

12323 Interstate 45 N - Red Roof Inn Conroe North Willis



Location: **Red Roof Inn Conroe North Willis**
North Corridor Ind Cluster
The Woodlands/Conroe Ind Submarket
Montgomery County
Willis, TX 77318

Building Type: **Hospitality/Hotel**

Status: **Built 1998**

Stories: **2**

RBA: **22,584 SF**

Typical Floor: **11,292 SF**

Total Avail: **No Spaces Currently Available**

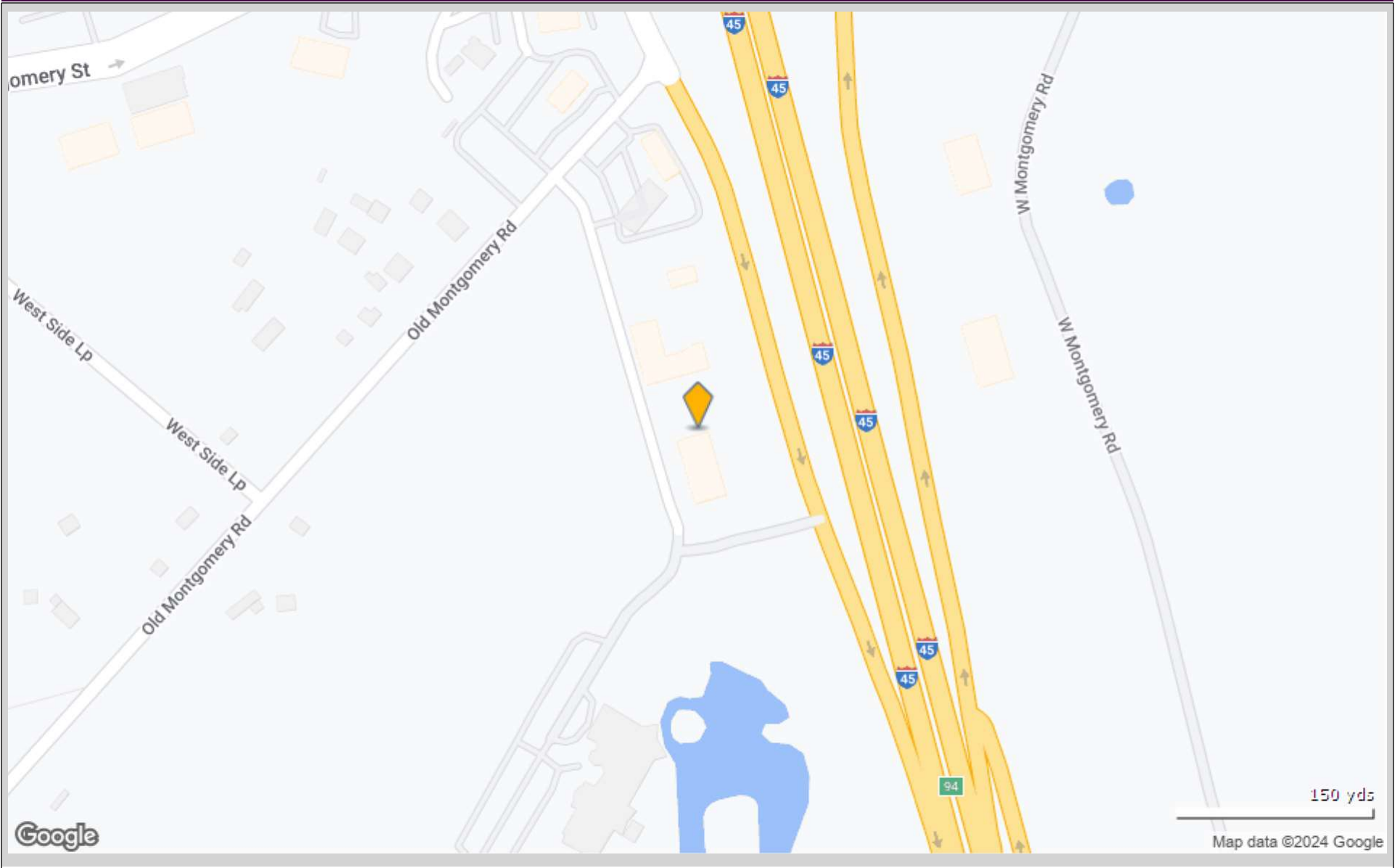
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Vinod C & Falguniben V Patel**

Expenses: **2021 Tax @ \$1.16/sf**
Parcel Number: **0313-01-04310**
Parking: **48 Surface Spaces are available; Ratio of 2.13/1,000 SF**
Amenities: **Business Center, Pool, Spa**

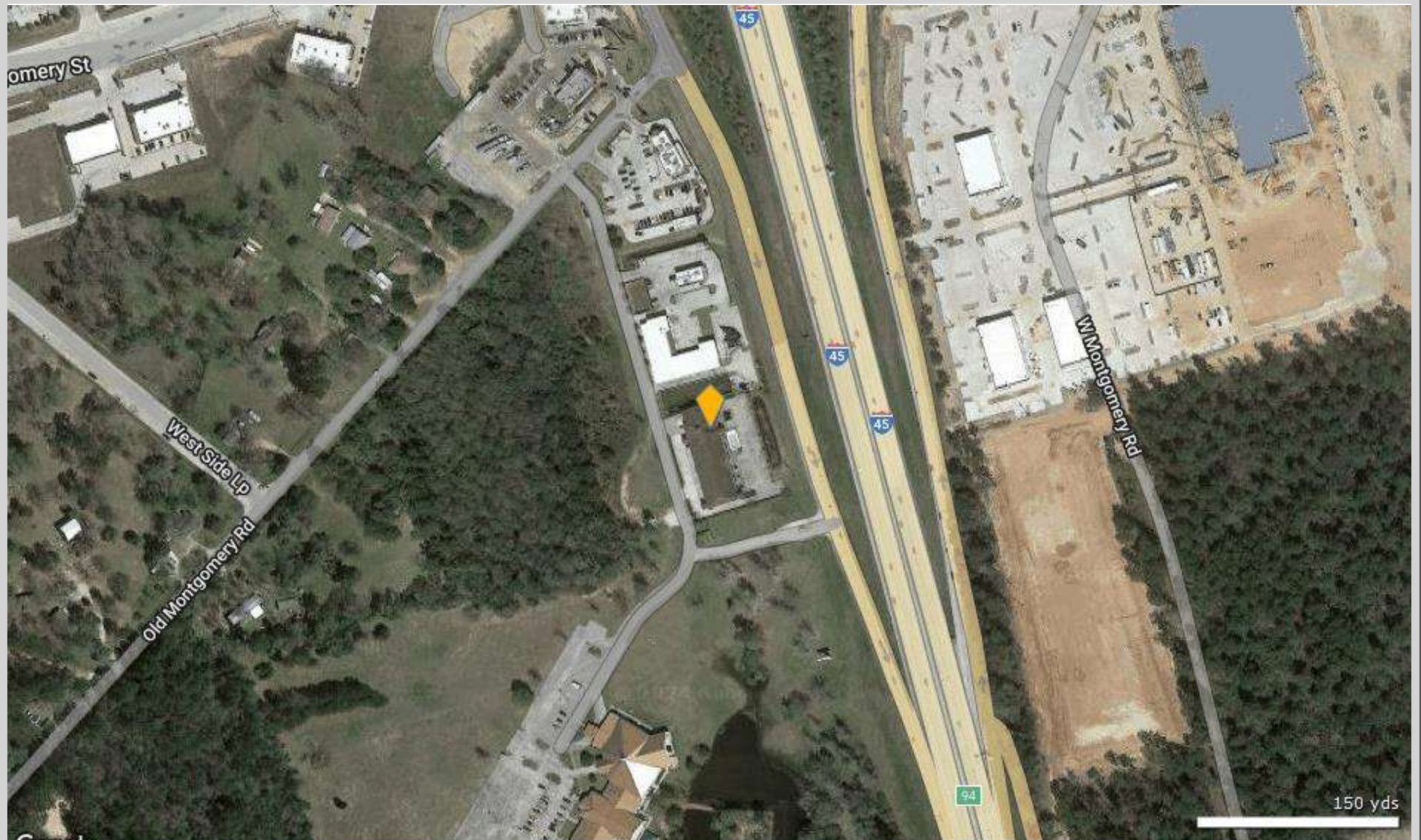
Red Roof Inn Conroe North Willis

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No Site Plan image was found for this property

Tenant data not available for this property

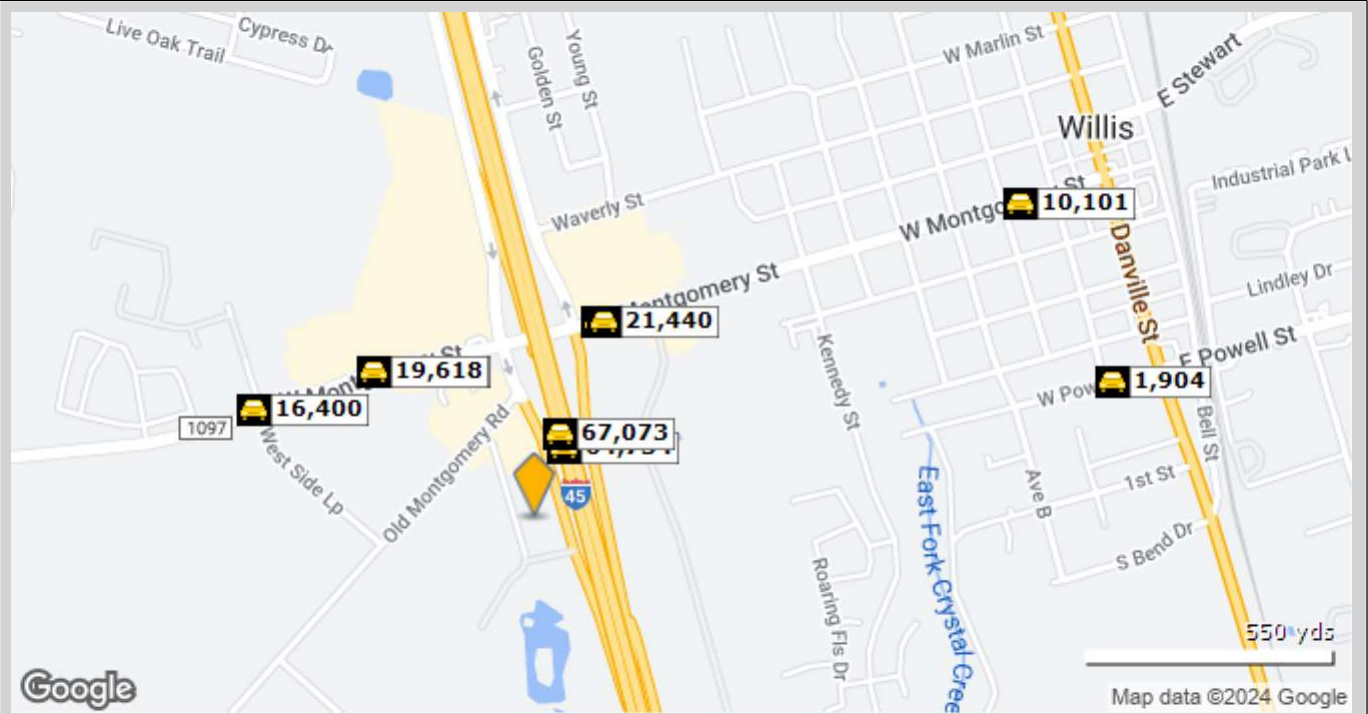
Total Tenants for report: 0

Traffic Count Report

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 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	TX 121	W Montgomery St	0.13 N	2020	64,734	AADT	.10
2	I- 45	W Montgomery St	0.13 N	2022	67,073	MPSI	.12
3	West Montgomery Street	Calfee Dr	0.05 E	2020	19,985	AADT	.27
4	W Montgomery St	Calfee Dr	0.05 E	2022	21,440	MPSI	.27
5	FM 1097	W Montgomery St	0.11 E	2022	20,833	MPSI	.28
6	FM 1097 West	W Montgomery St	0.11 E	2020	19,618	AADT	.28
7	FM 1097	Crooks Ln	0.05 W	2022	16,244	MPSI	.38
8	FM 1097	Crooks Ln	0.05 W	2021	16,400	MPSI	.38
9	W Montgomery St	N Campbell St	0.09 W	2018	10,101	MPSI	.75
10	W Powell St	S Campbell St	0.13 W	2022	1,904	MPSI	.76

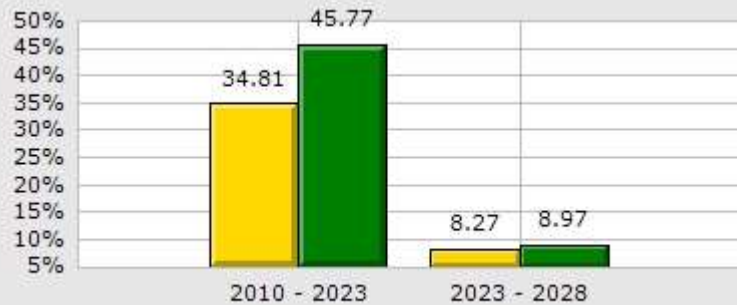
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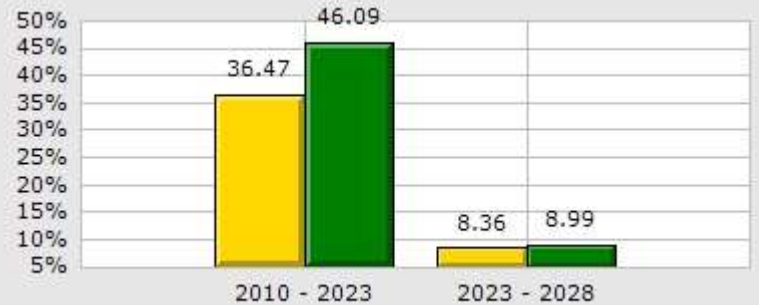
Type: **Hospitality/Hotel**
 County: **Montgomery**

1 Mile
County

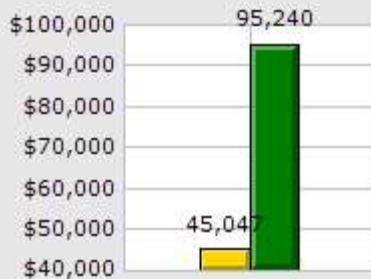
Population Growth



Household Growth



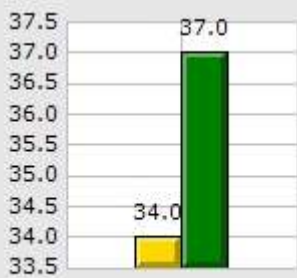
2023 Med Household Inc



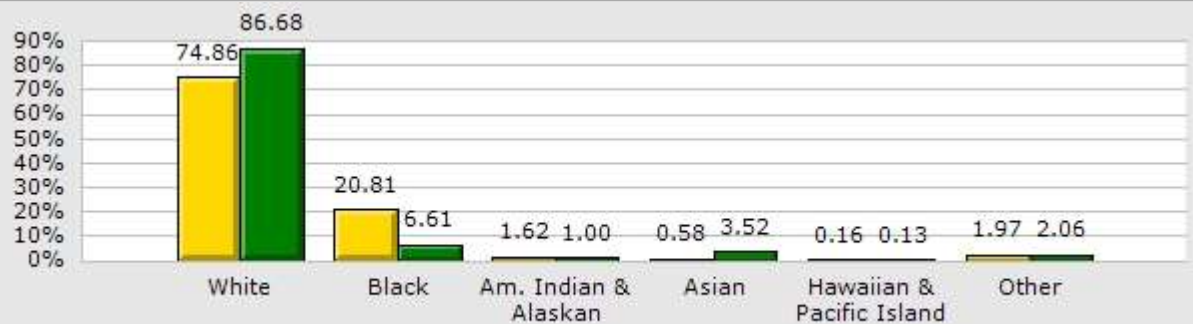
2023 Households by Household Income



2023 Median Age



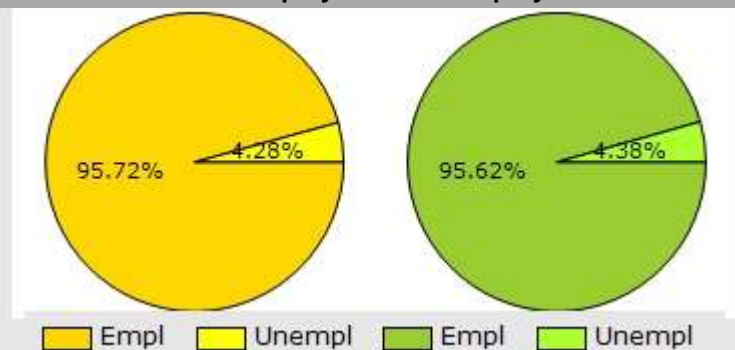
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

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Type: **Hospitality/Hotel**
 County: **Montgomery**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	34.81%		45.77%	
Growth 2023 - 2028	8.27%		8.97%	
Empl	1,321	95.72%	323,138	95.62%
Unempl	59	4.28%	14,791	4.38%
2023 Population by Race				
	3,095		664,361	
White	2,317	74.86%	575,847	86.68%
Black	644	20.81%	43,944	6.61%
Am. Indian & Alaskan	50	1.62%	6,638	1.00%
Asian	18	0.58%	23,409	3.52%
Hawaiian & Pacific Island	5	0.16%	863	0.13%
Other	61	1.97%	13,660	2.06%
Household Growth				
Growth 2010 - 2023	36.47%		46.09%	
Growth 2023 - 2028	8.36%		8.99%	
Renter Occupied	444	40.77%	61,780	26.02%
Owner Occupied	645	59.23%	175,666	73.98%
2023 Households by Household Income				
	1,088		237,446	
Income <\$25K	221	20.31%	25,895	10.91%
Income \$25K - \$50K	428	39.34%	38,949	16.40%
Income \$50K - \$75K	233	21.42%	32,301	13.60%
Income \$75K - \$100K	101	9.28%	26,652	11.22%
Income \$100K - \$125K	49	4.50%	27,168	11.44%
Income \$125K - \$150K	4	0.37%	18,544	7.81%
Income \$150K - \$200K	22	2.02%	29,630	12.48%
Income \$200K+	30	2.76%	38,307	16.13%
2023 Med Household Inc	\$45,047		\$95,240	
2023 Median Age	34.00		37.00	

Demographic Summary Report

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 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,350	20,979	52,674
2023 Estimate	3,094	19,212	48,044
2010 Census	2,295	12,831	30,427
Growth 2023 - 2028	8.27%	9.20%	9.64%
Growth 2010 - 2023	34.81%	49.73%	57.90%
2023 Population by Hispanic Origin	1,102	6,461	12,722
2023 Population	3,094	19,212	48,044
White	2,316 74.85%	16,166 84.15%	41,287 85.94%
Black	644 20.81%	2,208 11.49%	4,416 9.19%
Am. Indian & Alaskan	50 1.62%	259 1.35%	494 1.03%
Asian	19 0.61%	184 0.96%	811 1.69%
Hawaiian & Pacific Island	4 0.13%	23 0.12%	63 0.13%
Other	61 1.97%	372 1.94%	972 2.02%
U.S. Armed Forces	0	0	29
Households			
2028 Projection	1,180	7,177	19,166
2023 Estimate	1,089	6,573	17,479
2010 Census	798	4,394	11,042
Growth 2023 - 2028	8.36%	9.19%	9.65%
Growth 2010 - 2023	36.47%	49.59%	58.30%
Owner Occupied	645 59.23%	4,813 73.22%	12,795 73.20%
Renter Occupied	444 40.77%	1,760 26.78%	4,684 26.80%
2023 Households by HH Income			
Income: <\$25,000	221 20.31%	1,131 17.21%	2,469 14.13%
Income: \$25,000 - \$50,000	428 39.34%	1,753 26.67%	4,149 23.74%
Income: \$50,000 - \$75,000	233 21.42%	1,392 21.18%	3,275 18.74%
Income: \$75,000 - \$100,000	101 9.28%	559 8.50%	1,812 10.37%
Income: \$100,000 - \$125,000	49 4.50%	875 13.31%	2,606 14.91%
Income: \$125,000 - \$150,000	4 0.37%	188 2.86%	660 3.78%
Income: \$150,000 - \$200,000	22 2.02%	226 3.44%	1,189 6.80%
Income: \$200,000+	30 2.76%	449 6.83%	1,318 7.54%
2023 Avg Household Income	\$56,545	\$79,109	\$88,739
2023 Med Household Income	\$45,047	\$56,963	\$64,477

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	343	2,702	8
Retail & Wholesale Trade	59	484	8
Hospitality & Food Service	49	637	13
Real Estate, Renting, Leasing	21	78	4
Finance & Insurance	26	135	5
Information	12	85	7
Scientific & Technology Services	19	107	6
Management of Companies	1	3	3
Health Care & Social Assistance	46	166	4
Educational Services	8	195	24
Public Administration & Sales	6	134	22
Arts, Entertainment, Recreation	7	26	4
Utilities & Waste Management	9	38	4
Construction	20	84	4
Manufacturing	12	348	29
Agriculture, Mining, Fishing	2	4	2
Other Services	46	178	4

Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$27,063	\$196,414	\$558,063
Total Apparel	\$1,621	\$10,905	\$29,403
Women's Apparel	576	3,991	11,045
Men's Apparel	294	2,121	5,861
Girl's Apparel	140	874	2,270
Boy's Apparel	108	687	1,748
Infant Apparel	93	568	1,472
Footwear	410	2,664	7,006
Total Entertainment & Hobbies	\$4,089	\$29,409	\$84,660
Entertainment	432	2,808	8,580
Audio & Visual Equipment/Service	1,068	7,155	19,832
Reading Materials	30	305	966
Pets, Toys, & Hobbies	628	4,852	14,160
Personal Items	1,931	14,288	41,122
Total Food and Alcohol	\$7,626	\$54,144	\$149,665
Food At Home	4,361	29,402	78,658
Food Away From Home	2,861	21,468	61,381
Alcoholic Beverages	404	3,274	9,627
Total Household	\$4,157	\$32,453	\$93,798
House Maintenance & Repair	1,066	8,253	22,483
Household Equip & Furnishings	1,692	12,660	36,502
Household Operations	1,099	8,633	25,523
Housing Costs	300	2,906	9,289

Consumer Spending Report

Red Roof Inn Conroe North Willis

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$7,238	\$49,455	\$141,228
Vehicle Purchases	3,689	24,644	71,088
Gasoline	2,225	14,412	39,096
Vehicle Expenses	81	959	2,930
Transportation	364	3,506	11,318
Automotive Repair & Maintenance	879	5,935	16,797
Total Health Care	\$1,289	\$9,813	\$27,831
Medical Services	700	5,436	15,525
Prescription Drugs	456	3,356	9,394
Medical Supplies	133	1,021	2,913
Total Education/Day Care	\$1,042	\$10,234	\$31,479
Education	647	6,517	19,843
Fees & Admissions	396	3,717	11,636