

FOR SALE

CALL BROKER FOR PRICING

+/- 2.06 ACRES OF LAND

2900 W. SAM HOUSTON PKWY S., HOUSTON, TX 77042



JOEL C. ENGLISH
MANAGING BROKER / PRINCIPAL
JOEL@TEXASCRES.COM
(713) 473-7200

W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
DOUG@TEXASCRES.COM
(713) 824-3799





PROPERTY HIGHLIGHTS



Location

2900 W. Sam Houston
Pkwy S
Houston, TX 77042



Asking Price

Call Broker For Pricing



Size

+/- 2.06 AC

Contact:

Joel C. English
Managing Broker / Principal
Joel@TexasCRES.com
(713) 473-7200

W. Douglass Larson
Principal / Associate Broker
Doug@TexasCRES.com
(713) 824-3799

- Great redevelopment opportunity in Houston, TX.
- Previous hotel was demolished - the foundation of the building and the parking lot remain.
- Domestic and fire water service available on site.
- Phenomenal location, on Beltway 8, just +/- 0.15 Miles to Westheimer Rd.
- Excellent visibility with approximately 215 feet of frontage on BW 8 frontage road.
- Located in high residential and commercial area with a population of over 193,000 in a 3 mile radius.
- Over 152,000 VPD on BW 8 and +/- 58,000 VPD on Westheimer Rd, per TxDOT.
- Full demographic package available upon request.
- Call broker for pricing.



(713) 473-7200



SITE

SAM HOUSTON TOLLWAY

ROGERDALE RD.





NORTH AMERICAN TITLE COMPANY COMMITMENT NO. 14701-08-00079 - SCHEDULE A:

2.6431 acres, more or less, out of Reserve "A" of West Belt 255 Plaza, a subdivision according to the map or plat filed under Clerk's File No. 8-825736, Harris County, Texas, recorded under Film Code No. 359111, Map Records, Harris County, Texas, said West Belt 255 Plaza being a subdivision of S.8562 acres conveyed to West Belt 255, L.L.C. in Instrument filed under Clerk's File No. 8-825747, Harris County, Texas, said 2.6431 acres tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the East right of way line of Rogerdale Road (50 feet wide) for the Northeast corner of the S.8562 acre tract and West Belt 255 Plaza;

THENCE S 02° 46' 30" E, along the East right of way line of Rogerdale Road, a distance of 200.00 feet to a set 5/8" iron pin with cap for the Northeast corner of the herein described tract, said iron pin being the true Point of Beginning of the tract being described;

THENCE N 87° 27' 30" E, parallel to and 200.00 feet South of the North line of the S.8562 acre tract and West Belt 255 Plaza, a distance of 430.00 feet to a set 5/8" iron pin with cap in the West right of way line on San Houston Parkway (varying width) for the Northeast corner of the herein described tract;

THENCE S 02° 46' 30" E, along the West right of way line of San Houston Parkway, a distance of 222.50 feet to a found 5/8" iron pin for the Southeast corner of the herein described tract;

THENCE S 87° 27' 30" W, parallel to and 430.00 feet South of the North line of the S.8562 acre tract and West Belt 255 Plaza, a distance of 430.00 feet to a point in the East right of way line of Rogerdale Road for the Southeast corner of the herein described tract, from whence a found (dubious) 5/8" iron pin bears N 63° 54' 58" E, 0.40 feet for reference;

THENCE N 02° 46' 30" W, along the East right of way line of Rogerdale Road, 222.50 feet to the True Point of Beginning and containing 2.6431 acres of land, more or less.

NORTH AMERICAN TITLE COMPANY COMMITMENT NO. 14701-08-00079 - SCHEDULE B:

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

1. 25 foot building line and 10 foot setback easement along the East property line; 10 foot building line along the West property line, as shown on the map/plat recorded under Film Code No. 359111, Map/Plat Records, Harris County, Texas, AFFECTS THE SUBJECT SITE - **PLOTTED AND SHOWN**

2. Various aerial easements dedicated on or set forth on the map or plat recorded under Film Code No. 359111, Map/Plat Records, Harris County, Texas, AFFECTS THE SUBJECT SITE - **NOT PLOTTABLE**

3. Drainage easement not less than 10 feet (10') wide on each side of the center line of all natural drainage courses as set forth on the map or plat recorded under Film Code No. 359111, Map/Plat Records, Harris County, Texas, AFFECTS THE SUBJECT SITE - **NOT PLOTTABLE**

4. Ten foot by twenty foot (10' x 20') water value easement granted to the City of Houston along the West property line as set forth in Instrument filed under Clerk's File No. 890544, Real Property Records, Harris County, Texas, AFFECTS THE SUBJECT SITE - **PLOTTED AND SHOWN**

5. Terms, conditions and stipulations of Industrial Solid Waste Certification and Remediation dated December 1, 1994, filed under Clerk's File No. 890544, Real Property Records, Harris County, Texas, AFFECTS THE SUBJECT SITE - **BLANKET IN NATURE**

MISCELLANEOUS NOTES:

- There is a direct access to the subject property via West Sam Houston Parkway South Frontage Road and Rogerdale Road, both public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The plotted address on this is 2900 West Sam Houston Parkway South.
- At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions being recent months.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way line either completed or proposed, and outside from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown herein is the same property described in Schedule A of North American Title Company Title Commitment No. 14701-08-00079 with an effective date of March 18, 2002.
- All addresses that were visible and made known at the time of this survey are shown.
- No Right-of-Way Easement issues have been reviewed and determined if they affect the property as shown in Schedule B.

BASIS OF BEARING:

The meridian for all bearings shown herein is the referenced line of subject property or right of way, known as being N02°46'30"E, per Deed of Harris County Records.

ENCROACHMENTS:

At the time of survey there were no visible encroachments onto or beyond the subject property.

FLOOD ZONE:

By aerial map location and graphic plotting only, the subject property appears to be entirely in Zone 1-Unshaded. Areas determined to be outside the 0.2% annual chance floodplain. According to the Flood Insurance Rate Map for the County of Harris, Community Panel No. 482035A23, Effective Date June 18, 2007.

SURVEYOR'S LEGAL DESCRIPTION:

2.6431 acres, more or less, out of Reserve "A" of West Belt 255 Plaza, a subdivision according to the map or plat filed under Clerk's File No. 8-825736, Harris County, Texas, recorded under Film Code No. 359111, Map Records, Harris County, Texas, said West Belt 255 Plaza being a subdivision of S.8562 acres conveyed to West Belt 255, L.L.C. in Instrument filed under Clerk's File No. 8-825747, Harris County, Texas, said 2.6431 acres tract being more particularly described by metes and bounds as follows:

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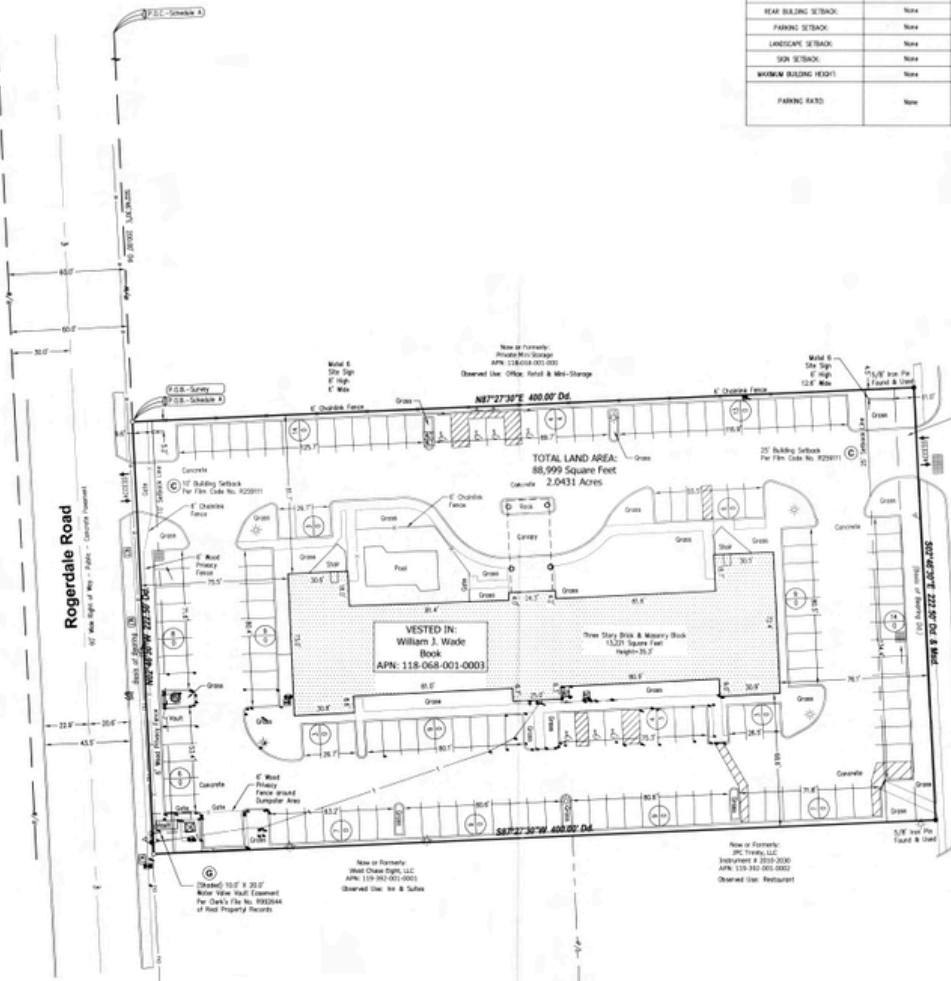
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THENCE N 02° 46' 30" W, along the East right of way line of Rogerdale Road, 222.50 feet to the True Point of Beginning and containing 2.6431 acres of land, more or less.

Thence bearing along said easterly line N 87°27'30" E a distance of 430.00' to a 5/8 inch iron pin found; thence S 02°46'30" E a distance of 222.50' to a 5/8 inch iron pin found; thence S 87°27'30" W a distance of 430.00' to an iron pin set along the easterly line of Rogerdale Road; thence bearing along said westerly line N 02°46'30" E a distance of 222.50' to the point of beginning, containing an area of 88,999 square feet, 2.6431 acres, more or less.



ZONING:			Source:
MUTUAL USE PERMITTED: YES			Harris County, Texas P-3-48-355
RESTRICTIONS	REQUIRED	DESIRED	
FRONT BUILDING SETBACK	None	6.5' Minimum	
SIDE BUILDING SETBACK	None	9.5' Minimum	
REAR BUILDING SETBACK	None	10' Minimum	
PARKING SETBACK	None	0.5'	
LANDSCAPE SETBACK	None	0.5'	
DOCK SETBACK	None	20'	
MINIMUM BUILDING HEIGHT	None	20' Maximum	
PARKING SPOTS	None	137 Regular Parking Spaces 144 Total Parking Spaces	



SYMBOL LEGEND	
6/8"	Right-of-Way
PA	Adjacent Property Line
6/8"	Centerline
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
X	Schedule B-Section II Item
W.O.L.	Measured
W.O.L.	Control
W.O.L.	Monumentation Found on Noted
W.O.L.	5/8" Iron Pin w/ Cap Set
W.O.L.	Stamped 'MILLMAN, 3/20/02/07/08'
W.O.L.	No. of Regular Parking Spaces
W.O.L.	No. of Handicap Parking Spaces
W.O.L.	Catch Basin
W.O.L.	Post Indicator Valve
W.O.L.	Water Valve
W.O.L.	Water Meter
W.O.L.	Gas Meter
W.O.L.	Gas Valve
W.O.L.	Air Condition Unit
W.O.L.	Telephone Pedestal
W.O.L.	Underground Utility Marker
W.O.L.	Handicap Space
W.O.L.	Sign
W.O.L.	Utility Pole
W.O.L.	Utility with Light Pole
W.O.L.	Light Pole
W.O.L.	Fence (As Noted)
W.O.L.	Overhead Utilities
W.O.L.	No Parking Area
W.O.L.	Building Area
W.O.L.	Shaded Easement Area
W.O.L.	Electric Transformer
W.O.L.	Underground Telephone

CERTIFICATION:

To GO HOSPITALITY PROPERTY LLC, MOTEL & OPERATING L.P., NORTH AMERICAN TITLE COMPANY, Chicago Title Insurance Company, National Land Surveyors, First American Title Insurance Company, Kensington Vanguard National Land Services, LLC, Stewart Title Guaranty Company, American Land Title Insurance Company, AMERICAN CHARGE BANK, NATIONAL ASSOCIATION, GEMMA AMERICAN CAPITAL, CORPORATION, and COUNTRY GLOBAL MARKETS REALTY CORP. and each of their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except Station where monumentation plotting is required), 2, 3, 4, 8b, 7a, 7b, 2c, 2d, 5, 6, 9 (if applicable), 11a, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on March 16, 2012.

By: *[Signature]*
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveyors, Inc.
Preliminary Survey Issued: March 15, 2012
Date of Last Revision: 4/27/12

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National Land Services
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Corporate Headquarters
1742 Georgetown Road, Suite H
Hudson, OH 44236
Phone: 800-520-1010
Fax: 330-342-0834
www.millmansurveying.com

ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

Accor
Accor North America
4001 International Parkway
Carrollton, TX 75007
Phone: (972) 366-2716

virtualsurveyor
for more information
visit <http://vmsco.com/25774396>

Millman
virtualsurveyor

Motel 6 - Unit #1401
2900 West Sam Houston
Parkway South
City of Houston
County of Harris
State of Texas

NORTH
GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

STATE OF TEXAS
COUNTY OF HARRIS
LAND SURVEYORS
1973

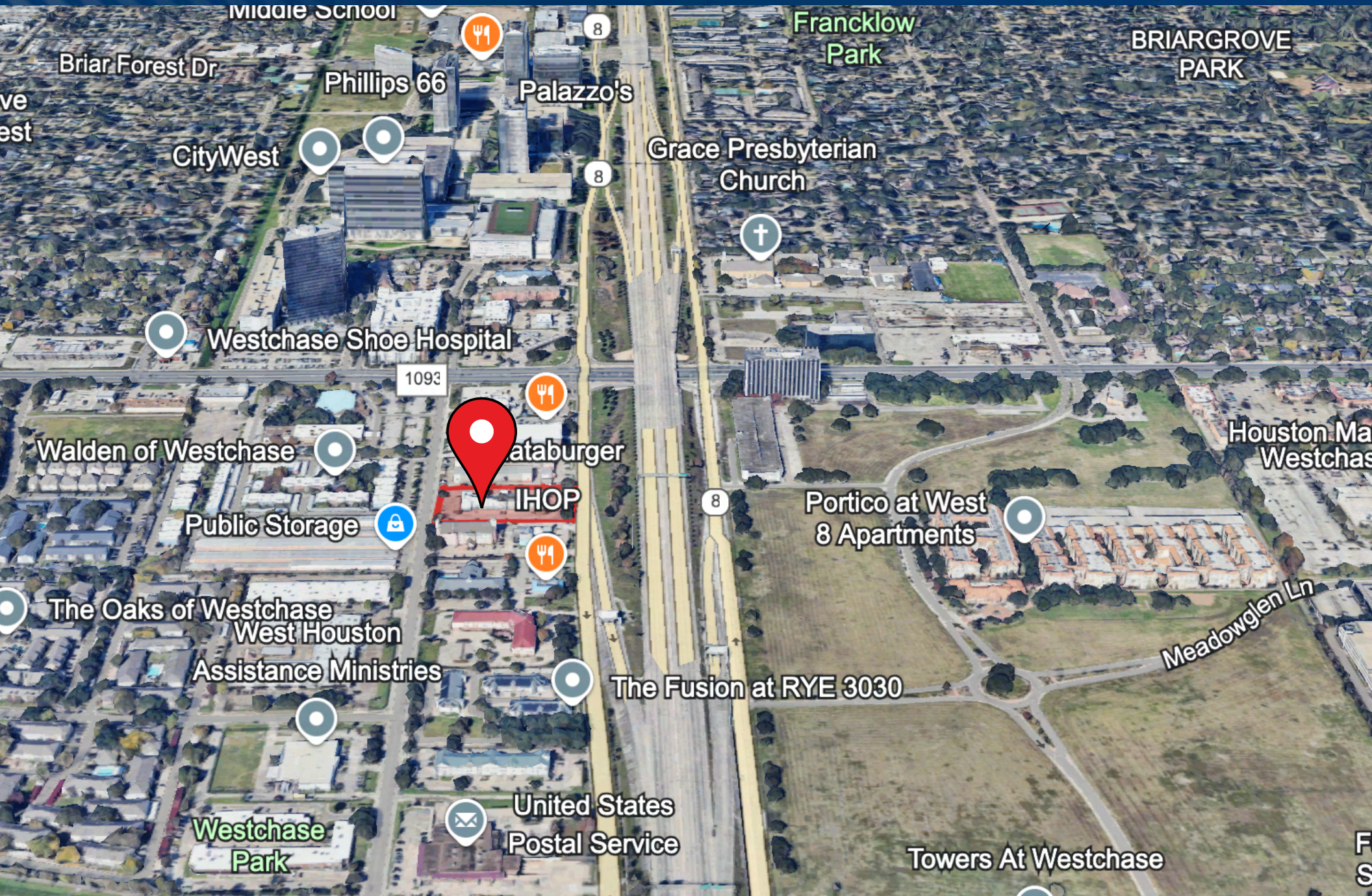
Surveyor's Seal

Sheet No. **1** of **1**

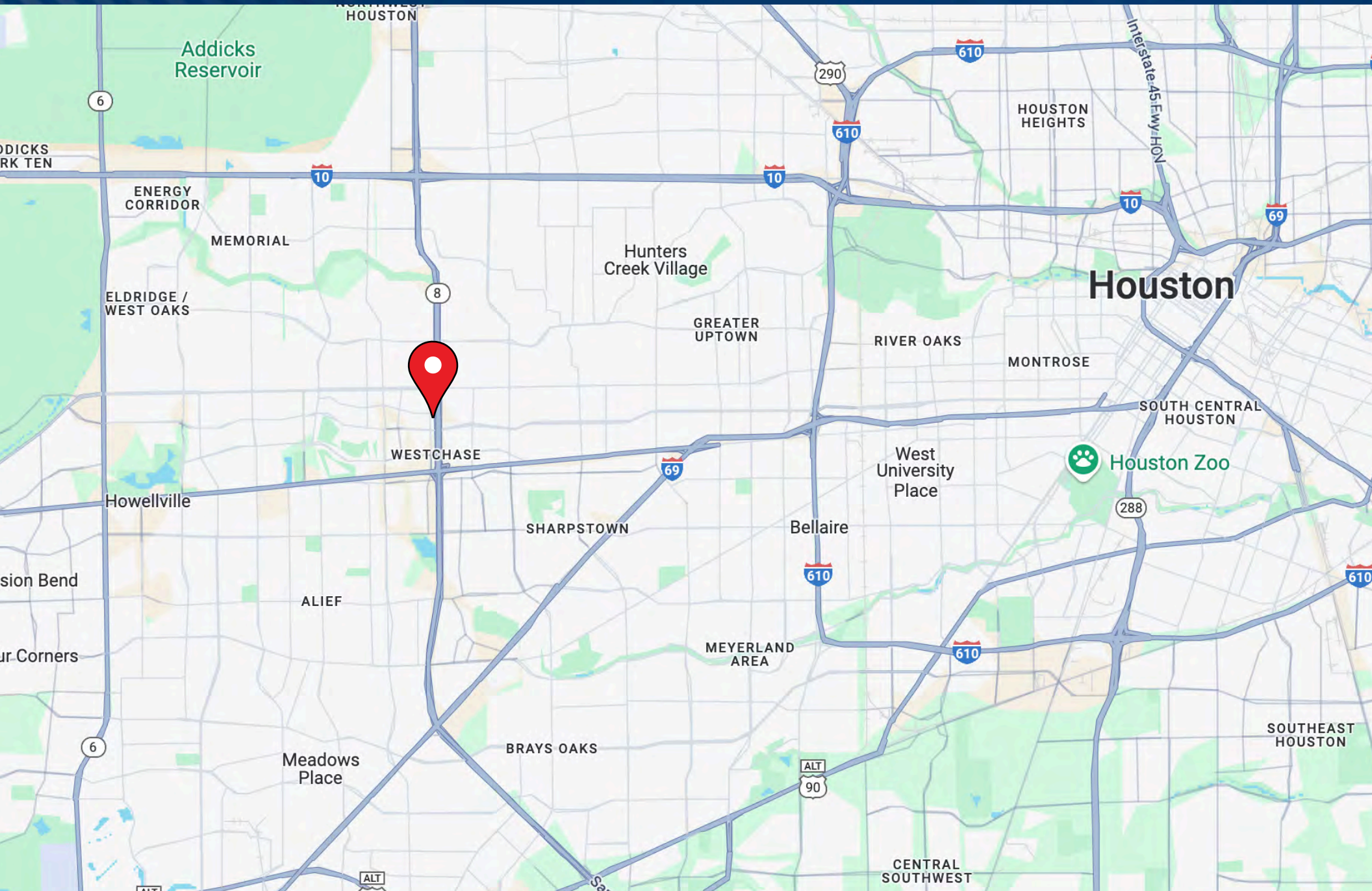
MSI Project No. 25898

PM: MA Drafter: TGL

MARKET AERIAL



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

2900 W Sam Houston Pkwy S, Houston, Texas, 77042 2

Ring of 3 miles

KEY FACTS

193,321

Population



80,606

Households

35.6

Median Age

\$49,286

Median Disposable Income

EDUCATION

14.4%

No High School Diploma

18.1%

High School Graduate

22.0%

Some College/
Associate's Degree

45.5%

Bachelor's/Grad
/ Prof Degree

193,321

2023 Total
Population (Esri)

INCOME



\$56,432

Median Household
Income



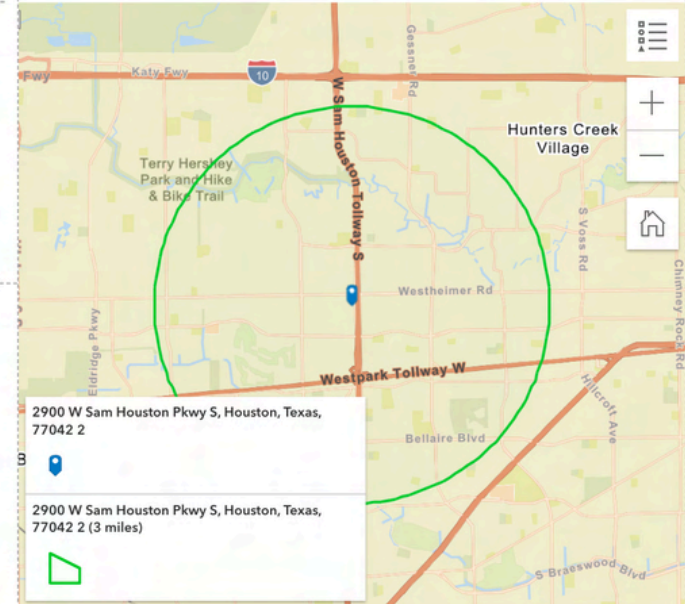
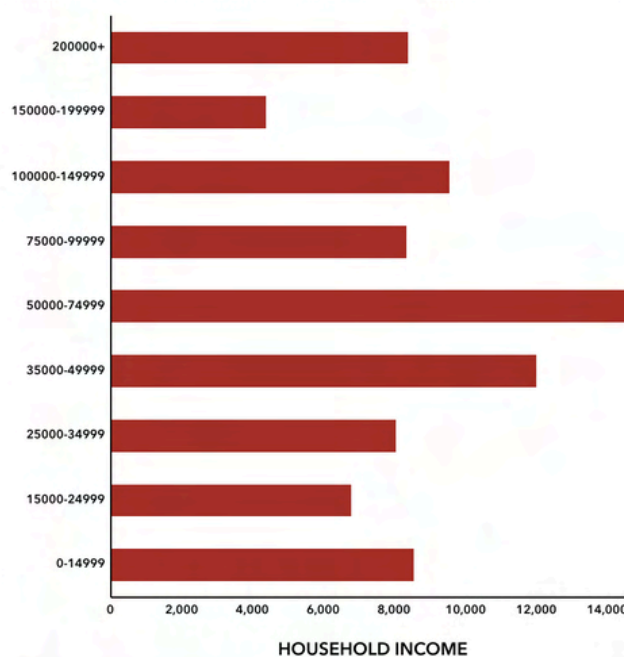
\$40,260

Per Capita Income



\$29,250

Median Net Worth



EMPLOYMENT

62.4%

White Collar

21.2%

Blue Collar

19.4%

Services

5.5%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas CRES, LLC	9004590		(713) 473-7200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texascres.com	
Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Seagler Rd



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