OFFERING MEMORANDUM

HOLIDAY INN

HOUSTON NW - BELTWAY 8

3539 N Sam Houston Parkway West | Houston, TX 77086

100 KEYS | 2020 BUILD | $8,500,000

Executive Summary

THE OPPORTUNITY

TWG at eXp Commercial presents the fee-simple interest in the 100-key Holiday Inn Houston NW - Beltway 8, recently built in 2020.

- Opportunity to acquire a recently constructed, nationally branded hotel at a significant basis below new construction cost.
- Flexible structure: Offered free of existing debt and without a long-term third-party management agreement.
- Operational Value-Add: Opportunity for hands-on ownership to improve revenue management, expense controls and overall operating margins.

$8.5M
OFFERING PRICE
Approx. $85,000/key

100
GUEST ROOMS
Holiday Inn / IHG

2020
YEAR BUILT

89,205
APPROX. SF
2.63 AC Lot

INVESTMENT THESIS

Property Overview

PROPERTY SNAPSHOT

ADDRESS	3539 N Sam Houston Parkway West, Houston, TX 77086
BRAND	Holiday Inn / IHG
KEYS / STORIES	100 keys / 4 stories
YEAR BUILT	2020
BUILDING / SITE	Approx. 89,205 SF / 2.63 acres
MEETING SPACE	Approx. 2,500 SF
AMENITIES	Indoor pool, fitness center, Wi-Fi, restaurant/bar, meeting & event space
OWNERSHIP	Fee simple

Guest Experience & Amenities

Fitness Room

INDOOR POOL

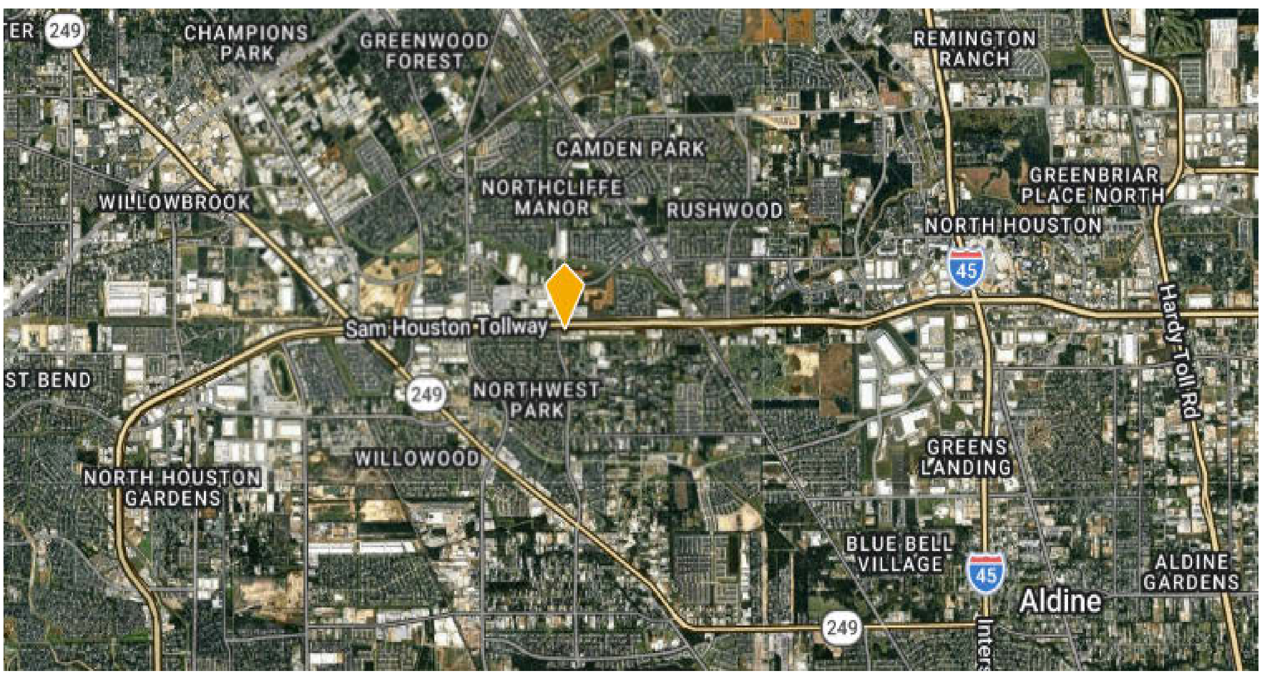
MEETING & EVENT SPACE

ACCESS & DEMAND GENERATORS

Strategic Northwest Houston Location

CONNECTIVITY

- Positioned directly along the Sam Houston Tollway / Beltway 8 in northwest Houston.
- IHG markets the hotel at approximately 13.5 miles from George Bush Intercontinental Airport (IAH).
- Regional access toward I-45, US-290, Downtown Houston, The Galleria, Spring and The Woodlands.
- Nearby corporate demand generators identified by IHG include Halliburton, Amazon, Baker Hughes, Eaton and National Oilwell Varco (NOV).



Houston Market Overview

7M+	**27**	**48M+**	**315K+**
METRO POPULATION	FORTUNE 500 HQS	IAH PASSENGERS	HIGHER ED STUDENTS
Large, diverse MSA	Houston area, 2026	2025	100+ institutions

MARKET DRIVERS

- Houston remains one of the world's premier energy centers, and Northwest Houston maintains an especially strong concentration of oil & gas extraction and energy-related businesses.
- The Houston Northwest Chamber reports an oil & gas employment concentration nearly 11x the national average, reinforcing the area's importance for energy-sector business travel.
- The property benefits from convenient access to George Bush Intercontinental Airport (IAH), approximately 12 miles / 15–20 minutes from the hotel. IAH handled approximately 48.7 million passengers in 2025 and provides nonstop connectivity to more than 180 destinations, supporting substantial corporate, airline, international and transient lodging demand throughout North Houston
- Northwest Houston's healthcare sector provides an additional non-cyclical source of lodging demand. The surrounding area includes HCA Houston Healthcare Northwest, Houston Methodist Willowbrook Hospital and other medical facilities, generating demand from traveling medical professionals, vendors, patients and visiting families. Healthcare and social assistance account for more than 24,000 jobs within the Houston Northwest Chamber area.
- Sam Houston Race Park is only a few minutes from the property and provides an additional leisure and event-related demand generator through racing, entertainment and special events. The hotel is also near Willowbrook Mall, approximately a five-minute drive away.

HOTEL DEMAND IMPLICATION

Houston's scale and economic diversity create multiple lodging demand channels - corporate travel, project crews, airport traffic, healthcare visitation, group business, construction, logistics and regional events.

Infrastructure & Long-Term Investment

$13B

I-45 North Houston Highway Improvement Project

Multi-phase freeway reconstruction and capacity program extending through North Houston.

$2B+

IAH Terminal B Transformation

Major redevelopment of Terminal B with new gates and passenger facilities.

$1.46B

IAH International Terminal Modernization

Large-scale modernization of international processing and terminal infrastructure.

$1B+

Houston Ship Channel Expansion

Ongoing widening and deepening investment supporting Houston's global logistics economy.

Investment Highlights

01

Recent 2020 Construction

Modern guest product and physical plant relative to older Houston lodging inventory.

02

Attractive Per-Key Basis

$8.5 million asking price equates to approximately $85,000 per key.

03

Fee-Simple Control

Flexibility to structure ownership, financing and management around the buyer's strategy.

04

Operational Upside

Potential to improve local account penetration, labor efficiency, channel mix and purchasing.

05

IHG Distribution

Holiday Inn benefits from IHG brand recognition and global reservation distribution.

06

Houston Demand Base

Corporate, airport, industrial, healthcare and event demand supports the broader market.

Offering Terms

OFFERING PRICE	$8,500,000
PRICE PER KEY	Approx. $85,000
INTEREST OFFERED	Fee-simple interest
DEBT	Delivered free of existing debt
MANAGEMENT	No existing long-term third-party management agreement anticipated
FRANCHISE	Holiday Inn / IHG; transfer subject to franchisor approval
PIP	Buyer to verify scope, timing and requirements directly with IHG

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CONFIDENTIALITY & DISCLAIMER

Important Information

This Offering Memorandum has been prepared solely for informational purposes and to assist prospective purchasers in evaluating the property. The information contained herein has been obtained from the owner and sources believed reliable; however, TWG, eXp Commercial, the seller and their representatives make no representation or warranty as to its accuracy or completeness. All dimensions, areas, distances, costs, market statistics, franchise matters, PIP assumptions, operating statements and projections are subject to independent verification. Prospective purchasers must conduct their own due diligence and rely on their own investigation and professional advisors.

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