



**Property Summary**

Rooms	113	Operation Type	Franchise
Built/Renovated	1986/2019	Meeting Space	800 SF
Stories	4	Commercial Asking Rent	Withheld
Brand	Comfort Inn		
Parking Spaces	0.94/Room; 106 Surface Spaces		
True Owner	Kalpesh Patel		

**Amenities**

Room Amenities: High Speed Internet Access, Patio

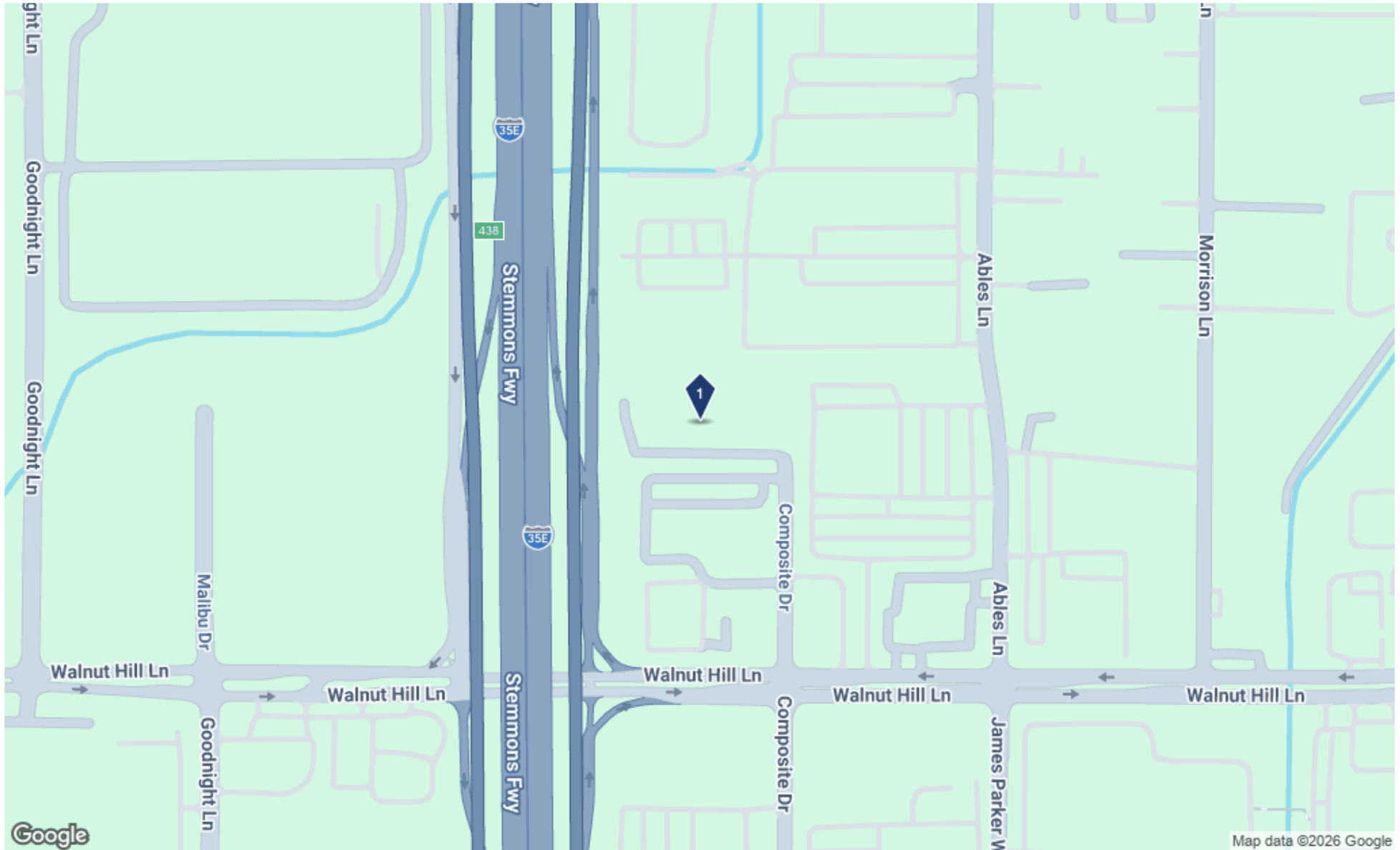
Site Amenities: Business Center, Fitness Center, Meeting Event Space, Pool, Public Access Wifi, Smoke-Free

# 1 Comfort Inn Dallas North Love Field Airport - 11069 Composite Dr

Dallas, Texas 75229 (Dallas County) - Dallas North Central/LBJ Freeway Submarket

Upper Midscale

Hotel

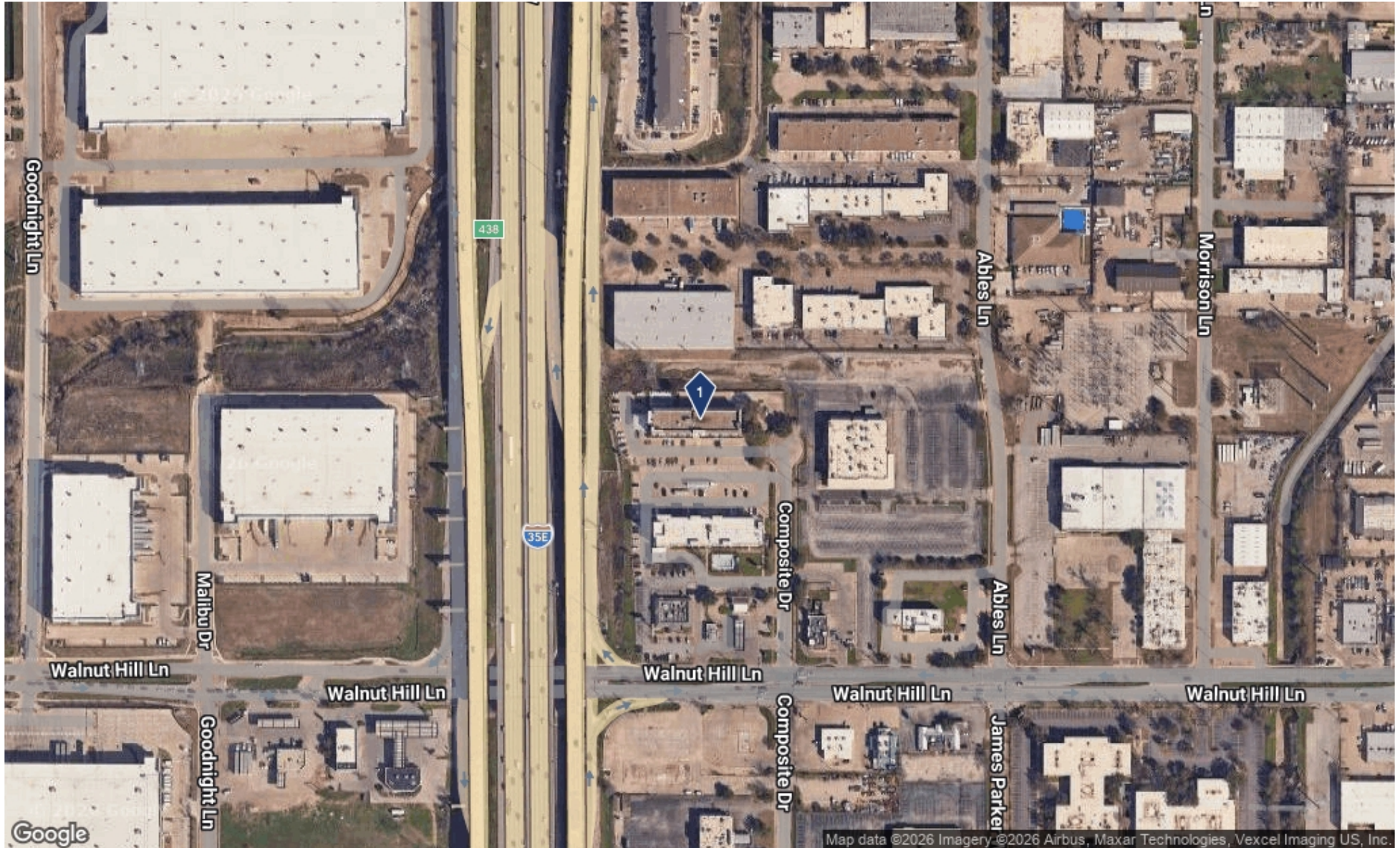


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**No Site Plan Available**



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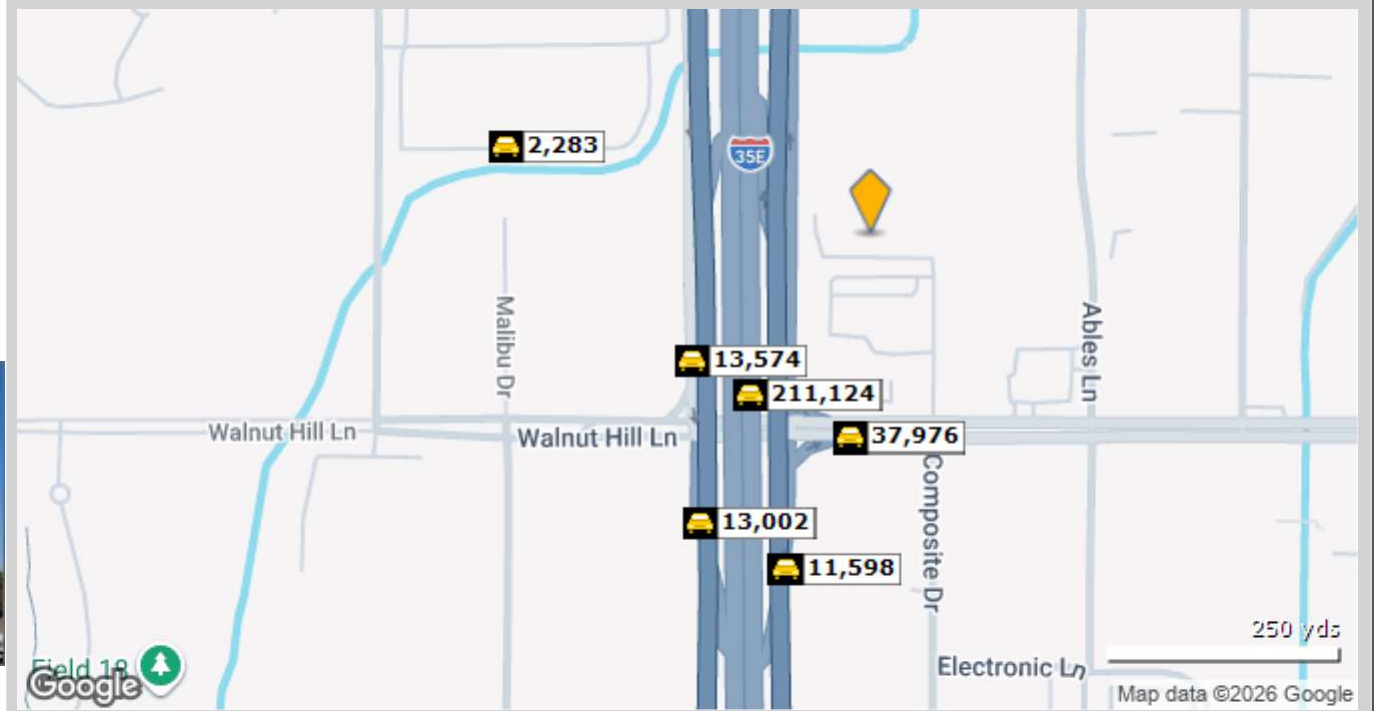
*No Data Available*

# Traffic Count Report

## Comfort Inn Dallas North Love Field Airport

11069 Composite Dr, DALLAS, TX 75229

Building Type: **Hospitality**  
 Class: -  
 RBA: **46,194 SF**  
 Typical Floor: **13,105 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	I- 35 E	Walnut Hill Ln	0.02 S	2024	214,700	MPSI	.12
2	I- 35 E	Walnut Hill Ln	0.02 S	2025	211,124	MPSI	.12
3	Walnut Hill Ln	Composite Dr	0.05 E	2024	37,661	MPSI	.13
4	Walnut Hill Ln	Composite Dr	0.05 E	2025	37,976	MPSI	.13
5	I- 35 E	Walnut Hill Ln	0.04 SE	2025	13,574	MPSI	.13
6	I- 35 E	Walnut Hill Ln	0.06 N	2025	13,288	MPSI	.21
7	I- 35 E	Walnut Hill Ln	0.06 N	2024	13,002	MPSI	.21
8	I- 35 E	Walnut Hill Ln	0.09 N	2025	11,853	MPSI	.21
9	I- 35 E	Walnut Hill Ln	0.09 N	2024	11,598	MPSI	.21
10	Malibu Dr	Walnut Hill Ln	0.17 S	2024	2,283	MPSI	.23

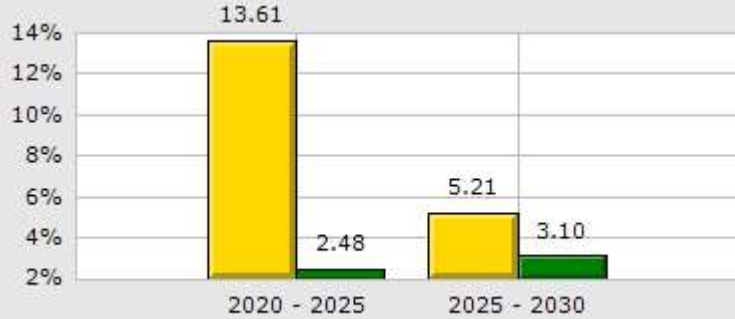
**Comfort Inn Dallas North Love Field Airport**

11069 Composite Dr, DALLAS, TX 75229

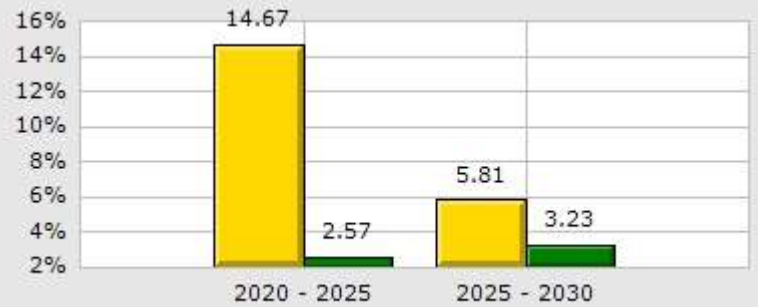
Type: **Hospitality/Hotel**  
 County: **Dallas**

**1 Mile**  
**County**

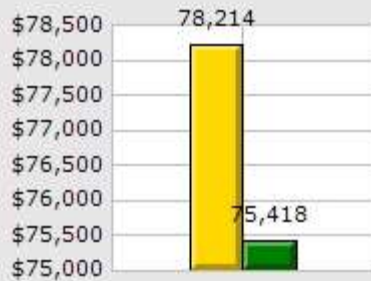
**Population Growth**



**Household Growth**



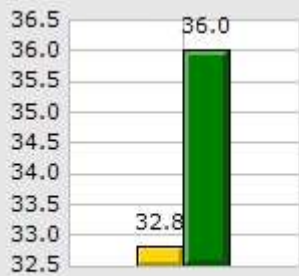
**2025 Med Household Inc**



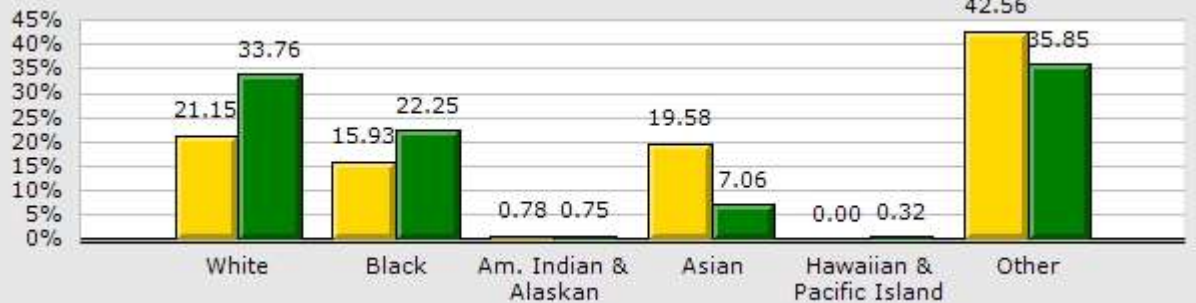
**2025 Households by Household Income**



**2025 Median Age**



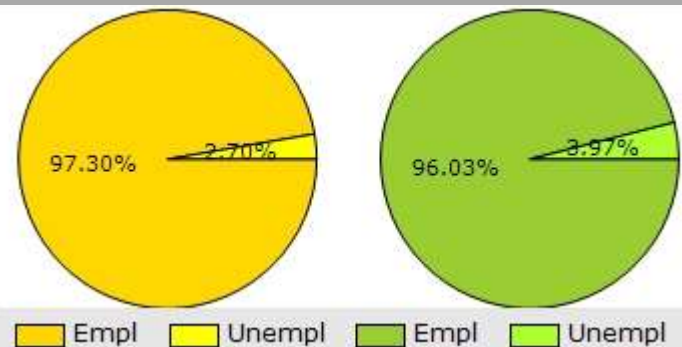
**2025 Population by Race**



**2025 Renter vs. Owner**



**2025 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

**Comfort Inn Dallas North Love Field Airport**  
 11069 Composite Dr, DALLAS, TX 75229

Type: **Hospitality/Hotel**  
 County: **Dallas**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2025	13.61%		2.48%	
Growth 2025 - 2030	5.21%		3.10%	
Empl	252	97.30%	1,392,773	96.03%
Unempl	7	2.70%	57,510	3.97%
<b>2025 Population by Race</b>				
	<b>383</b>		<b>2,678,359</b>	
White	81	21.15%	904,322	33.76%
Black	61	15.93%	596,056	22.25%
Am. Indian & Alaskan	3	0.78%	20,047	0.75%
Asian	75	19.58%	189,011	7.06%
Hawaiian & Pacific Island	0	0.00%	8,652	0.32%
Other	163	42.56%	960,271	35.85%
<b>Household Growth</b>				
Growth 2020 - 2025	14.67%		2.57%	
Growth 2025 - 2030	5.81%		3.23%	
Renter Occupied	163	94.77%	515,272	52.03%
Owner Occupied	9	5.23%	475,064	47.97%
<b>2025 Households by Household Income</b>				
	<b>173</b>		<b>990,336</b>	
Income <\$25K	12	6.94%	132,224	13.35%
Income \$25K - \$50K	37	21.39%	168,513	17.02%
Income \$50K - \$75K	33	19.08%	192,351	19.42%
Income \$75K - \$100K	35	20.23%	124,450	12.57%
Income \$100K - \$125K	21	12.14%	106,619	10.77%
Income \$125K - \$150K	8	4.62%	70,371	7.11%
Income \$150K - \$200K	22	12.72%	80,827	8.16%
Income \$200K+	5	2.89%	114,981	11.61%
2025 Med Household Inc	\$78,214		\$75,418	
2025 Median Age	32.80		36.00	

# Demographic Summary Report

## Comfort Inn Dallas North Love Field Airport

11069 Composite Dr, DALLAS, TX 75229

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



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2030 Projection	404	266,389	1,287,594
2025 Estimate	384	257,972	1,232,536
2020 Census	338	249,884	1,176,927
Growth 2025 - 2030	5.21%	3.26%	4.47%
Growth 2020 - 2025	13.61%	3.24%	4.72%
<b>2025 Population by Hispanic Origin</b>	185	115,982	428,541
<b>2025 Population</b>	384	257,972	1,232,536
White	81 21.09%	93,371 36.19%	524,332 42.54%
Black	61 15.89%	23,121 8.96%	167,855 13.62%
Am. Indian & Alaskan	3 0.78%	1,953 0.76%	8,050 0.65%
Asian	75 19.53%	38,226 14.82%	140,284 11.38%
Hawaiian & Pacific Island	0 0.00%	720 0.28%	3,956 0.32%
Other	164 42.71%	100,581 38.99%	388,060 31.48%
U.S. Armed Forces	0	186	625
<b>Households</b>			
2030 Projection	182	104,160	551,389
2025 Estimate	172	100,636	526,558
2020 Census	150	97,022	500,055
Growth 2025 - 2030	5.81%	3.50%	4.72%
Growth 2020 - 2025	14.67%	3.72%	5.30%
Owner Occupied	9 5.23%	39,704 39.45%	196,999 37.41%
Renter Occupied	163 94.77%	60,932 60.55%	329,559 62.59%
<b>2025 Households by HH Income</b>	173	100,635	526,557
Income: <\$25,000	12 6.94%	8,924 8.87%	56,986 10.82%
Income: \$25,000 - \$50,000	37 21.39%	14,891 14.80%	79,701 15.14%
Income: \$50,000 - \$75,000	33 19.08%	17,929 17.82%	94,905 18.02%
Income: \$75,000 - \$100,000	35 20.23%	13,684 13.60%	66,890 12.70%
Income: \$100,000 - \$125,000	21 12.14%	12,500 12.42%	56,462 10.72%
Income: \$125,000 - \$150,000	8 4.62%	6,963 6.92%	36,938 7.02%
Income: \$150,000 - \$200,000	22 12.72%	10,231 10.17%	49,300 9.36%
Income: \$200,000+	5 2.89%	15,513 15.42%	85,375 16.21%
<b>2025 Avg Household Income</b>	\$90,324	\$118,909	\$117,940
<b>2025 Med Household Income</b>	\$78,214	\$90,663	\$86,842

**Comfort Inn Dallas North Love Field Airport**  
 11069 Composite Dr, DALLAS, TX 75229

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 Class: -    % Leased: **0%**  
 RBA: **46,194 SF**                                      Rent/SF/Yr: -  
 Typical Floor: **13,105 SF**



<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	<b>1,427</b>	<b>12,662</b>	<b>9</b>
Retail & Wholesale Trade	473	3,539	7
Hospitality & Food Service	83	956	12
Real Estate, Renting, Leasing	39	262	7
Finance & Insurance	67	354	5
Information	36	249	7
Scientific & Technology Services	119	925	8
Management of Companies	8	35	4
Health Care & Social Assistance	54	194	4
Educational Services	9	99	11
Public Administration & Sales	3	42	14
Arts, Entertainment, Recreation	11	102	9
Utilities & Waste Management	70	1,072	15
Construction	173	1,761	10
Manufacturing	128	2,099	16
Agriculture, Mining, Fishing	2	8	4
Other Services	152	965	6

## Consumer Spending Report

### Comfort Inn Dallas North Love Field Airport

11069 Composite Dr, DALLAS, TX 75229

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 Class: -  
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2025 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$4,379</b>	<b>\$3,222,267</b>	<b>\$16,306,653</b>
<b>Total Apparel</b>	<b>\$257</b>	<b>\$175,715</b>	<b>\$871,682</b>
Women's Apparel	96	66,389	335,548
Men's Apparel	54	36,803	181,995
Girl's Apparel	17	12,794	61,626
Boy's Apparel	14	9,499	44,816
Infant Apparel	16	9,115	44,785
Footwear	59	41,116	202,912
<b>Total Entertainment &amp; Hobbies</b>	<b>\$575</b>	<b>\$444,598</b>	<b>\$2,331,764</b>
Entertainment	61	49,010	236,665
Audio & Visual Equipment/Service	161	105,578	555,865
Reading Materials	5	5,222	28,587
Pets, Toys, & Hobbies	89	71,452	380,264
Personal Items	260	213,336	1,130,384
<b>Total Food and Alcohol</b>	<b>\$1,326</b>	<b>\$894,698</b>	<b>\$4,509,329</b>
Food At Home	645	443,507	2,197,616
Food Away From Home	591	389,571	1,988,807
Alcoholic Beverages	90	61,619	322,906
<b>Total Household</b>	<b>\$617</b>	<b>\$516,980</b>	<b>\$2,650,761</b>
House Maintenance & Repair	29	81,823	409,094
Household Equip & Furnishings	286	202,754	1,042,325
Household Operations	216	163,232	840,076
Housing Costs	86	69,172	359,265

## Consumer Spending Report

### Comfort Inn Dallas North Love Field Airport

11069 Composite Dr, DALLAS, TX 75229

2025 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
<b>Total Transportation/Maint.</b>	<b>\$1,171</b>	<b>\$826,500</b>	<b>\$4,076,242</b>
Vehicle Purchases	540	396,004	1,906,791
Gasoline	339	218,985	1,089,209
Vehicle Expenses	14	19,304	101,601
Transportation	128	93,029	475,608
Automotive Repair & Maintenance	150	99,178	503,033
<b>Total Health Care</b>	<b>\$154</b>	<b>\$137,766</b>	<b>\$708,681</b>
Medical Services	95	81,586	417,177
Prescription Drugs	38	39,895	208,004
Medical Supplies	21	16,285	83,501
<b>Total Education/Day Care</b>	<b>\$279</b>	<b>\$226,009</b>	<b>\$1,158,194</b>
Education	180	145,049	739,668
Fees & Admissions	99	80,959	418,526