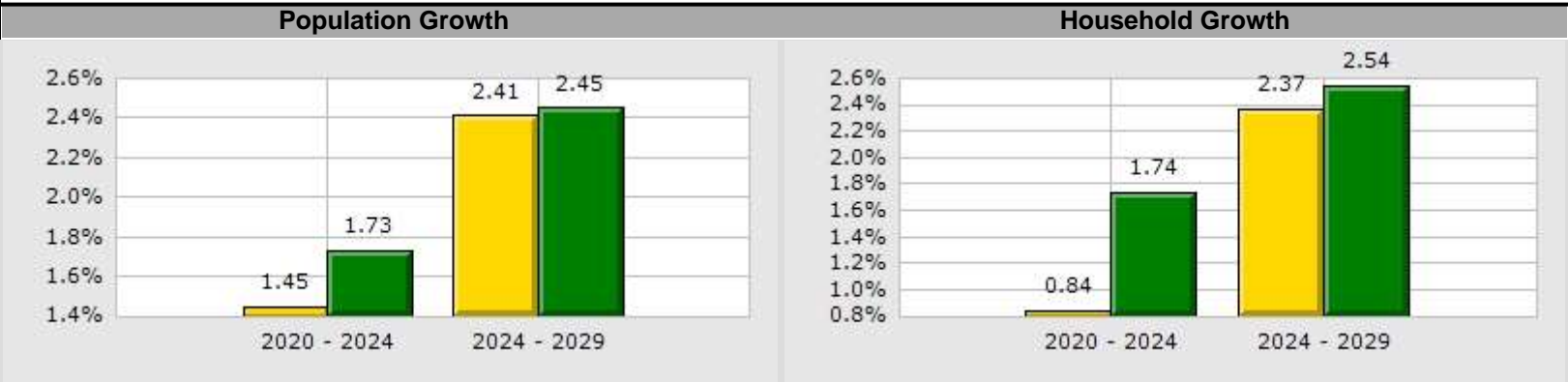
2601 Spencer Hwy, Pasadena, TX 77504

Type: Hospitality/Hotel

County: Harris

1 Mile

County



Studio 6 Suites Pasadena, TX				
2601 Spencer Hwy, Pasadena, TX 77504				
Type:	Hospitality/Hotel			
County:	Harris			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	1.45%		1.73%	
Growth 2024 - 2029	2.41%		2.45%	
Empl	9,413	91.98%	2,419,249	95.64%
Unempl	821	8.02%	110,294	4.36%
2024 Population by Race				
	20,391		4,812,824	
White	5,747	28.18%	1,604,724	33.34%
Black	1,198	5.88%	905,523	18.81%
Am. Indian & Alaskan	395	1.94%	70,247	1.46%
Asian	153	0.75%	347,891	7.23%
Hawaiian & Pacific Island	9	0.04%	4,383	0.09%
Other	12,889	63.21%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	0.84%		1.74%	
Growth 2024 - 2029	2.37%		2.54%	
Renter Occupied	3,677	56.95%	816,567	47.41%
Owner Occupied	2,780	43.05%	905,644	52.59%
2024 Households by Household Income				
	6,456		1,722,211	
Income <\$25K	1,768	27.39%	312,581	18.15%
Income \$25K - \$50K	1,713	26.53%	367,847	21.36%
Income \$50K - \$75K	1,138	17.63%	282,660	16.41%
Income \$75K - \$100K	755	11.69%	203,891	11.84%
Income \$100K - \$125K	436	6.75%	155,568	9.03%
Income \$125K - \$150K	353	5.47%	105,376	6.12%
Income \$150K - \$200K	224	3.47%	129,368	7.51%
Income \$200K+	69	1.07%	164,920	9.58%
2024 Med Household Inc	\$44,588		\$65,383	
2024 Median Age	31.20		35.00	



## Demographic Summary Report

### Studio 6 Suites Pasadena, TX

2601 Spencer Hwy, Pasadena, TX 77504

Building Type: **Hospitality**

Class: -

RBA: **36,580 SF**

Typical Floor: **18,290 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	20,883		305,362		923,566	
2024 Estimate	20,391		298,878		899,687	
2020 Census	20,100		298,432		896,171	
Growth 2024 - 2029	2.41%		2.17%		2.65%	
Growth 2020 - 2024	1.45%		0.15%		0.39%	
2024 Population by Hispanic Origin	16,556		216,021		526,276	
2024 Population	20,391		298,878		899,687	
White	5,747	28.18%	88,166	29.50%	274,184	30.48%
Black	1,198	5.88%	23,563	7.88%	139,140	15.47%
Am. Indian & Alaskan	396	1.94%	5,166	1.73%	13,521	1.50%
Asian	152	0.75%	10,106	3.38%	40,640	4.52%
Hawaiian & Pacific Island	9	0.04%	134	0.04%	509	0.06%
Other	12,889	63.21%	171,743	57.46%	431,693	47.98%
U.S. Armed Forces	0		69		473	
Households						
2029 Projection	6,609		100,569		311,706	
2024 Estimate	6,456		98,427		303,538	
2020 Census	6,402		98,607		303,348	
Growth 2024 - 2029	2.37%		2.18%		2.69%	
Growth 2020 - 2024	0.84%		-0.18%		0.06%	
Owner Occupied	2,780	43.06%	48,262	49.03%	166,547	54.87%
Renter Occupied	3,677	56.95%	50,165	50.97%	136,991	45.13%
2024 Households by HH Income	6,456		98,424		303,538	
Income: <\$25,000	1,768	27.39%	20,760	21.09%	64,840	21.36%
Income: \$25,000 - \$50,000	1,713	26.53%	25,011	25.41%	70,864	23.35%
Income: \$50,000 - \$75,000	1,138	17.63%	18,712	19.01%	55,032	18.13%
Income: \$75,000 - \$100,000	755	11.69%	13,212	13.42%	35,974	11.85%
Income: \$100,000 - \$125,000	436	6.75%	7,718	7.84%	25,694	8.46%
Income: \$125,000 - \$150,000	353	5.47%	5,346	5.43%	16,439	5.42%
Income: \$150,000 - \$200,000	224	3.47%	5,020	5.10%	18,690	6.16%
Income: \$200,000+	69	1.07%	2,645	2.69%	16,005	5.27%
2024 Avg Household Income	\$59,184		\$69,526		\$77,248	
2024 Med Household Income	\$44,588		\$54,225		\$56,735	

**Studio 6 Suites Pasadena, TX**

2601 Spencer Hwy, Pasadena, TX 77504

Building Type: **Hospitality**Total Available: **0 SF**

Class: -

% Leased: **0%**RBA: **36,580 SF**

Rent/SF/Yr: -

Typical Floor: **18,290 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>797</b>	<b>5,078</b>	<b>6</b>
Retail & Wholesale Trade	175	1,187	7
Hospitality & Food Service	72	978	14
Real Estate, Renting, Leasing	41	178	4
Finance & Insurance	71	278	4
Information	27	93	3
Scientific & Technology Services	73	307	4
Management of Companies	0	0	0
Health Care & Social Assistance	113	313	3
Educational Services	7	358	51
Public Administration & Sales	1	17	17
Arts, Entertainment, Recreation	11	59	5
Utilities & Waste Management	20	277	14
Construction	37	327	9
Manufacturing	30	242	8
Agriculture, Mining, Fishing	1	3	3
Other Services	118	461	4

## Consumer Spending Report

### Studio 6 Suites Pasadena, TX

2601 Spencer Hwy, Pasadena, TX 77504

Building Type: **Hospitality**

Class: -

RBA: **36,580 SF**

Typical Floor: **18,290 SF**

Total Available: **0 SF**

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Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$168,971</b>	<b>\$2,696,082</b>	<b>\$8,641,490</b>
<b>Total Apparel</b>	<b>\$10,898</b>	<b>\$166,238</b>	<b>\$515,782</b>
Women's Apparel	3,811	59,501	188,423
Men's Apparel	2,040	32,469	102,045
Girl's Apparel	950	13,606	40,835
Boy's Apparel	746	10,566	31,187
Infant Apparel	618	9,055	27,081
Footwear	2,733	41,042	126,211
<b>Total Entertainment &amp; Hobbies</b>	<b>\$21,916</b>	<b>\$361,569</b>	<b>\$1,194,894</b>
Entertainment	3,586	54,265	159,345
Audio & Visual Equipment/Service	5,785	93,096	299,514
Reading Materials	118	2,527	10,207
Pets, Toys, & Hobbies	3,212	54,333	182,244
Personal Items	9,216	157,349	543,585
<b>Total Food and Alcohol</b>	<b>\$49,133</b>	<b>\$775,928</b>	<b>\$2,426,299</b>
Food At Home	27,785	426,674	1,317,257
Food Away From Home	18,564	303,532	963,185
Alcoholic Beverages	2,783	45,723	145,856
<b>Total Household</b>	<b>\$22,548</b>	<b>\$386,533</b>	<b>\$1,310,424</b>
House Maintenance & Repair	4,817	85,026	296,844
Household Equip & Furnishings	9,262	154,926	514,528
Household Operations	6,589	111,491	373,185
Housing Costs	1,881	35,091	125,868

## Consumer Spending Report

### Studio 6 Suites Pasadena, TX

2601 Spencer Hwy, Pasadena, TX 77504

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
<b>Total Transportation/Maint.</b>	<b>\$49,504</b>	<b>\$754,252</b>	<b>\$2,347,938</b>
Vehicle Purchases	27,405	400,661	1,224,366
Gasoline	13,779	213,264	653,392
Vehicle Expenses	541	9,887	38,530
Transportation	2,370	44,740	161,750
Automotive Repair & Maintenance	5,410	85,700	269,900
<b>Total Health Care</b>	<b>\$7,281</b>	<b>\$119,127</b>	<b>\$389,046</b>
Medical Services	4,152	67,681	218,470
Prescription Drugs	2,335	38,222	126,569
Medical Supplies	793	13,223	44,008
<b>Total Education/Day Care</b>	<b>\$7,690</b>	<b>\$132,435</b>	<b>\$457,108</b>
Education	5,173	87,885	302,484
Fees & Admissions	2,517	44,550	154,623