



Property Summary

Rooms	56	Operation Type	Independent
Built/Renovated	2001/2004	Commercial Asking Rent	Withheld
Stories	2		
Parking Spaces	1.20/Room; 67 Surface Spaces		
True Owner	Jaydev Patel		

Amenities

Room Amenities: High Speed Internet Access

Site Amenities: Public Access Wifi

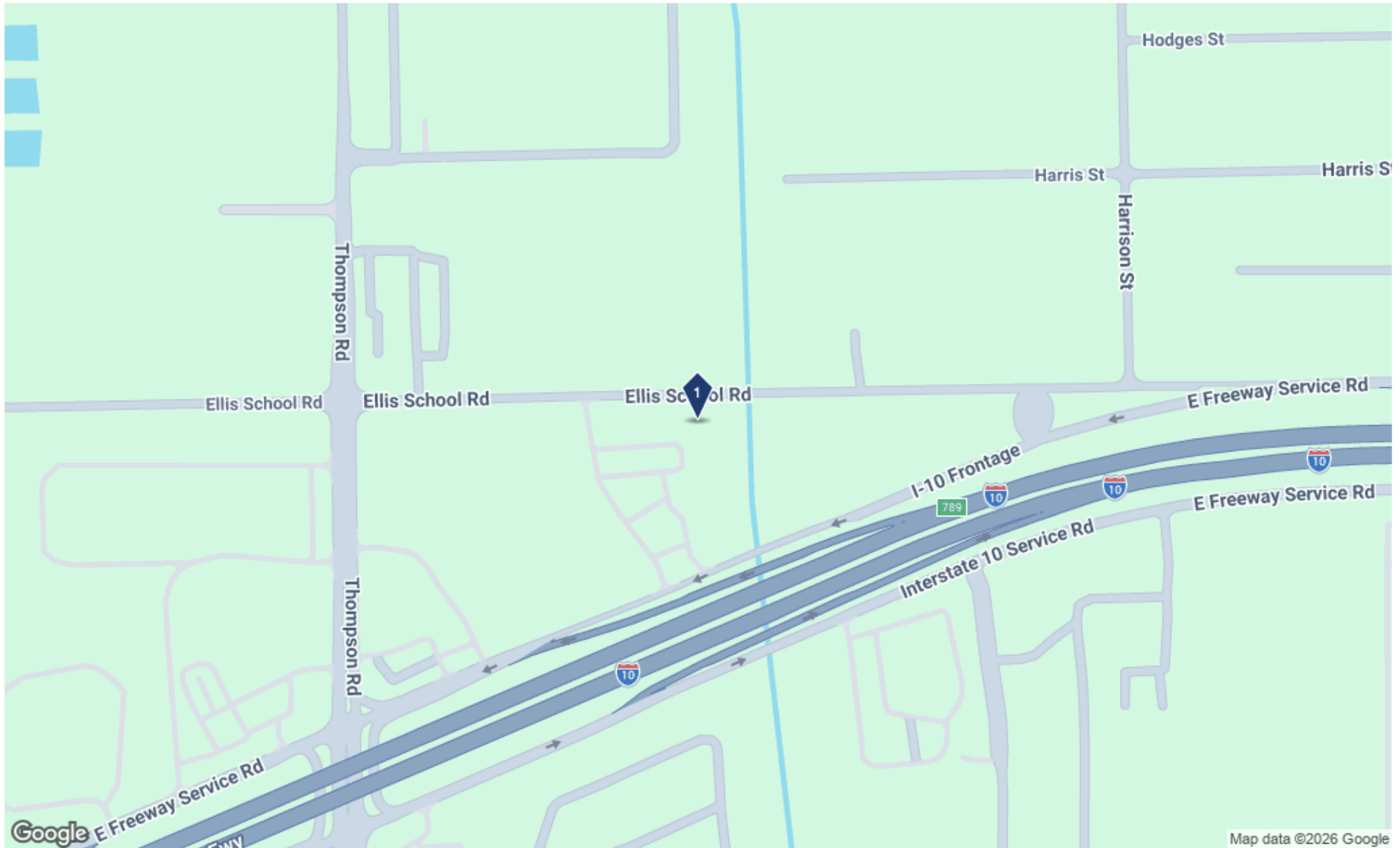


Hotel Blue Baytown Texas - 1931 East Fwy

Baytown, Texas 77521 (Harris County) - Houston East/Baytown Submarket

Economy

Hotel



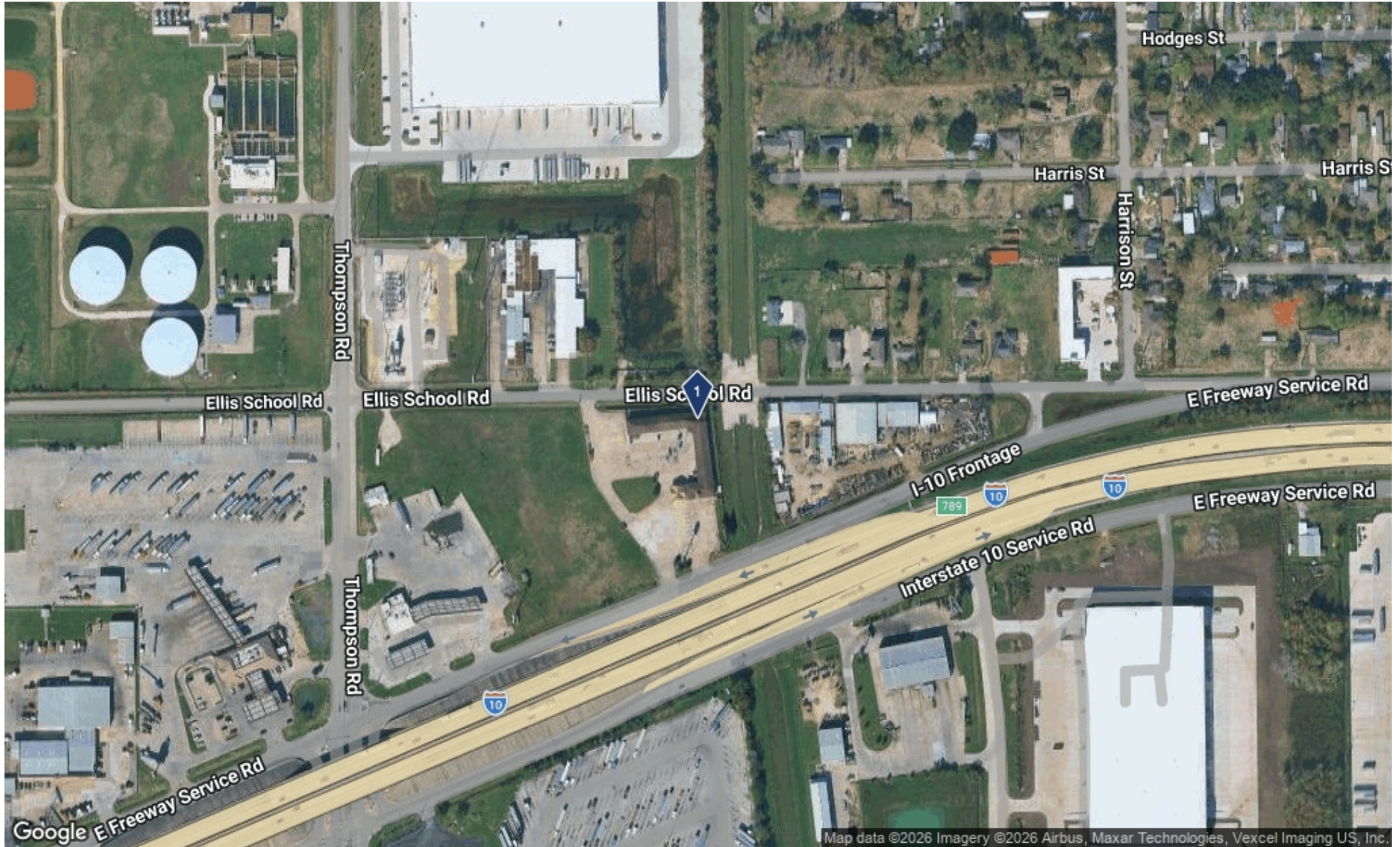
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Hotel Blue Baytown Texas - 1931 East Fwy

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Economy

Hotel





Hotel Blue Baytown Texas - 1931 East Fwy

Baytown, Texas 77521 (Harris County) - Houston East/Baytown Submarket

Economy

Hotel

No Site Plan Available



Hotel Blue Baytown Texas - 1931 East Fwy

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Economy

Hotel

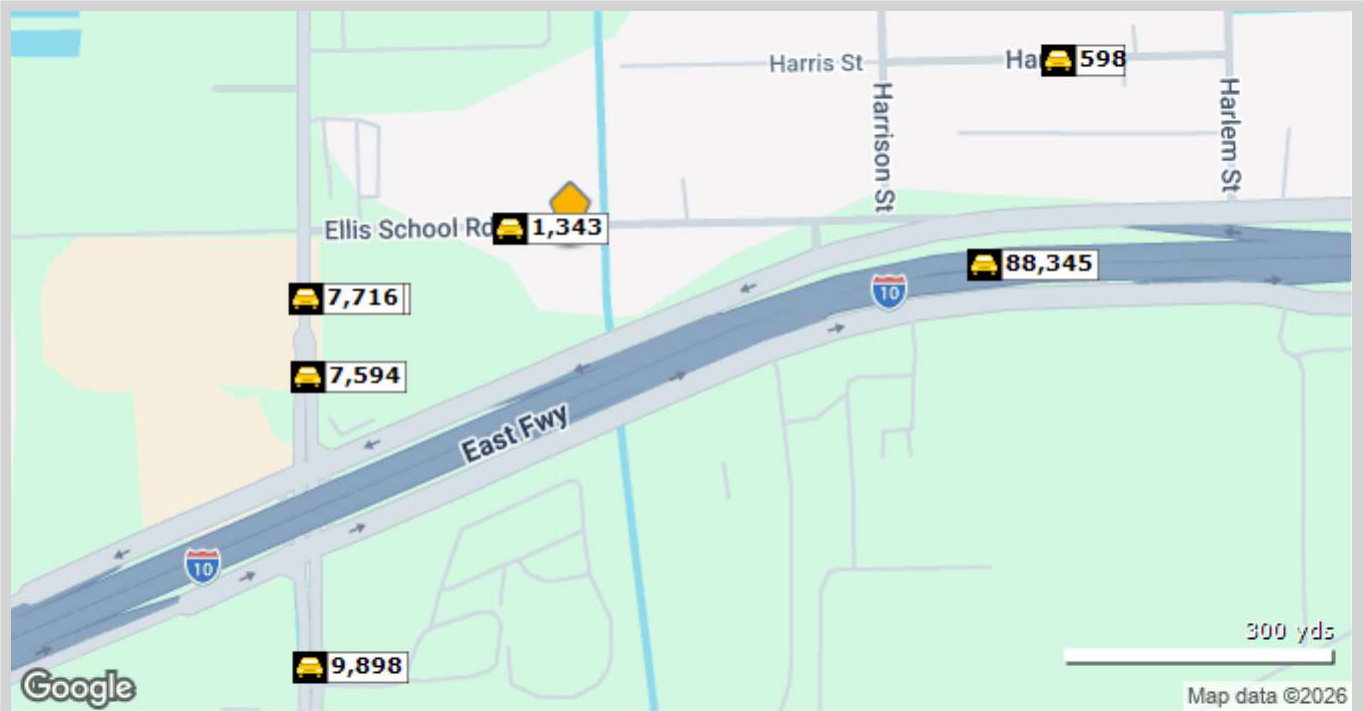
No Data Available

Traffic Count Report

Hotel Blue Baytown Texas

1931 East Fwy, Baytown, TX 77521

Building Type: **Hospitality**
 Class: -
 RBA: **23,827 SF**
 Typical Floor: **11,914 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



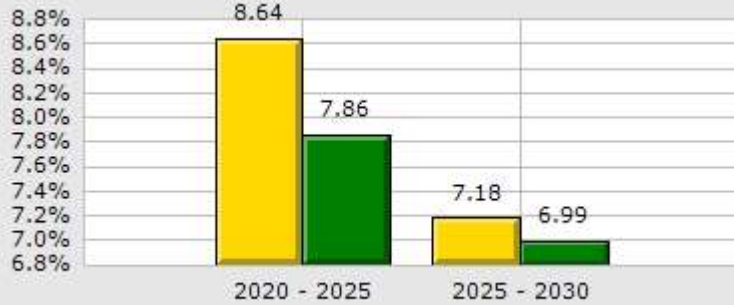
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ellis School Rd	Thompson Rd	0.13 W	2024	1,330	MPSI	.04
2 Ellis School Rd	Thompson Rd	0.13 W	2025	1,343	MPSI	.04
3 Thompson Rd	Ellis School Rd	0.04 N	2024	7,693	MPSI	.17
4 Thompson Rd	Ellis School Rd	0.04 N	2025	7,716	MPSI	.17
5 Thompson Road	Ellis School Rd	0.04 N	2025	7,594	MPSI	.19
6 I- 10	Thompson Rd	0.46 W	2025	88,345	MPSI	.27
7 Thompson Rd	East Fwy	0.07 N	2024	9,928	MPSI	.32
8 Thompson Rd	East Fwy	0.07 N	2025	9,898	MPSI	.32
9 Harris St	Harrison St	0.11 W	2024	593	MPSI	.34
10 Harris St	Harrison St	0.11 W	2025	598	MPSI	.34

Hotel Blue Baytown Texas
1931 East Fwy, Baytown, TX 77521

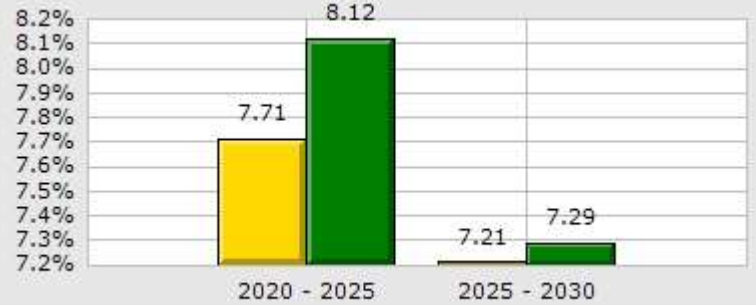
Type: **Hospitality/Hotel**
County: **Harris**

1 Mile
County

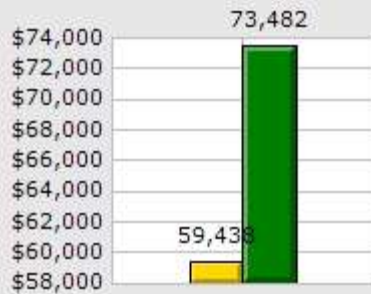
Population Growth



Household Growth



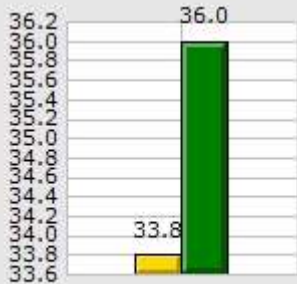
2025 Med Household Inc



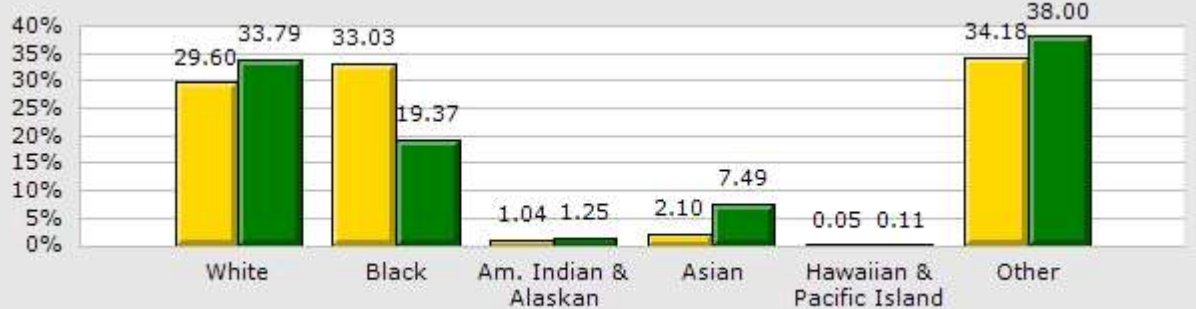
2025 Households by Household Income



2025 Median Age



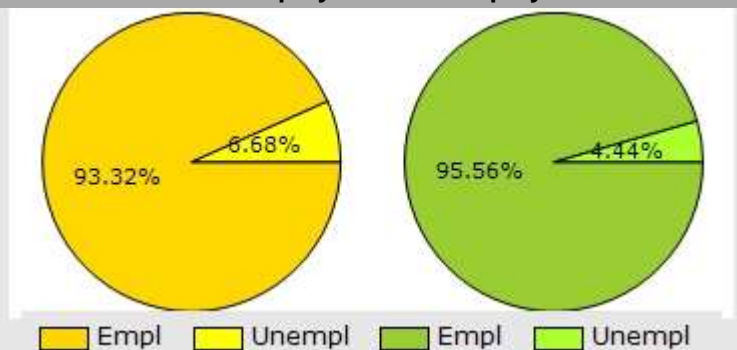
2025 Population by Race



2025 Renter vs. Owner



2025 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Hotel Blue Baytown Texas 1931 East Fwy, Baytown, TX 77521				
Type: Hospitality/Hotel County: Harris				
	1 Mile		County	
Population Growth				
Growth 2020 - 2025	8.64%		7.86%	
Growth 2025 - 2030	7.18%		6.99%	
Empl	2,443	93.32%	2,565,879	95.56%
Unempl	175	6.68%	119,211	4.44%
2025 Population by Race				
	5,852		5,103,017	
White	1,732	29.60%	1,724,518	33.79%
Black	1,933	33.03%	988,251	19.37%
Am. Indian & Alaskan	61	1.04%	63,604	1.25%
Asian	123	2.10%	382,096	7.49%
Hawaiian & Pacific Island	3	0.05%	5,509	0.11%
Other	2,000	34.18%	1,939,039	38.00%
Household Growth				
Growth 2020 - 2025	7.71%		8.12%	
Growth 2025 - 2030	7.21%		7.29%	
Renter Occupied	571	29.82%	861,296	47.06%
Owner Occupied	1,344	70.18%	968,812	52.94%
2025 Households by Household Income				
	1,915		1,830,108	
Income <\$25K	437	22.82%	289,011	15.79%
Income \$25K - \$50K	344	17.96%	330,315	18.05%
Income \$50K - \$75K	358	18.69%	313,647	17.14%
Income \$75K - \$100K	267	13.94%	228,967	12.51%
Income \$100K - \$125K	109	5.69%	168,916	9.23%
Income \$125K - \$150K	186	9.71%	130,997	7.16%
Income \$150K - \$200K	148	7.73%	149,340	8.16%
Income \$200K+	66	3.45%	218,915	11.96%
2025 Med Household Inc	\$59,438		\$73,482	
2025 Median Age	33.80		36.00	

Demographic Summary Report

Hotel Blue Baytown Texas

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Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	6,269	88,833	346,798
2025 Estimate	5,849	82,793	322,820
2020 Census	5,384	75,692	298,212
Growth 2025 - 2030	7.18%	7.30%	7.43%
Growth 2020 - 2025	8.64%	9.38%	8.25%
2025 Population by Hispanic Origin	2,509	40,008	172,765
2025 Population	5,849	82,793	322,820
White	1,731 29.59%	31,367 37.89%	125,162 38.77%
Black	1,933 33.05%	15,368 18.56%	46,557 14.42%
Am. Indian & Alaskan	61 1.04%	960 1.16%	4,304 1.33%
Asian	123 2.10%	2,451 2.96%	5,805 1.80%
Hawaiian & Pacific Island	2 0.03%	65 0.08%	280 0.09%
Other	2,000 34.19%	32,582 39.35%	140,711 43.59%
U.S. Armed Forces	8	68	308
Households			
2030 Projection	2,053	30,573	114,100
2025 Estimate	1,915	28,482	106,074
2020 Census	1,778	26,292	98,369
Growth 2025 - 2030	7.21%	7.34%	7.57%
Growth 2020 - 2025	7.71%	8.33%	7.83%
Owner Occupied	1,344 70.18%	16,328 57.33%	69,389 65.42%
Renter Occupied	571 29.82%	12,154 42.67%	36,685 34.58%
2025 Households by HH Income	1,915	28,481	106,072
Income: <\$25,000	437 22.82%	5,025 17.64%	15,832 14.93%
Income: \$25,000 - \$50,000	344 17.96%	5,480 19.24%	19,923 18.78%
Income: \$50,000 - \$75,000	358 18.69%	4,821 16.93%	19,435 18.32%
Income: \$75,000 - \$100,000	267 13.94%	4,769 16.74%	14,696 13.85%
Income: \$100,000 - \$125,000	109 5.69%	2,593 9.10%	10,682 10.07%
Income: \$125,000 - \$150,000	186 9.71%	2,401 8.43%	9,223 8.70%
Income: \$150,000 - \$200,000	148 7.73%	2,002 7.03%	9,024 8.51%
Income: \$200,000+	66 3.45%	1,390 4.88%	7,257 6.84%
2025 Avg Household Income	\$77,325	\$84,264	\$92,177
2025 Med Household Income	\$59,438	\$68,942	\$72,108

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	79	831	11
Retail & Wholesale Trade	19	190	10
Hospitality & Food Service	6	108	18
Real Estate, Renting, Leasing	3	15	5
Finance & Insurance	8	30	4
Information	0	0	0
Scientific & Technology Services	9	76	8
Management of Companies	0	0	0
Health Care & Social Assistance	5	19	4
Educational Services	0	0	0
Public Administration & Sales	2	47	24
Arts, Entertainment, Recreation	2	8	4
Utilities & Waste Management	2	8	4
Construction	6	220	37
Manufacturing	1	3	3
Agriculture, Mining, Fishing	0	0	0
Other Services	16	107	7

Consumer Spending Report

Hotel Blue Baytown Texas

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2025 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$54,859	\$826,188	\$3,288,788
Total Apparel	\$3,332	\$48,442	\$190,562
Women's Apparel	1,208	17,736	69,924
Men's Apparel	641	9,562	37,618
Girl's Apparel	272	3,856	15,262
Boy's Apparel	212	2,939	11,501
Infant Apparel	177	2,608	9,946
Footwear	823	11,741	46,312
Total Entertainment & Hobbies	\$7,755	\$117,765	\$462,237
Entertainment	965	16,813	65,035
Audio & Visual Equipment/Service	2,013	29,366	112,861
Reading Materials	64	1,014	4,147
Pets, Toys, & Hobbies	1,170	18,142	72,574
Personal Items	3,544	52,429	207,620
Total Food and Alcohol	\$15,004	\$229,141	\$899,865
Food At Home	8,321	123,609	484,268
Food Away From Home	5,879	92,258	362,739
Alcoholic Beverages	804	13,274	52,858
Total Household	\$8,798	\$126,126	\$509,857
House Maintenance & Repair	2,326	28,840	122,798
Household Equip & Furnishings	3,486	50,703	199,510
Household Operations	2,278	35,076	140,272
Housing Costs	708	11,507	47,276

Consumer Spending Report

Hotel Blue Baytown Texas

1931 East Fwy, Baytown, TX 77521

2025 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$14,976	\$226,961	\$908,609
Vehicle Purchases	7,867	119,282	486,000
Gasoline	4,261	63,293	246,500
Vehicle Expenses	225	3,346	14,556
Transportation	905	15,181	60,645
Automotive Repair & Maintenance	1,719	25,859	100,907
Total Health Care	\$2,324	\$35,681	\$143,526
Medical Services	1,282	20,055	81,237
Prescription Drugs	771	11,543	46,150
Medical Supplies	272	4,084	16,139
Total Education/Day Care	\$2,670	\$42,071	\$174,132
Education	1,791	27,689	114,887
Fees & Admissions	879	14,382	59,246