



Property Summary

Rooms	132	Operation Type	Franchise
Built	1979	Meeting Space	0 SF
Stories	2	Commercial Asking Rent	Withheld
Brand	Clarion Pointe		
Parking Spaces	1.08/Room; 142 Surface Spaces		
True Owner	Dinesh Patel		

Amenities

Room Amenities: Fully-Equipped Kitchen, High Speed Internet Access, Patio

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

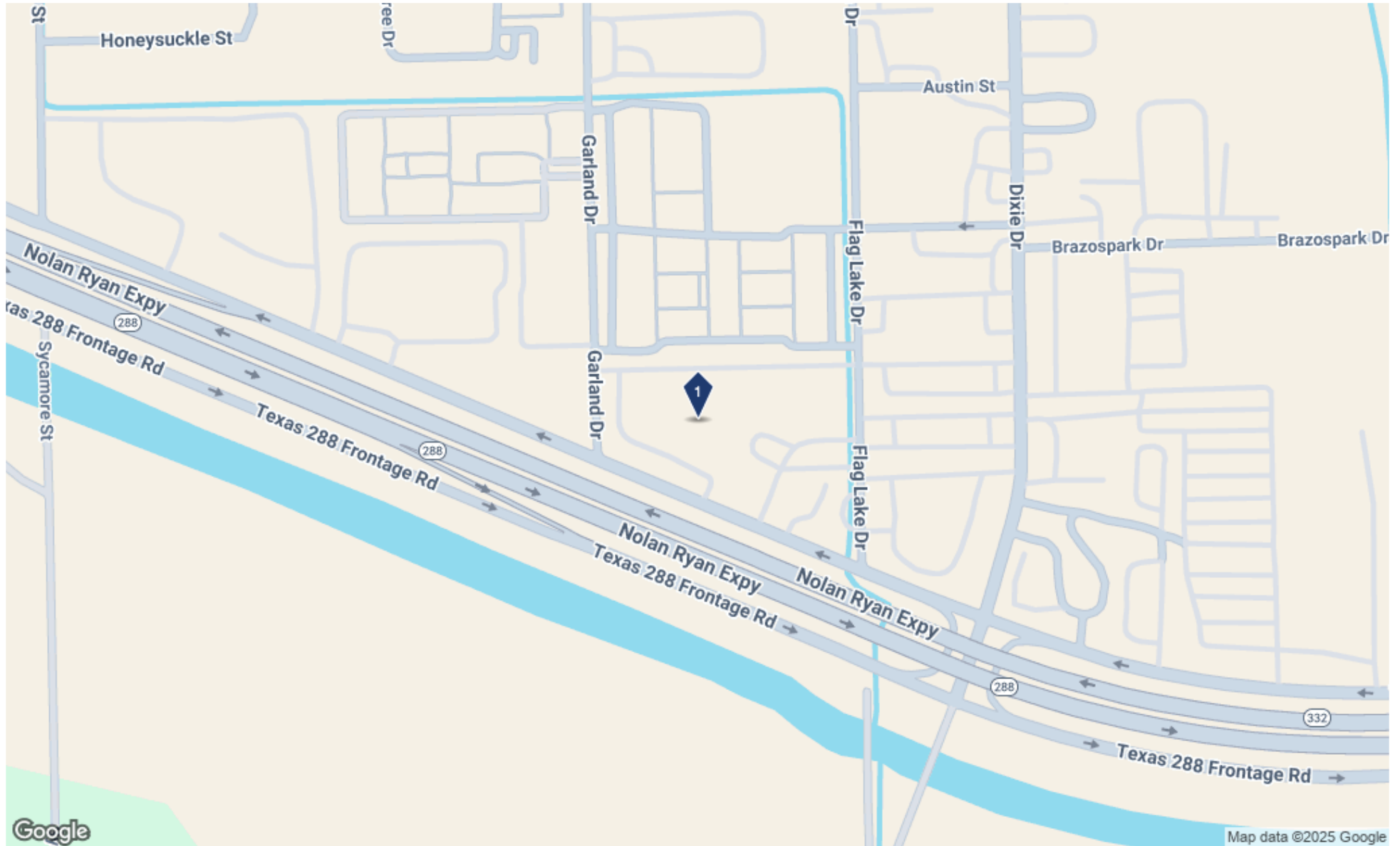


Clarion Pointe Lake Jackson - 925 Highway 332

Lake Jackson, Texas 77566 (Brazoria County) - Texas South Area Submarket

Upper Midscale

Hotel





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No Site Plan Available



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Upper Midscale

Hotel

No Data Available

Traffic Count Report

Clarion Pointe Lake Jackson

925 Highway 332, Lake Jackson, TX 77566

Building Type: **Hospitality**

Class: -

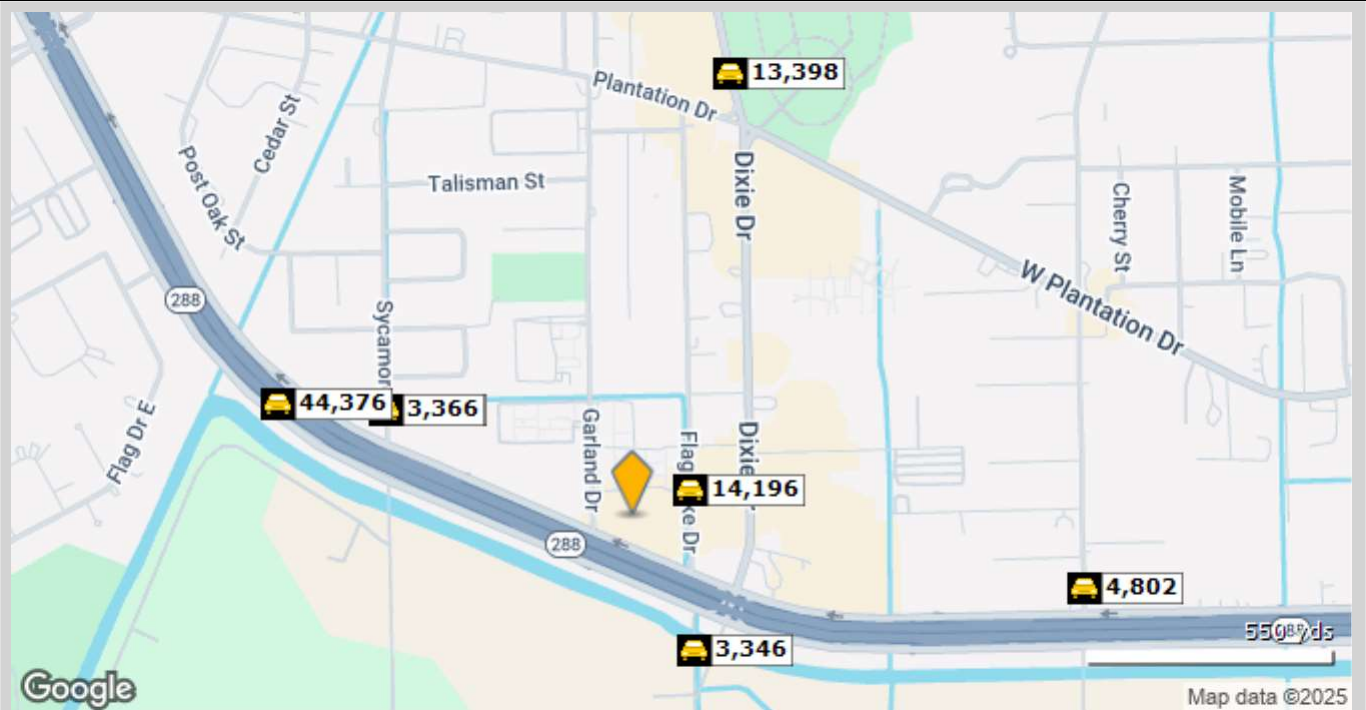
RBA: **40,000 SF**

Typical Floor: **20,000 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	Flag Lake Dr	Hwy 332	0.12 S	2025	14,196	MPSI	.09
2	Flaglake Dr	Hwy 332	0.07 N	2025	3,716	MPSI	.19
3	Flaglake Dr	Hwy 332	0.07 N	2024	3,346	MPSI	.19
4	Sycamore St	Honeysuckle St	0.04 N	2024	3,344	MPSI	.34
5	Sycamore St	Honeysuckle St	0.04 N	2025	3,366	MPSI	.35
6	TX 121	Flag Dr	0.02 NW	2020	46,770	AADT	.48
7	Hwy 332	Flag Dr	0.02 NW	2023	45,388	MPSI	.48
8	Nolan Ryan Expressway	Flag Dr	0.02 NW	2025	44,376	MPSI	.48
9	Dixie Dr N	W Lake Jackson Rd	0.02 N	2025	13,398	MPSI	.59
10	S Lazy Ln	Lewis St	0.04 N	2025	4,802	MPSI	.60

Clarion Pointe Lake Jackson

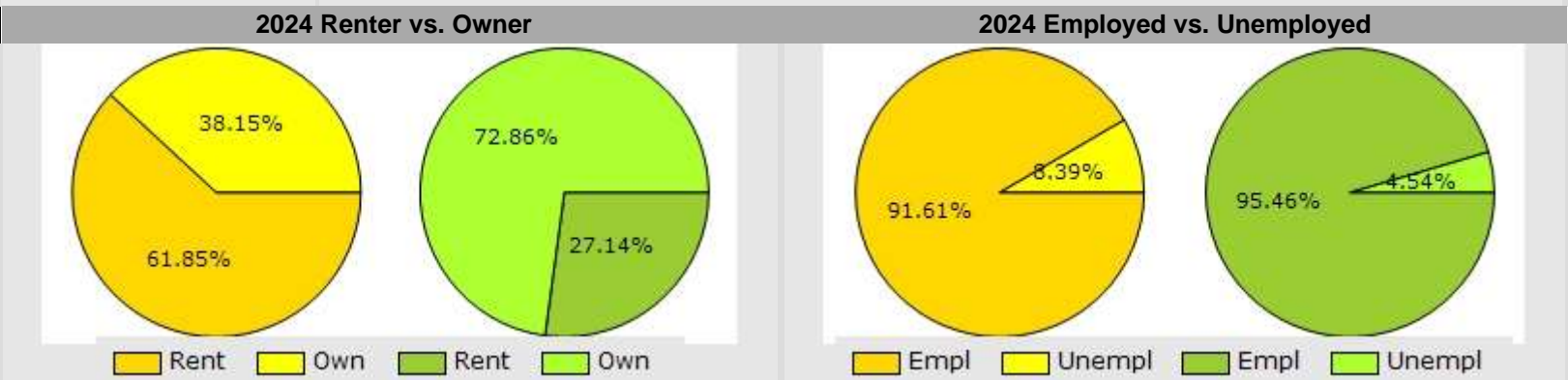
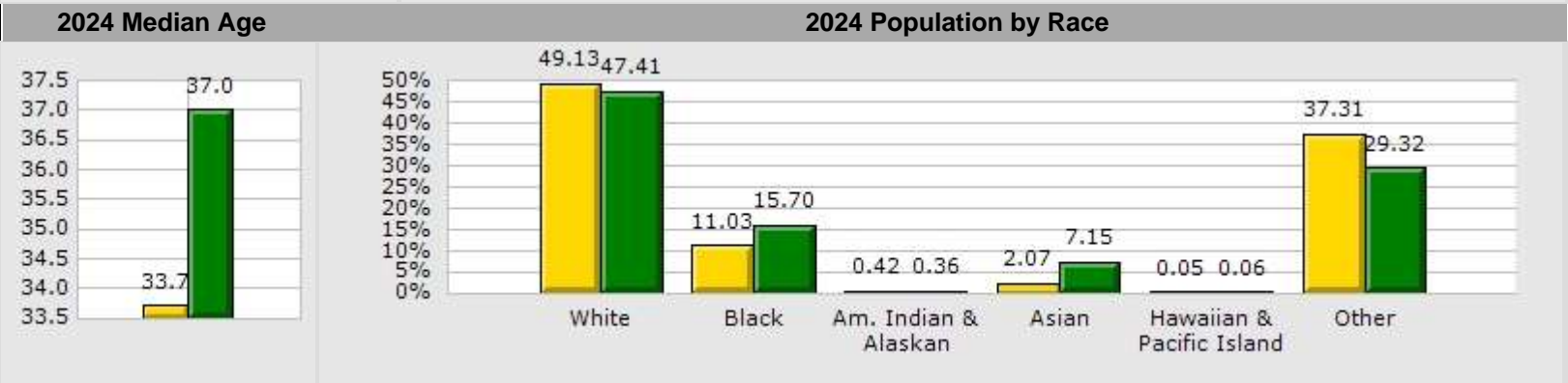
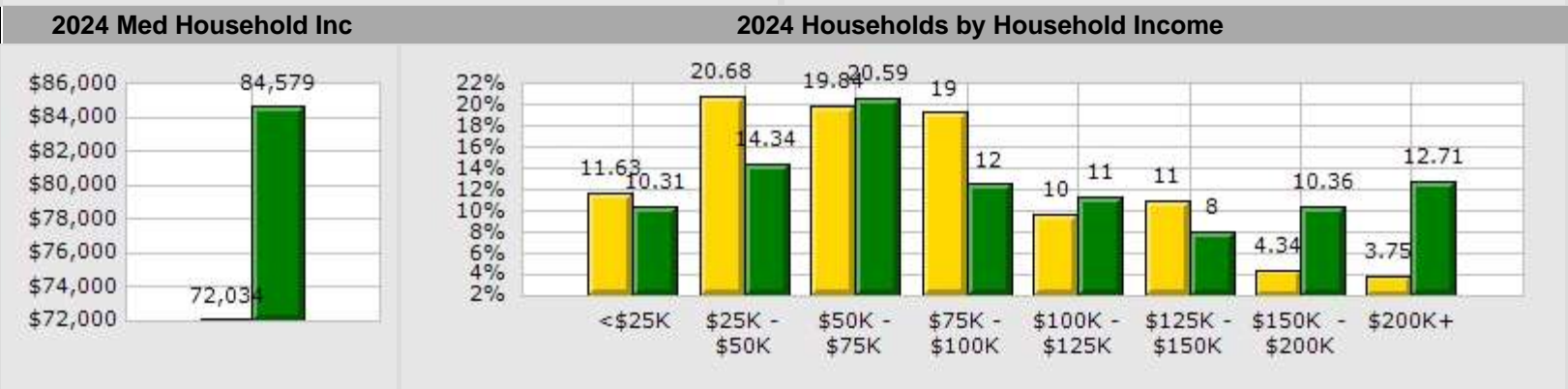
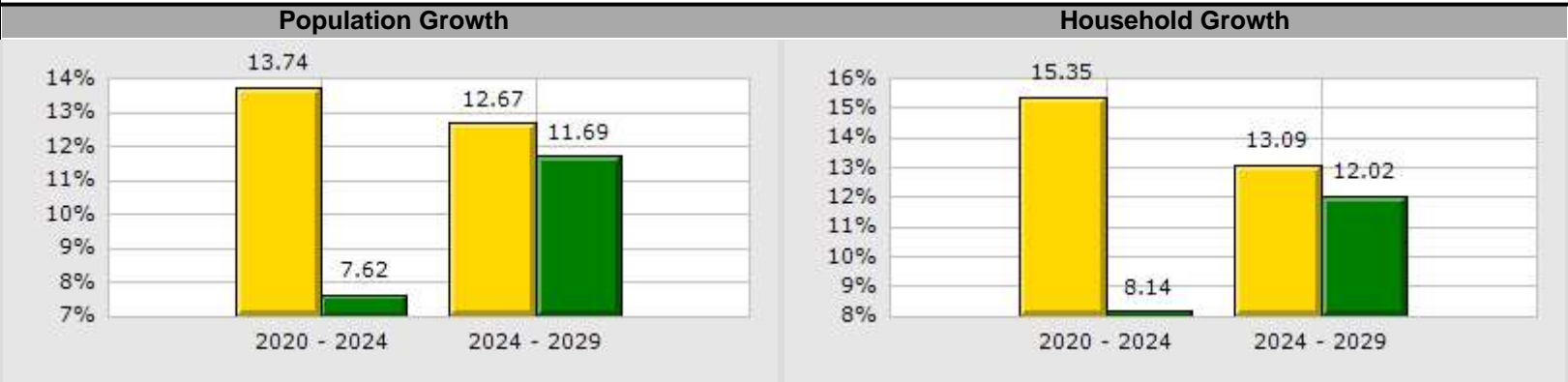
925 Highway 332, Lake Jackson, TX 77566

Type: Hospitality/Hotel

County: Brazoria

1 Mile

County



Clarion Pointe Lake Jackson				
925 Highway 332, Lake Jackson, TX 77566				
Type:	Hospitality/Hotel			
County:	Brazoria			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	13.74%		7.62%	
Growth 2024 - 2029	12.67%		11.69%	
Empl	2,905	91.61%	192,443	95.46%
Unempl	266	8.39%	9,143	4.54%
2024 Population by Race				
	6,001		400,393	
White	2,948	49.13%	189,820	47.41%
Black	662	11.03%	62,878	15.70%
Am. Indian & Alaskan	25	0.42%	1,457	0.36%
Asian	124	2.07%	28,612	7.15%
Hawaiian & Pacific Island	3	0.05%	233	0.06%
Other	2,239	37.31%	117,393	29.32%
Household Growth				
Growth 2020 - 2024	15.35%		8.14%	
Growth 2024 - 2029	13.09%		12.02%	
Renter Occupied	1,469	61.85%	37,413	27.14%
Owner Occupied	906	38.15%	100,428	72.86%
2024 Households by Household Income				
	2,374		137,841	
Income <\$25K	276	11.63%	14,208	10.31%
Income \$25K - \$50K	491	20.68%	19,769	14.34%
Income \$50K - \$75K	471	19.84%	28,378	20.59%
Income \$75K - \$100K	456	19.21%	17,134	12.43%
Income \$100K - \$125K	228	9.60%	15,608	11.32%
Income \$125K - \$150K	260	10.95%	10,947	7.94%
Income \$150K - \$200K	103	4.34%	14,281	10.36%
Income \$200K+	89	3.75%	17,516	12.71%
2024 Med Household Inc	\$72,034		\$84,579	
2024 Median Age	33.70		37.00	

Demographic Summary Report

Clarion Pointe Lake Jackson

925 Highway 332, Lake Jackson, TX 77566

Building Type: **Hospitality**

Class: -

RBA: **40,000 SF**

Typical Floor: **20,000 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	6,760		64,688		98,458	
2024 Estimate	6,000		57,674		87,570	
2020 Census	5,275		52,328		77,812	
Growth 2024 - 2029	12.67%		12.16%		12.43%	
Growth 2020 - 2024	13.74%		10.22%		12.54%	
2024 Population by Hispanic Origin	2,626		23,056		34,876	
2024 Population	6,000		57,674		87,570	
White	2,948	49.13%	31,380	54.41%	47,682	54.45%
Black	662	11.03%	4,753	8.24%	7,467	8.53%
Am. Indian & Alaskan	25	0.42%	257	0.45%	411	0.47%
Asian	123	2.05%	1,352	2.34%	1,623	1.85%
Hawaiian & Pacific Island	3	0.05%	27	0.05%	35	0.04%
Other	2,238	37.30%	19,907	34.52%	30,352	34.66%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	2,686		24,574		36,608	
2024 Estimate	2,375		21,847		32,417	
2020 Census	2,059		19,645		28,370	
Growth 2024 - 2029	13.09%		12.48%		12.93%	
Growth 2020 - 2024	15.35%		11.21%		14.27%	
Owner Occupied	906	38.15%	13,124	60.07%	21,024	64.85%
Renter Occupied	1,469	61.85%	8,723	39.93%	11,393	35.15%
2024 Households by HH Income	2,374		21,848		32,416	
Income: <\$25,000	276	11.63%	2,560	11.72%	4,461	13.76%
Income: \$25,000 - \$50,000	491	20.68%	4,136	18.93%	6,018	18.56%
Income: \$50,000 - \$75,000	471	19.84%	4,797	21.96%	7,506	23.16%
Income: \$75,000 - \$100,000	456	19.21%	2,622	12.00%	3,477	10.73%
Income: \$100,000 - \$125,000	228	9.60%	2,398	10.98%	3,346	10.32%
Income: \$125,000 - \$150,000	260	10.95%	1,683	7.70%	2,376	7.33%
Income: \$150,000 - \$200,000	103	4.34%	1,432	6.55%	2,281	7.04%
Income: \$200,000+	89	3.75%	2,220	10.16%	2,951	9.10%
2024 Avg Household Income	\$83,187		\$98,681		\$94,729	
2024 Med Household Income	\$72,034		\$71,946		\$69,204	

Clarion Pointe Lake Jackson

925 Highway 332, Lake Jackson, TX 77566

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

Class: -

% Leased: **0%**RBA: **40,000 SF**

Rent/SF/Yr: -

Typical Floor: **20,000 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	398	3,021	8
Retail & Wholesale Trade	52	280	5
Hospitality & Food Service	47	565	12
Real Estate, Renting, Leasing	27	224	8
Finance & Insurance	45	178	4
Information	4	32	8
Scientific & Technology Services	23	287	12
Management of Companies	0	0	0
Health Care & Social Assistance	89	321	4
Educational Services	14	423	30
Public Administration & Sales	5	29	6
Arts, Entertainment, Recreation	2	8	4
Utilities & Waste Management	8	45	6
Construction	24	372	16
Manufacturing	4	27	7
Agriculture, Mining, Fishing	0	0	0
Other Services	54	230	4

Consumer Spending Report

Clarion Pointe Lake Jackson

925 Highway 332, Lake Jackson, TX 77566

Building Type: **Hospitality**

Class: -

RBA: **40,000 SF**

Typical Floor: **20,000 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$65,378	\$692,715	\$1,021,243
Total Apparel	\$3,826	\$37,303	\$54,682
Women's Apparel	1,430	14,019	20,462
Men's Apparel	775	7,620	11,291
Girl's Apparel	295	2,829	4,113
Boy's Apparel	220	2,119	3,063
Infant Apparel	210	1,868	2,666
Footwear	897	8,848	13,088
Total Entertainment & Hobbies	\$9,420	\$99,926	\$148,175
Entertainment	999	11,800	17,268
Audio & Visual Equipment/Service	2,431	23,794	35,153
Reading Materials	82	1,065	1,592
Pets, Toys, & Hobbies	1,587	16,710	24,709
Personal Items	4,322	46,556	69,452
Total Food and Alcohol	\$18,794	\$187,653	\$275,651
Food At Home	9,595	95,564	142,075
Food Away From Home	7,960	79,373	115,159
Alcoholic Beverages	1,240	12,716	18,417
Total Household	\$9,734	\$109,551	\$162,721
House Maintenance & Repair	1,660	23,754	37,439
Household Equip & Furnishings	4,085	42,793	63,340
Household Operations	2,971	31,409	45,470
Housing Costs	1,018	11,594	16,472

Consumer Spending Report

Clarion Pointe Lake Jackson

925 Highway 332, Lake Jackson, TX 77566

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$17,201	\$185,930	\$274,055
Vehicle Purchases	8,617	97,637	144,691
Gasoline	4,971	49,116	72,747
Vehicle Expenses	198	3,302	4,650
Transportation	1,287	14,334	20,180
Automotive Repair & Maintenance	2,128	21,540	31,787
Total Health Care	\$2,886	\$31,948	\$48,409
Medical Services	1,640	18,153	27,163
Prescription Drugs	918	10,301	15,989
Medical Supplies	327	3,493	5,258
Total Education/Day Care	\$3,517	\$40,405	\$57,550
Education	2,238	26,057	37,154
Fees & Admissions	1,278	14,348	20,396