



Property Summary

Rooms	60	Brand	Red Roof Inn
Built	1983	Operation Type	Franchise
Stories	2	Commercial Asking Rent	Withheld
Parking Spaces	0.97/Room; 58 Surface Spaces		
True Owner	Vikash & Kishor Patel		

Amenities

- Room Amenities: High Speed Internet Access
- Site Amenities: Public Access Wifi

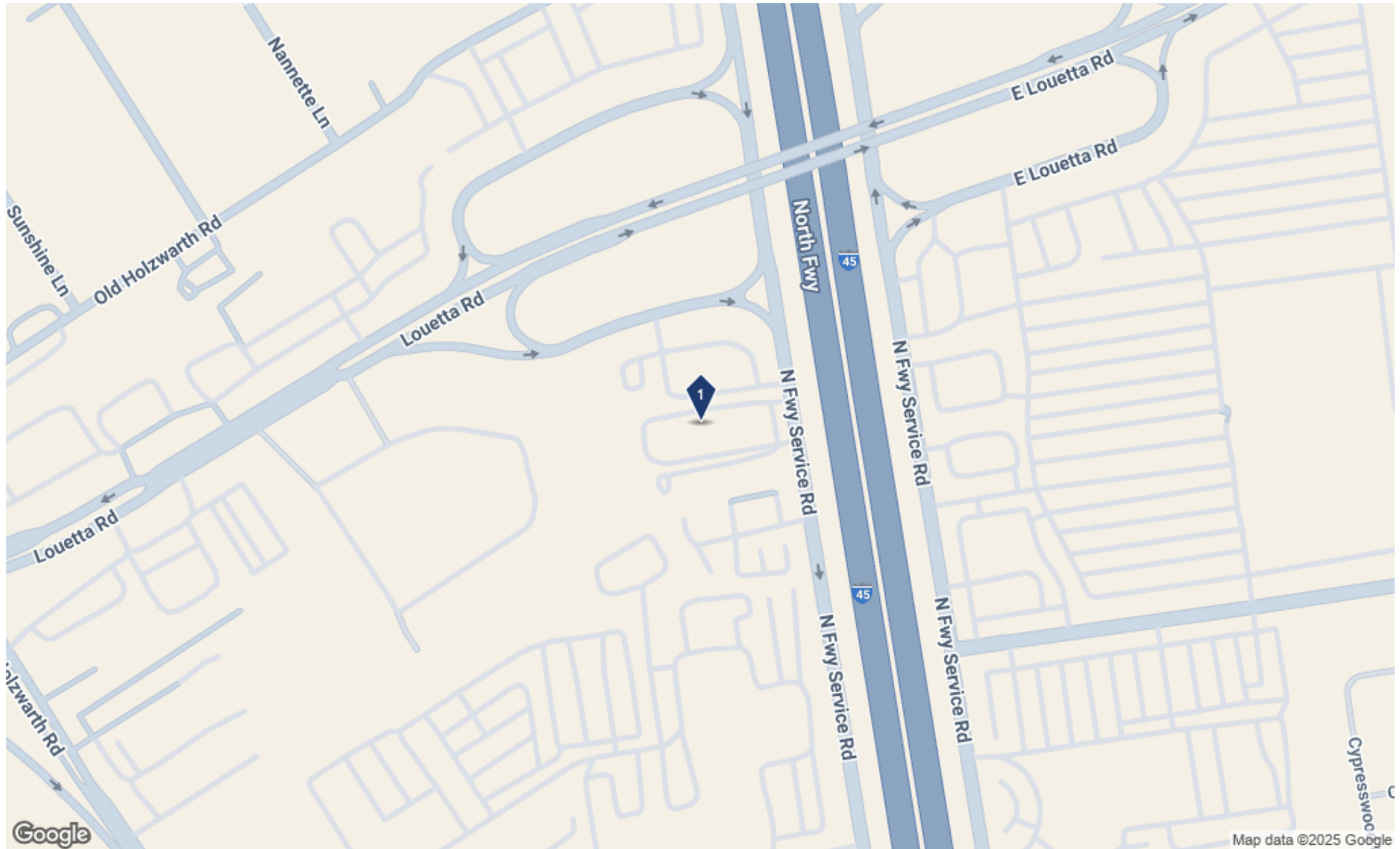


Red Roof Inn Houston - Spring North - 20543 Interstate 45

Spring, Texas 77388 (Harris County) - Houston North/Woodlands Submarket

Economy

Hotel



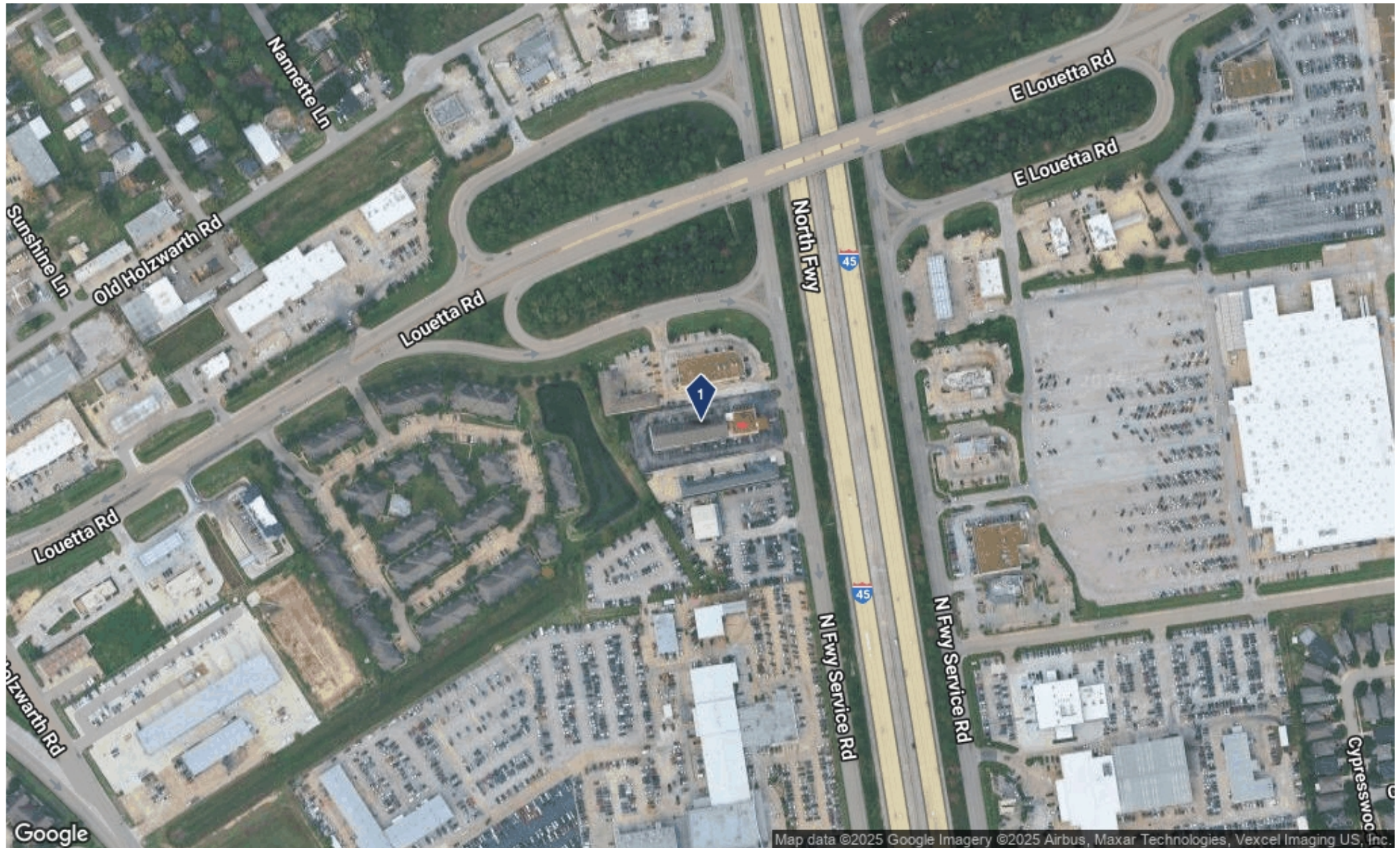


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Economy

Hotel

No Site Plan Available



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Economy

Hotel

No Data Available

Traffic Count Report

Red Roof Inn Spring North

20543 Interstate 45, Spring, TX 77388

Building Type: **Hospitality**

Class: -

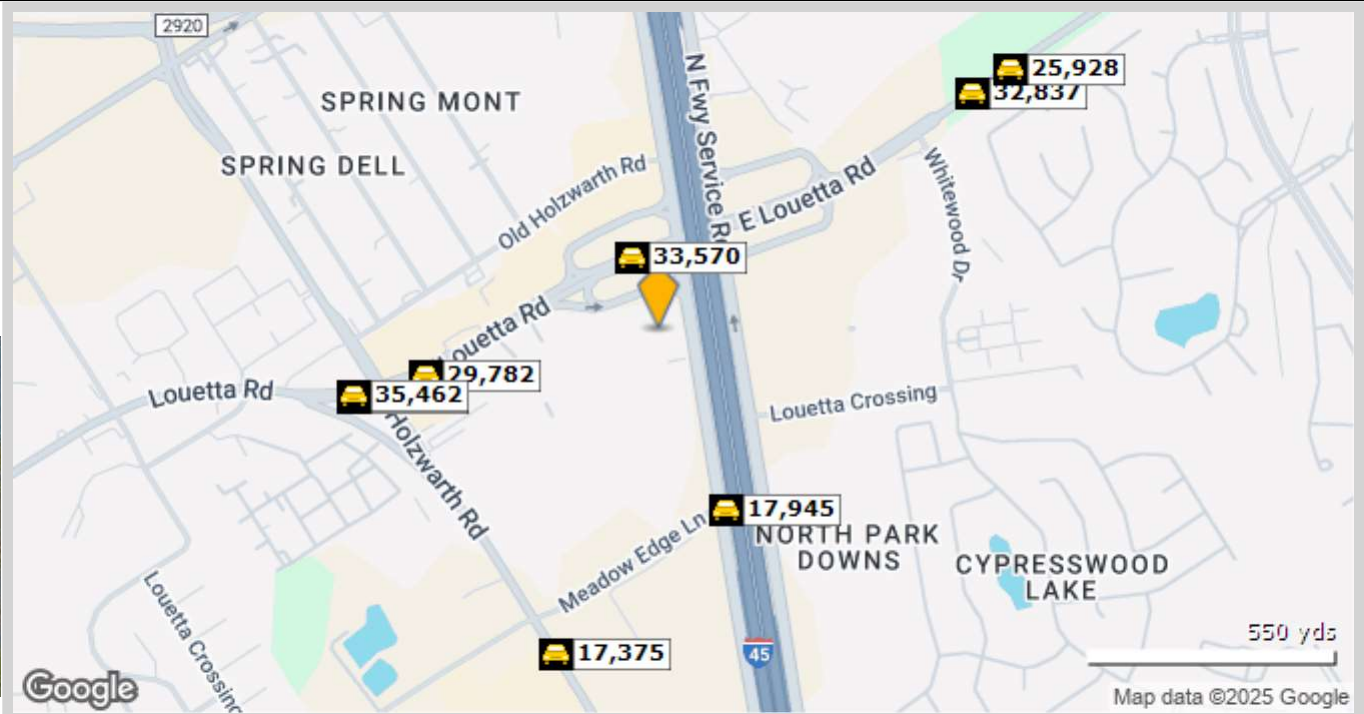
RBA: **26,929 SF**

Typical Floor: **9,100 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	Louetta Rd	I- 45	0.07 E	2025	33,560	MPSI	.10
2	Louetta Rd	I- 45	0.07 E	2024	33,570	MPSI	.10
3	I- 45	Meadow Edge Ln	0.01 N	2024	17,945	MPSI	.24
4	Louetta Road	Holzwarth Rd	0.06 SW	2023	29,419	MPSI	.30
5	Louetta Road	Holzwarth Rd	0.06 SW	2025	29,782	MPSI	.30
6	Louetta Rd	Holzwarth Rd	0.04 E	2025	35,741	MPSI	.40
7	Louetta Rd	Holzwarth Rd	0.04 E	2024	35,462	MPSI	.40
8	Holzwarth Rd	Meadow Edge Ln	0.05 NW	2025	17,375	MPSI	.43
9	East Louetta Road	Whitewood Dr	0.29 SW	2025	32,837	MPSI	.51
10	E Louetta Rd	Whitewood Dr	0.29 SW	2024	25,928	MPSI	.57

Red Roof Inn Spring North

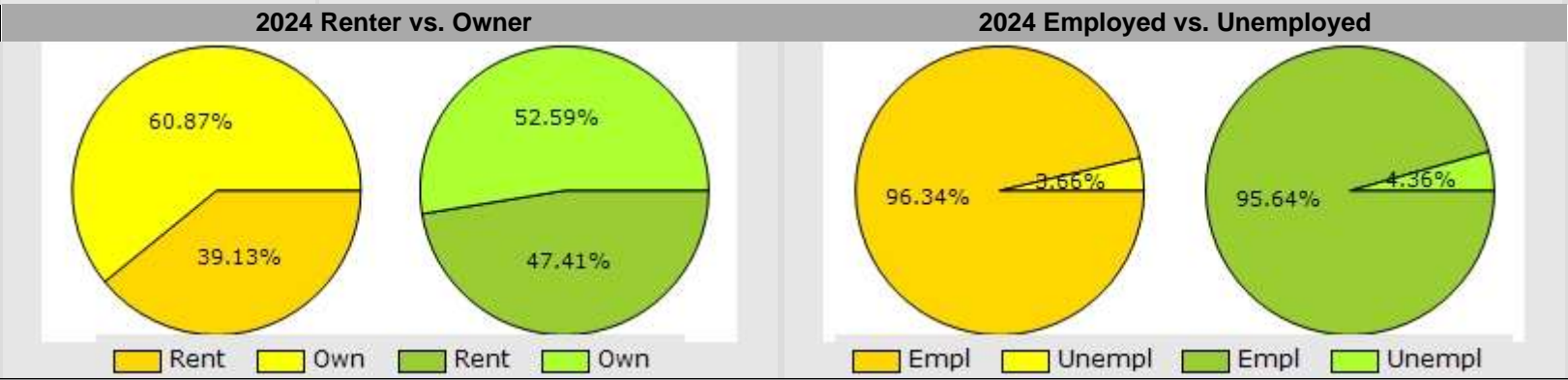
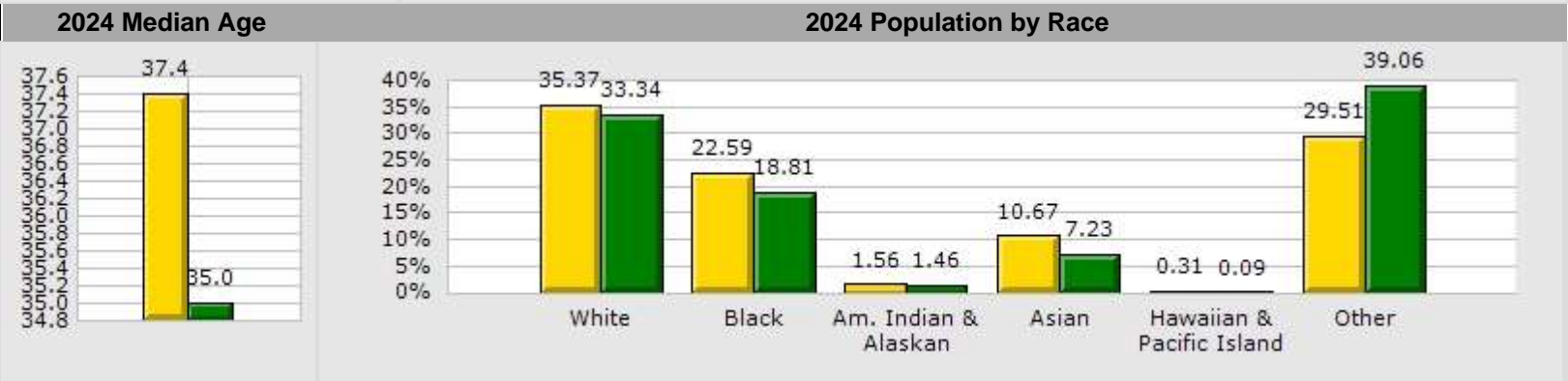
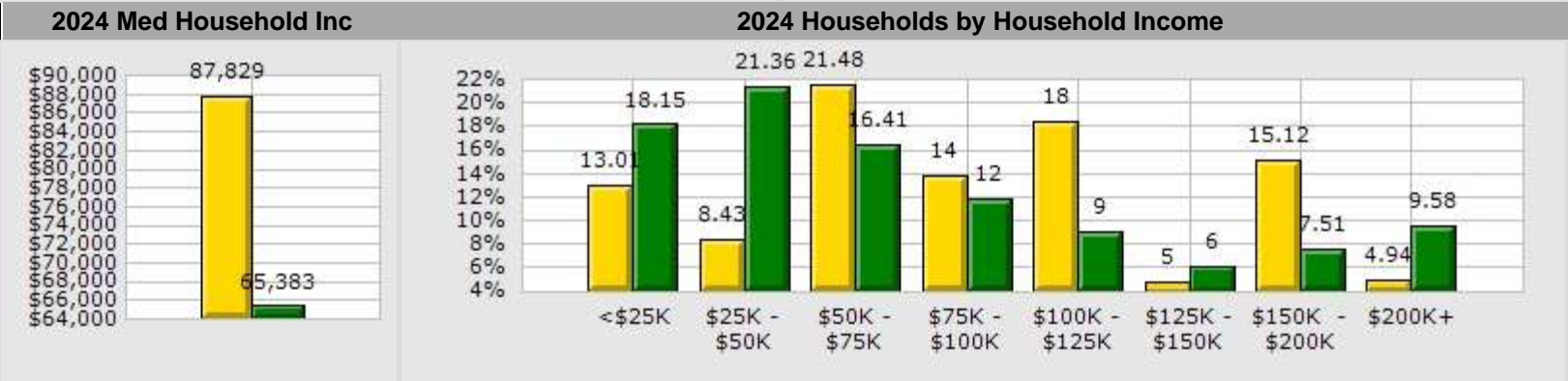
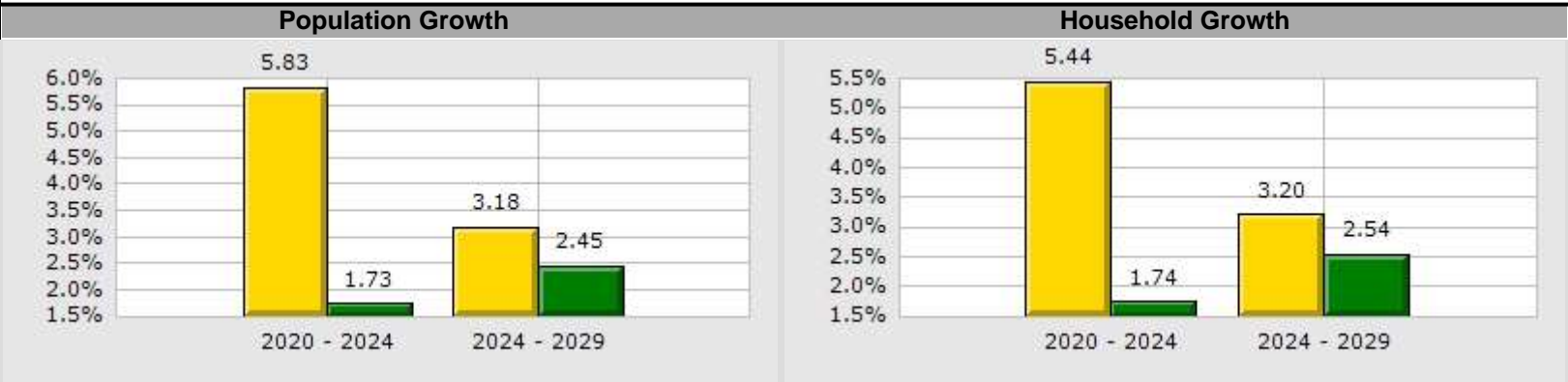
20543 Interstate 45, Spring, TX 77388

Type: Hospitality/Hotel

County: Harris

1 Mile

County



Red Roof Inn Spring North				
20543 Interstate 45, Spring, TX 77388				
Type:	Hospitality/Hotel			
County:	Harris			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	5.83%		1.73%	
Growth 2024 - 2029	3.18%		2.45%	
Empl	4,209	96.34%	2,419,249	95.64%
Unempl	160	3.66%	110,294	4.36%
2024 Population by Race				
	7,770		4,812,824	
White	2,748	35.37%	1,604,724	33.34%
Black	1,755	22.59%	905,523	18.81%
Am. Indian & Alaskan	121	1.56%	70,247	1.46%
Asian	829	10.67%	347,891	7.23%
Hawaiian & Pacific Island	24	0.31%	4,383	0.09%
Other	2,293	29.51%	1,880,056	39.06%
Household Growth				
Growth 2020 - 2024	5.44%		1.74%	
Growth 2024 - 2029	3.20%		2.54%	
Renter Occupied	1,076	39.13%	816,567	47.41%
Owner Occupied	1,674	60.87%	905,644	52.59%
2024 Households by Household Income				
	2,751		1,722,211	
Income <\$25K	358	13.01%	312,581	18.15%
Income \$25K - \$50K	232	8.43%	367,847	21.36%
Income \$50K - \$75K	591	21.48%	282,660	16.41%
Income \$75K - \$100K	379	13.78%	203,891	11.84%
Income \$100K - \$125K	506	18.39%	155,568	9.03%
Income \$125K - \$150K	133	4.83%	105,376	6.12%
Income \$150K - \$200K	416	15.12%	129,368	7.51%
Income \$200K+	136	4.94%	164,920	9.58%
2024 Med Household Inc	\$87,829		\$65,383	
2024 Median Age	37.40		35.00	

Demographic Summary Report

Red Roof Inn Spring North

20543 Interstate 45, Spring, TX 77388

Building Type: **Hospitality**

Class: -

RBA: **26,929 SF**

Typical Floor: **9,100 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	8,018		265,650		833,692	
2024 Estimate	7,771		250,496		782,822	
2020 Census	7,343		247,951		768,435	
Growth 2024 - 2029	3.18%		6.05%		6.50%	
Growth 2020 - 2024	5.83%		1.03%		1.87%	
2024 Population by Hispanic Origin	2,434		87,498		282,380	
2024 Population	7,771		250,496		782,822	
White	2,749	35.38%	95,820	38.25%	310,137	39.62%
Black	1,755	22.58%	59,572	23.78%	159,579	20.39%
Am. Indian & Alaskan	121	1.56%	3,353	1.34%	9,812	1.25%
Asian	829	10.67%	13,644	5.45%	49,601	6.34%
Hawaiian & Pacific Island	24	0.31%	551	0.22%	1,413	0.18%
Other	2,293	29.51%	77,557	30.96%	252,280	32.23%
U.S. Armed Forces	0		453		990	
Households						
2029 Projection	2,839		92,788		288,285	
2024 Estimate	2,751		87,377		269,789	
2020 Census	2,609		86,667		264,531	
Growth 2024 - 2029	3.20%		6.19%		6.86%	
Growth 2020 - 2024	5.44%		0.82%		1.99%	
Owner Occupied	1,674	60.85%	50,132	57.37%	161,041	59.69%
Renter Occupied	1,076	39.11%	37,245	42.63%	108,748	40.31%
2024 Households by HH Income	2,751		87,377		269,788	
Income: <\$25,000	358	13.01%	11,992	13.72%	40,591	15.05%
Income: \$25,000 - \$50,000	232	8.43%	17,154	19.63%	51,186	18.97%
Income: \$50,000 - \$75,000	591	21.48%	14,852	17.00%	43,372	16.08%
Income: \$75,000 - \$100,000	379	13.78%	11,734	13.43%	32,694	12.12%
Income: \$100,000 - \$125,000	506	18.39%	9,666	11.06%	26,655	9.88%
Income: \$125,000 - \$150,000	133	4.83%	6,124	7.01%	18,807	6.97%
Income: \$150,000 - \$200,000	416	15.12%	7,962	9.11%	24,882	9.22%
Income: \$200,000+	136	4.94%	7,893	9.03%	31,601	11.71%
2024 Avg Household Income	\$99,154		\$97,553		\$102,865	
2024 Med Household Income	\$87,829		\$74,411		\$74,842	

Red Roof Inn Spring North

20543 Interstate 45, Spring, TX 77388

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

Class: -

% Leased: **0%**RBA: **26,929 SF**

Rent/SF/Yr: -

Typical Floor: **9,100 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	703	7,744	11
Retail & Wholesale Trade	161	2,856	18
Hospitality & Food Service	102	1,661	16
Real Estate, Renting, Leasing	41	198	5
Finance & Insurance	73	306	4
Information	15	89	6
Scientific & Technology Services	45	547	12
Management of Companies	3	9	3
Health Care & Social Assistance	68	214	3
Educational Services	14	351	25
Public Administration & Sales	8	105	13
Arts, Entertainment, Recreation	14	563	40
Utilities & Waste Management	19	140	7
Construction	37	171	5
Manufacturing	15	156	10
Agriculture, Mining, Fishing	2	7	4
Other Services	86	371	4

Consumer Spending Report

Red Roof Inn Spring North

20543 Interstate 45, Spring, TX 77388

Building Type: **Hospitality**

Class: -

RBA: **26,929 SF**

Typical Floor: **9,100 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$90,694	\$2,785,602	\$8,898,105
Total Apparel	\$5,030	\$159,762	\$504,241
Women's Apparel	1,934	59,781	188,808
Men's Apparel	1,035	31,631	100,209
Girl's Apparel	365	12,591	39,938
Boy's Apparel	274	9,524	29,867
Infant Apparel	248	8,266	25,302
Footwear	1,175	37,970	120,116
Total Entertainment & Hobbies	\$13,062	\$397,476	\$1,271,503
Entertainment	1,606	45,483	145,034
Audio & Visual Equipment/Service	3,135	96,977	301,382
Reading Materials	143	4,107	13,902
Pets, Toys, & Hobbies	2,086	64,008	204,901
Personal Items	6,091	186,901	606,285
Total Food and Alcohol	\$24,602	\$757,670	\$2,400,130
Food At Home	12,695	394,126	1,246,422
Food Away From Home	10,350	315,666	999,143
Alcoholic Beverages	1,557	47,878	154,565
Total Household	\$14,701	\$447,324	\$1,451,879
House Maintenance & Repair	3,054	92,176	301,018
Household Equip & Furnishings	5,946	177,382	566,497
Household Operations	4,137	129,691	421,915
Housing Costs	1,565	48,076	162,449

Consumer Spending Report

Red Roof Inn Spring North

20543 Interstate 45, Spring, TX 77388

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$23,678	\$734,524	\$2,312,687
Vehicle Purchases	12,018	375,129	1,172,503
Gasoline	6,375	199,329	617,595
Vehicle Expenses	458	13,355	47,787
Transportation	2,056	60,608	204,666
Automotive Repair & Maintenance	2,772	86,104	270,136
Total Health Care	\$4,049	\$120,211	\$393,434
Medical Services	2,280	68,802	225,837
Prescription Drugs	1,293	37,691	123,426
Medical Supplies	475	13,717	44,172
Total Education/Day Care	\$5,573	\$168,634	\$564,231
Education	3,717	110,599	368,726
Fees & Admissions	1,856	58,035	195,504