

8106 NE Zac Lentz Pky - Best Western Plus Victoria Inn & Suites



Location: **Best Western Plus Victoria Inn & Suites**
Cluster
Submarket
Victoria County
VICTORIA, TX 77904

Building Type: **Hospitality/Hotel**

Status: **Built Nov 2005**

Stories: **3**

RBA: **21,937 SF**

Typical Floor: **10,904 SF**

Total Avail: **No Spaces Currently Available**

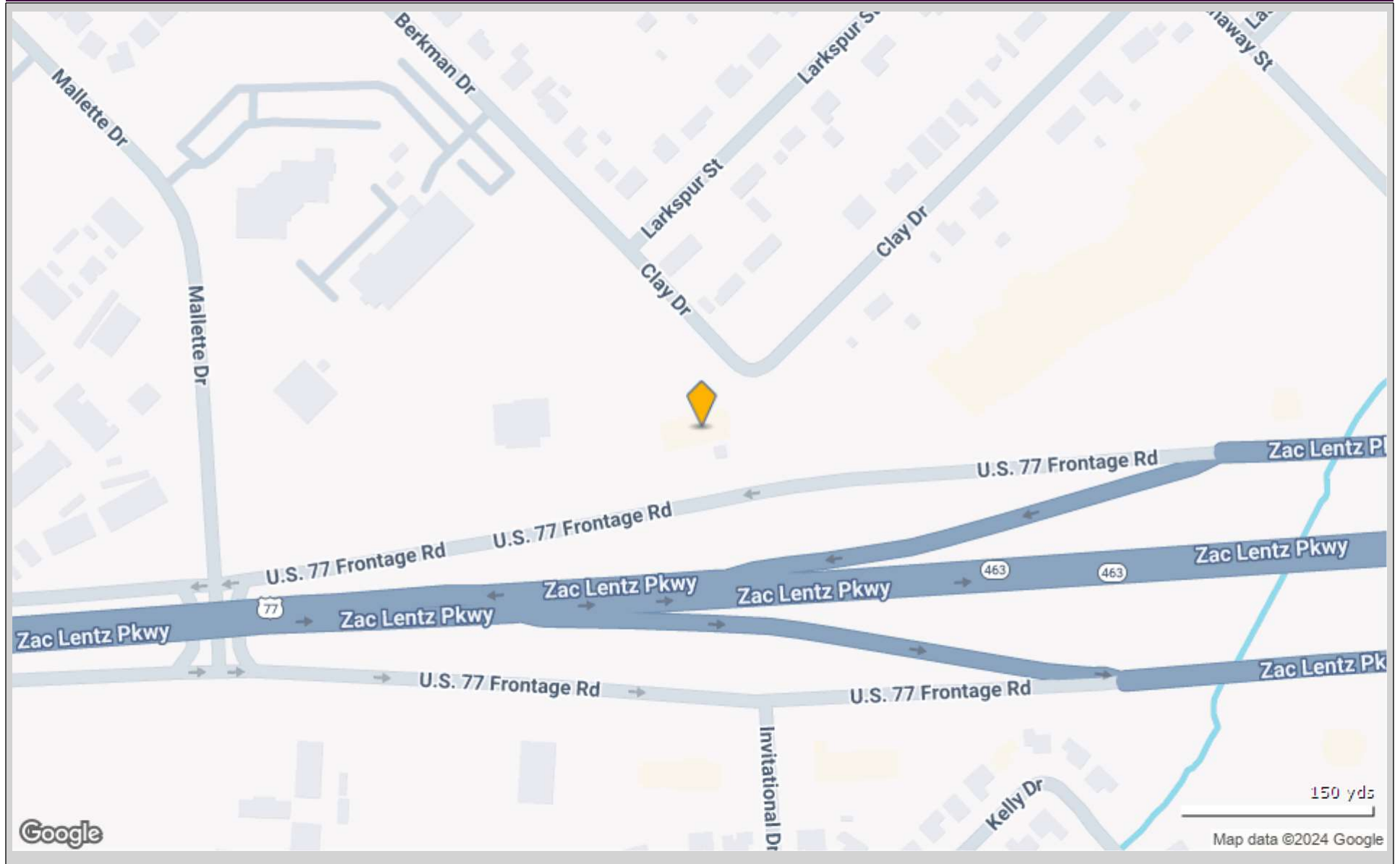
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Omkishan Llc**

Expenses: **2021 Tax @ \$1.77/sf**
Parcel Number: **91824**
Parking: **65 Surface Spaces are available**
Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space**

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No Site Plan image was found for this property

Tenant data not available for this property

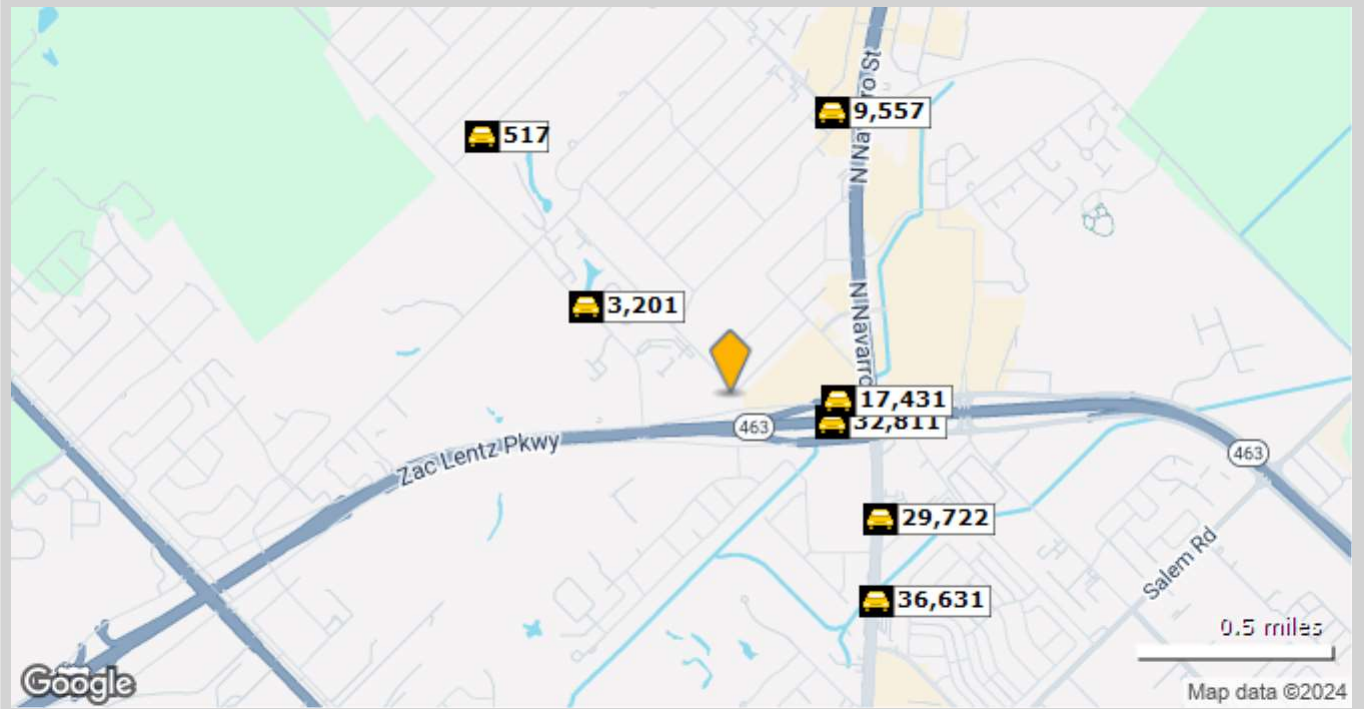
Total Tenants for report: 0

Traffic Count Report

Best Western Plus Victoria Inn & Suites

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Building Type: **Hospitality**
 Class: -
 RBA: **21,937 SF**
 Typical Floor: **10,904 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

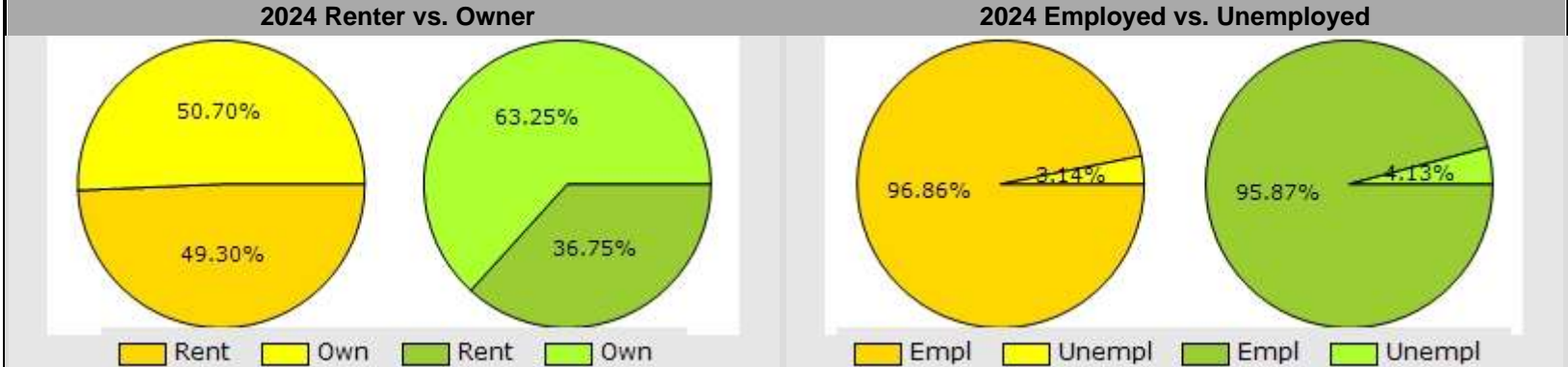
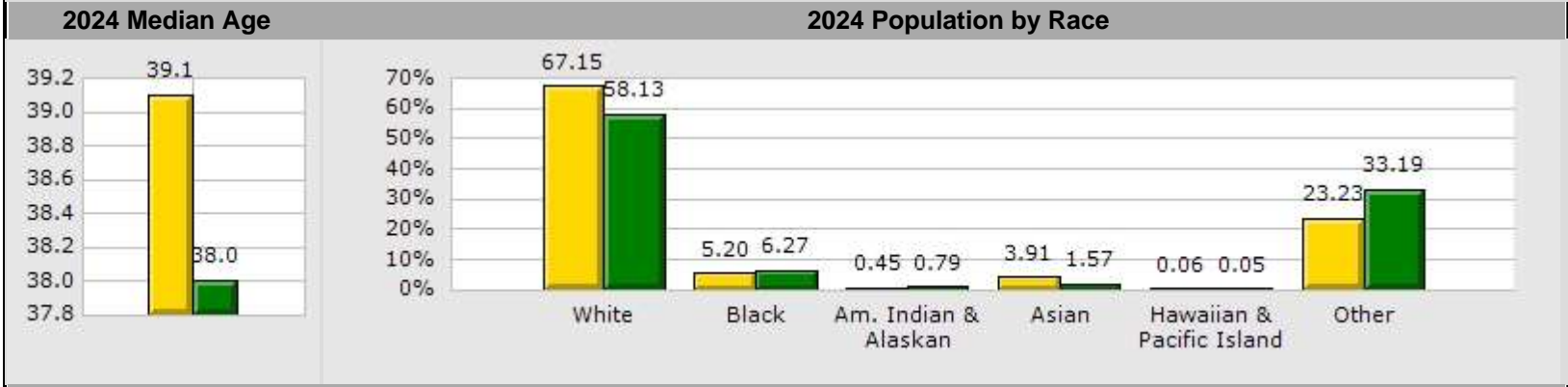
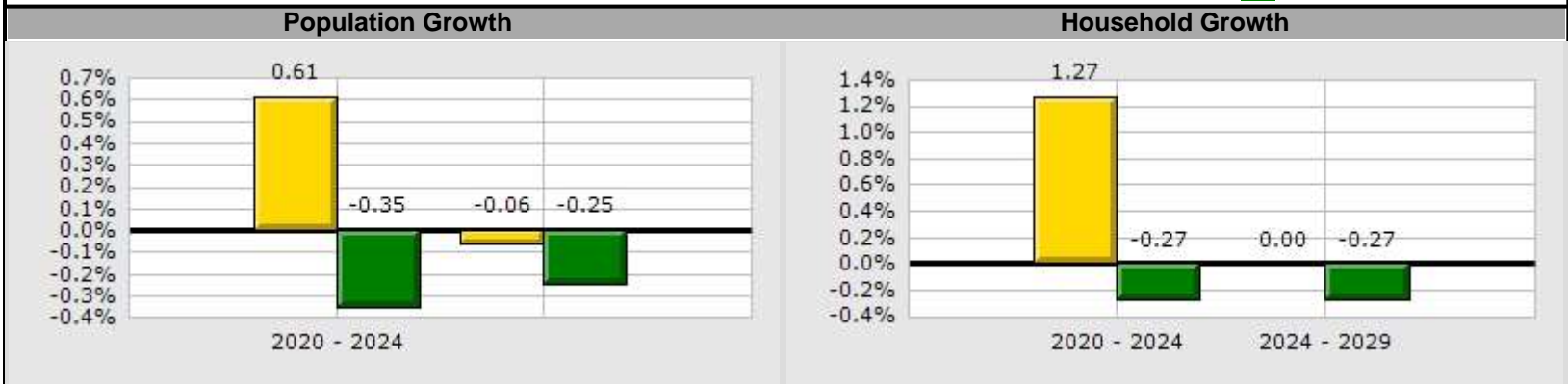


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Zac Lentz Parkway	N Navarro St	0.12 E	2022	33,186	MPSI	.28
2	Zac Lentz Parkway	Bus 77-S	0.12 E	2022	32,811	MPSI	.28
3	Zac Lentz Pky	N Navarro St	0.09 E	2018	17,431	MPSI	.29
4	Mallette Street	Vis Cove	0.01 E	2022	3,201	MPSI	.44
5	N Navarro St	Hovar Dr	0.09 S	2018	29,722	MPSI	.50
6	North Navarro Street	King Arthur St	0.04 S	2022	36,631	MPSI	.65
7	Glasgow Street	Cannon Rd	0.03 NW	2022	9,557	MPSI	.80
8	Edinburgh Street	Mallette St	0.10 SW	2022	517	MPSI	.93

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Type: **Hospitality/Hotel**
County: **Victoria**

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

Best Western Plus Victoria Inn & Suites 8106 NE Zac Lentz Pky, VICTORIA, TX 77904				
Type:	Hospitality/Hotel			
County:	Victoria			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	0.61%		-0.35%	
Growth 2024 - 2029	-0.06%		-0.25%	
Empl	3,118	96.86%	43,024	95.87%
Unempl	101	3.14%	1,855	4.13%
2024 Population by Race				
	6,389		91,002	
White	4,290	67.15%	52,901	58.13%
Black	332	5.20%	5,709	6.27%
Am. Indian & Alaskan	29	0.45%	723	0.79%
Asian	250	3.91%	1,426	1.57%
Hawaiian & Pacific Island	4	0.06%	43	0.05%
Other	1,484	23.23%	30,200	33.19%
Household Growth				
Growth 2020 - 2024	1.27%		-0.27%	
Growth 2024 - 2029	0.00%		-0.27%	
Renter Occupied	1,373	49.30%	12,627	36.75%
Owner Occupied	1,412	50.70%	21,731	63.25%
2024 Households by Household Income				
	2,786		34,358	
Income <\$25K	344	12.35%	7,407	21.56%
Income \$25K - \$50K	487	17.48%	8,217	23.92%
Income \$50K - \$75K	470	16.87%	6,120	17.81%
Income \$75K - \$100K	544	19.53%	4,830	14.06%
Income \$100K - \$125K	247	8.87%	2,600	7.57%
Income \$125K - \$150K	154	5.53%	1,632	4.75%
Income \$150K - \$200K	384	13.78%	2,390	6.96%
Income \$200K+	156	5.60%	1,162	3.38%
2024 Med Household Inc	\$79,228		\$56,267	
2024 Median Age	39.10		38.00	

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,384	35,481	63,197
2024 Estimate	6,388	35,499	63,068
2020 Census	6,349	35,254	61,792
Growth 2024 - 2029	-0.06%	-0.05%	0.20%
Growth 2020 - 2024	0.61%	0.69%	2.06%
2024 Population by Hispanic Origin	1,899	14,589	30,172
2024 Population	6,388	35,499	63,068
White	4,291 67.17%	21,940 61.80%	35,820 56.80%
Black	332 5.20%	2,084 5.87%	4,338 6.88%
Am. Indian & Alaskan	29 0.45%	232 0.65%	467 0.74%
Asian	250 3.91%	966 2.72%	1,350 2.14%
Hawaiian & Pacific Island	4 0.06%	16 0.05%	30 0.05%
Other	1,484 23.23%	10,260 28.90%	21,063 33.40%
U.S. Armed Forces	3	5	5
Households			
2029 Projection	2,785	13,913	24,384
2024 Estimate	2,785	13,923	24,336
2020 Census	2,750	13,823	23,812
Growth 2024 - 2029	0.00%	-0.07%	0.20%
Growth 2020 - 2024	1.27%	0.72%	2.20%
Owner Occupied	1,412 50.70%	8,118 58.31%	13,841 56.87%
Renter Occupied	1,373 49.30%	5,805 41.69%	10,495 43.13%
2024 Households by HH Income			
Income: <\$25,000	344 12.35%	2,161 15.52%	4,957 20.37%
Income: \$25,000 - \$50,000	487 17.48%	3,068 22.03%	5,787 23.78%
Income: \$50,000 - \$75,000	470 16.87%	2,544 18.27%	4,510 18.53%
Income: \$75,000 - \$100,000	544 19.53%	2,297 16.49%	3,530 14.51%
Income: \$100,000 - \$125,000	247 8.87%	1,103 7.92%	1,702 6.99%
Income: \$125,000 - \$150,000	154 5.53%	861 6.18%	1,262 5.19%
Income: \$150,000 - \$200,000	384 13.78%	1,360 9.77%	1,816 7.46%
Income: \$200,000+	156 5.60%	533 3.83%	772 3.17%
2024 Avg Household Income	\$94,934	\$82,656	\$73,965
2024 Med Household Income	\$79,228	\$67,053	\$57,747

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	443	4,866	11
Retail & Wholesale Trade	123	2,204	18
Hospitality & Food Service	64	1,156	18
Real Estate, Renting, Leasing	19	106	6
Finance & Insurance	39	181	5
Information	12	79	7
Scientific & Technology Services	25	147	6
Management of Companies	0	0	0
Health Care & Social Assistance	85	403	5
Educational Services	1	6	6
Public Administration & Sales	7	124	18
Arts, Entertainment, Recreation	4	52	13
Utilities & Waste Management	7	30	4
Construction	13	64	5
Manufacturing	4	35	9
Agriculture, Mining, Fishing	0	0	0
Other Services	40	279	7

Consumer Spending Report

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% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$85,573	\$405,374	\$664,097

Total Apparel	\$4,466	\$22,433	\$37,560
Women's Apparel	1,763	8,511	14,061
Men's Apparel	908	4,409	7,364
Girl's Apparel	320	1,726	2,898
Boy's Apparel	230	1,303	2,195
Infant Apparel	220	1,172	1,996
Footwear	1,024	5,313	9,046

Total Entertainment & Hobbies	\$12,679	\$58,752	\$95,107
Entertainment	1,267	6,329	10,178
Audio & Visual Equipment/Service	3,016	14,521	24,154
Reading Materials	158	631	955
Pets, Toys, & Hobbies	2,177	9,943	15,743
Personal Items	6,060	27,327	44,077

Total Food and Alcohol	\$23,345	\$112,730	\$187,552
Food At Home	11,614	58,295	99,108
Food Away From Home	10,094	47,048	76,489
Alcoholic Beverages	1,637	7,387	11,955

Total Household	\$13,722	\$64,894	\$105,026
House Maintenance & Repair	2,627	14,576	24,537
Household Equip & Furnishings	5,480	25,320	40,915
Household Operations	4,076	18,617	29,829
Housing Costs	1,538	6,380	9,744

Consumer Spending Report

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2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$22,071	\$105,152	\$172,805
Vehicle Purchases	11,205	53,459	87,649
Gasoline	5,854	29,338	49,262
Vehicle Expenses	404	1,879	3,087
Transportation	1,918	7,822	12,017
Automotive Repair & Maintenance	2,690	12,653	20,790
Total Health Care	\$4,208	\$19,655	\$32,593
Medical Services	2,364	11,051	18,165
Prescription Drugs	1,372	6,444	10,843
Medical Supplies	471	2,160	3,585
Total Education/Day Care	\$5,082	\$21,759	\$33,453
Education	3,190	13,719	21,171
Fees & Admissions	1,892	8,039	12,282