

ASPEN GRAND HOTEL HOUSTON

Investment Offering Memorandum

2205 Barker Oaks Dr | Houston, Texas 77077

Asking Price	Rooms	Price / Room	Cap Rate
\$7,650,000	79	\$96,835	10.33%

West Houston cash-flowing hotel with recent renovation and diversified demand drivers

Aspen Grand Hotel Houston offers a compelling combination of current income, strong freeway access, suite depth, and meaningful upside in Houston's Energy Corridor. The asset is already operating, recently renovated in 2025 per the current listing, and positioned to serve corporate, medical, relocation, and extended-stay demand.

Investment Focus

Energy Corridor location | 23 suites | 56 guestrooms | 49,545 SF | 1.80 AC | 3 stories

Live Asset

Operating hotel with day-one revenue profile.

Suite Depth

23 suites plus 56 guestrooms broaden guest segmentation.

Regional Access

I-10, Highway 6, and SH 99 support a wide trade area.

Operational Upside

Renovation and management refinement can support further NOI improvement.

1. Executive Summary

Aspen Grand Hotel Houston represents a rare opportunity to acquire a live, revenue-generating hotel in one of West Houston's most commercially active corridors. Located just off Interstate 10 in the Energy Corridor, the property is positioned to benefit from a broad demand base that includes major corporate users, project-based business travel, healthcare-related stays, relocations, and regional leisure traffic.

The current listing presents the asset as a 79-room hotel comprising 23 suites and 56 guestrooms across a 49,545-square-foot building on 1.80 acres. With a 2025 renovation cited in the listing, an asking price of \$7.65 million, and an in-place cap rate of 10.33%, the offering combines immediate cash flow with a clear path for operational refinement and revenue expansion.

- Operating hospitality asset with day-one income potential.
- West Houston Energy Corridor location with direct regional connectivity.
- 23-suite room mix supports longer stays and premium positioning.
- Recent 2025 renovation per listing reduces near-term capital burden.
- Amenity package includes pool, fitness center, Wi-Fi, meeting/event space, patio, and room service.
- Corporate, medical, and relocation demand channels create diversified occupancy support.
- Data room advertised with operating and financial materials for qualified buyers.
- Compelling entry point for owner-operators, family offices, and value-add hospitality investors.

Why this asset stands out

This is not a speculative repositioning without income. It is an active hotel in a proven west Houston lodging corridor, with an already differentiated suite mix, recent renovation activity, and several operational levers still available to a buyer who can sharpen channel management, segment strategy, and on-property positioning.

2. Property Overview

Property Fact	Detail
Property Name	Aspen Grand Hotel Houston
Address	2205 Barker Oaks Dr, Houston, TX 77077
Asset Type	Hospitality Hotel
Asking Price	\$7,650,000
Cap Rate	10.33%
Price per Room	\$96,835
Building Size	49,545 SF
Lot Size	1.80 AC
Number of Rooms	79
Room Mix	23 suites 56 guestrooms
Stories	3
Year Built / Renovated	2008 / 2025
Building Class	B
Corridor	Interior
Parking Ratio	1.29 / 1,000 SF
Zoning	Commercial

The property offers a manageable 79-key scale with meaningful room-mix flexibility. The 23-suite component gives a buyer additional ADR and length-of-stay options relative to a standard guestroom-only inventory profile, while the overall three-story format remains operationally efficient for an owner-operator or lean management model.

3. Property Description and Guest Features

Aspen Grand Hotel Houston is positioned within the select-service, upper-midscale lodging segment and is already operating as a functional hospitality asset. The listing highlights an amenity set that supports both business travelers and longer-stay guests, including an outdoor pool, fitness center, public Wi-Fi, high-speed internet access, meeting/event space, patio areas, and room service.

Operationally, the asset benefits from the balance between standard guestrooms and suites. That combination broadens the potential customer base, allowing ownership to pursue corporate negotiated accounts, project crews, relocation stays, hospital-associated demand, and weekend leisure traffic without depending on a single segment.

- Outdoor pool
- Fitness center
- Meeting / event space
- Public access Wi-Fi and high-speed internet
- Smoke-free environment
- Room service
- Patio space
- Free self-parking per listing summary
- Guest refrigerators and microwaves per listing summary
- Interior-corridor layout

Guest appeal

The suite-heavy mix, freeway convenience, and practical amenity package position the hotel well for business travelers, consultants, project teams, medical families, and guests seeking more functional accommodations than a traditional limited-service room product.

4. Strategic Location and Demand Drivers

Location is the core strength of this offering. The hotel sits in west Houston near the Energy Corridor, with direct access to Interstate 10 and convenient regional connections to Highway 6 and Grand Parkway (SH 99). This accessibility makes the property usable for a wide geographic draw, from west Houston office users to healthcare visitors and contractors working across the broader corridor.

The Energy Corridor District identifies the area as home to global and regional headquarters or major operations for bp, Shell, Citgo, ConocoPhillips, and many other employers, collectively supporting more than 56,000 local jobs. That concentration of employment provides a durable corporate lodging foundation for nearby hotel assets.

Medical demand also adds depth to the location thesis. Texas Children's Hospital West Campus is located on Katy Freeway in west Houston, and Memorial Hermann Katy Hospital operates as a 303-bed facility serving the broader Katy and west Houston area. Together, these institutions expand the property's addressable demand beyond traditional corporate travel.

Demand Driver	Why It Matters
Energy Corridor employers	Concentrated white-collar employment, project teams, consultants, and vendor travel create year-round business lodging demand.
Healthcare and hospital traffic	Patient families, visiting clinicians, and support staff can create need for short and medium-length stays.
Regional freeway access	I-10, Highway 6, and SH 99 improve drive-time reach and support both transient and repeat business.
Suite inventory	Larger room types create a logical fit for extended-stay guests, relocations, and premium nightly buyers.

5. Market Positioning and Value-Creation Pathways

This offering is attractive not only because it is operating today, but also because the current presentation still leaves room for improvement. The listing itself points to strategic repositioning, branding refinement, guest-experience upgrades, and margin optimization as areas of upside. In other words, the property appears stabilized enough to generate current income while still providing a buyer with operational runway.

- Sharpen revenue management, weekday pricing, and corporate negotiated account capture.
- Monetize meeting and event space more deliberately for local corporate and community use.
- Lean into the 23-suite mix to drive premium ADR and extended-stay occupancy.
- Refine operating expenses and labor deployment to strengthen NOI margin.
- Upgrade digital presentation, direct-booking conversion, and review generation.
- Evaluate branding strategy that best fits the west Houston demand mix and ownership objectives.

<p>Cash Flow Day One Operating asset with immediate income profile.</p>	<p>Renovated 2025 Recent updates reduce the burden of near-term heavy capex.</p>
<p>79 Keys, Manageable Scale Large enough for meaningful revenue, still practical for active ownership.</p>	<p>Multiple Demand Channels Corporate, medical, relocation, and leisure demand reduce reliance on one segment.</p>

6. Investment Opportunity

Aspen Grand Hotel Houston offers a compelling risk-adjusted lodging investment for buyers who want a functioning west Houston hotel with both current yield and upside. The pricing metrics in the current listing, combined with the Energy Corridor location, suite depth, and recent renovation, make the asset well-suited for investors seeking a foothold in one of Houston's most commercially resilient submarkets.

Ideal buyers include owner-operators pursuing a hands-on operational strategy, family offices seeking dependable cash flow with appreciation potential, and hospitality investors who prefer a value-add pathway anchored by existing income rather than ground-up development risk.

Property Fact	Detail
Asking Price	\$7,650,000
In-Place Cap Rate	10.33%
Price per Room	\$96,835
Keys	79
Renovation	2025 per listing
Data Room	Operating and financials, purchase agreement, third party reports, title / insurance, miscellaneous

Selected source basis

This memorandum is a refined marketing presentation prepared from the current LoopNet listing for 2205 Barker Oaks Dr and selected public institutional sources covering the Energy Corridor and nearby healthcare campuses. All numbers, statements, and operating information remain subject to buyer verification, underwriting, and due diligence.

Contact

Sam Malik
 (832) 888-0034

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