

HOSPITALITY FOR SALE

## FAIRFIELD INN & SUITES HOUSTON RICHMOND

22010 SOUTHWEST FREEWAY, RICHMOND, TX 77469



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ASH NOORANI**

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

PRICE:	\$7,500,000
ROOMS:	80
BUILDING SF:	40,645
PRICE / SF:	\$184.52
LOT SIZE:	2.49 Acres
YEAR BUILT:	2020
STORIES	3
PARKING SPACES	83
BRAND	Fairfield Inn

### PROPERTY OVERVIEW

Located in Richmond, Texas, this Fairfield Inn & Suites by Marriott presents an excellent investment opportunity in a vibrant suburban market. The hotel is conveniently situated just 5.6 miles from the Smart Financial Centre and 8.6 miles from Constellation Field. Sitting on a 2.49-acre lot, the property offers 80 rooms across three stories, totaling 40,645 square feet. The surrounding area features strong demographics, including a population of 9,131 and a median household income of \$111,416 within a 1-mile radius. Guests enjoy amenities such as an outdoor swimming pool, fitness center, complimentary WiFi, private parking, family rooms, and a business center. Located 34 miles from William P. Hobby Airport, this hotel caters to both business and leisure travelers seeking comfort and convenience.

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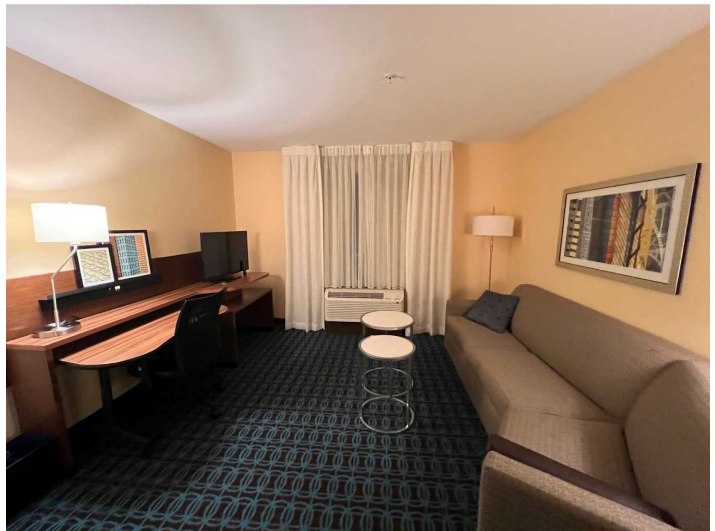


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## ROOM PHOTOS

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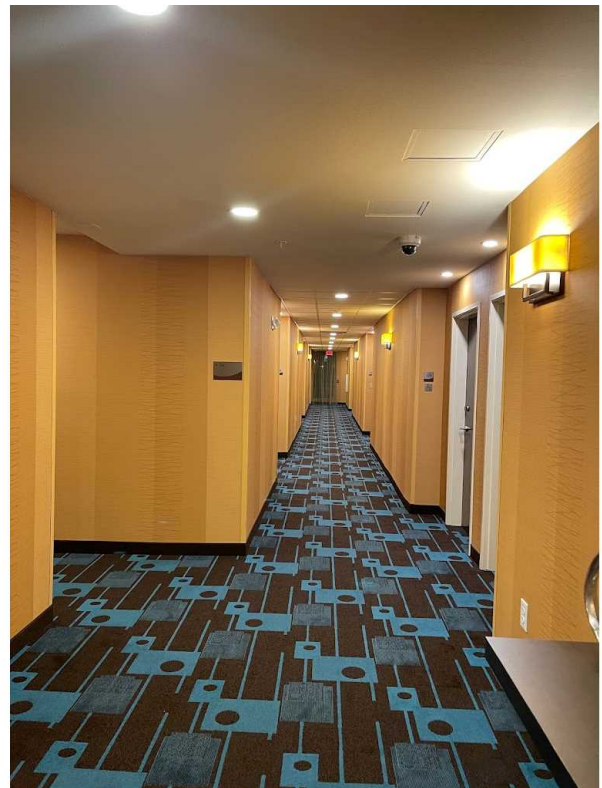
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## FACILITIES

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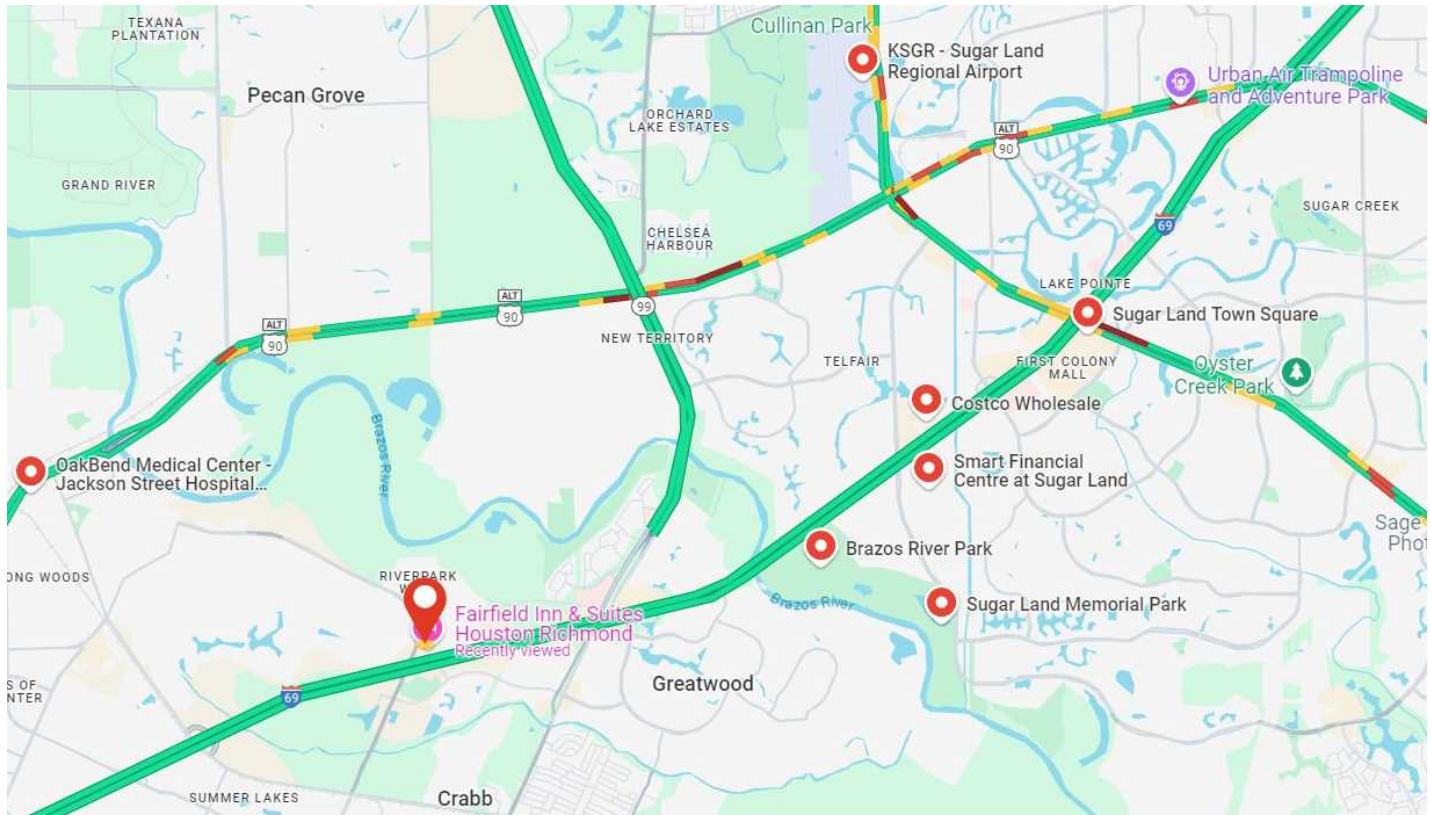


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## LOCATION & HIGHLIGHTS

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## LOCATION OVERVIEW

- This 2.49-acre Fairfield Inn & Suites by Marriott in Richmond, Texas features 80 rooms across 40,645 square feet and three stories. The property is ideally positioned near key destinations including Sugar Land Memorial Park, Clay Park, OakBend Medical Center, Costco, River Park West, and the Smart Financial Centre—offering strong appeal to both business and leisure travelers. Located in a high-growth suburban area, it benefits from a population of over 66,000 and a median household income of \$119,096 within a 3-mile radius. Amenities include an outdoor pool, fitness center, business center, free WiFi, and ample parking, making this a well-rounded hospitality asset with strong market fundamentals.

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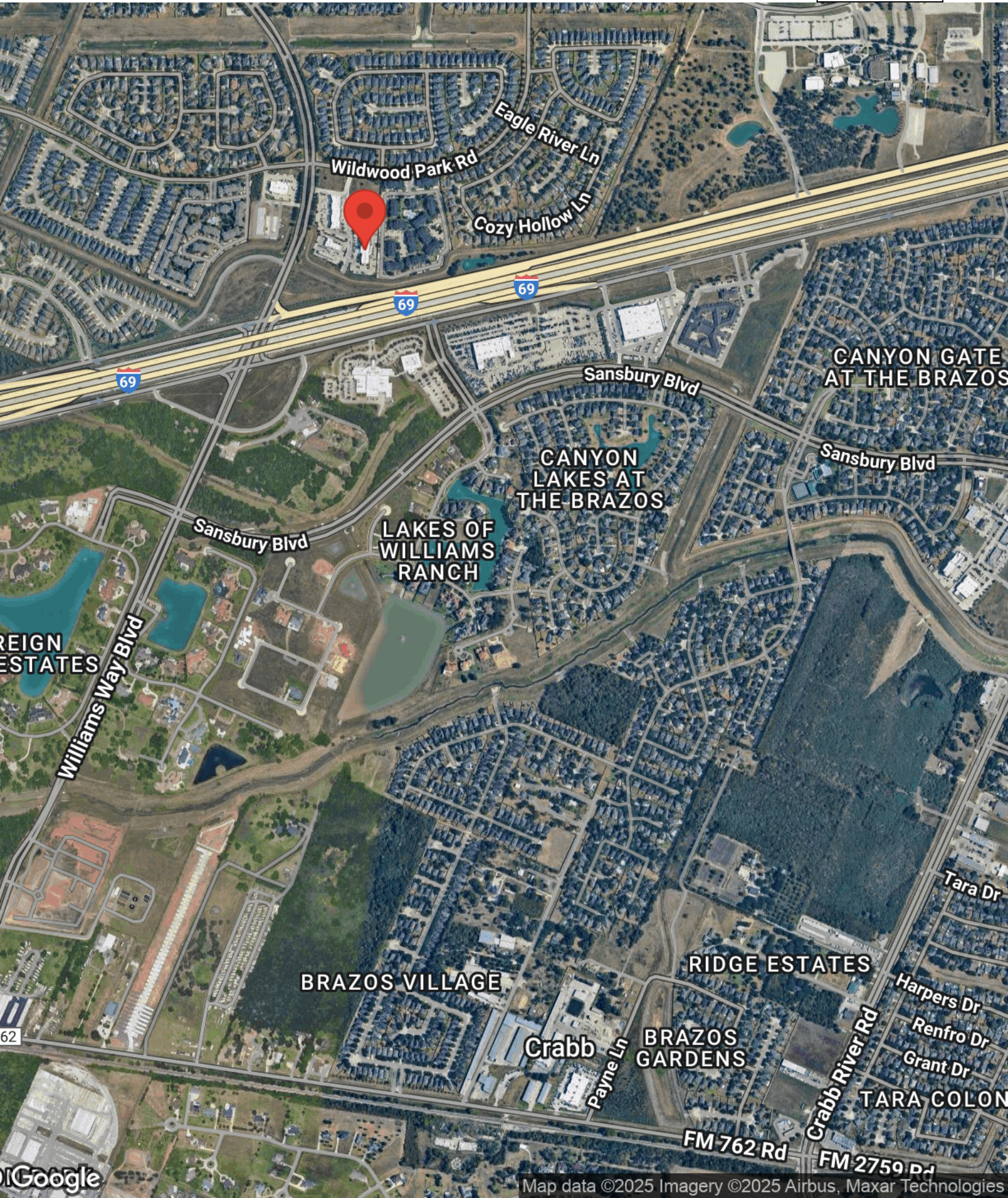
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# AERIAL MAP

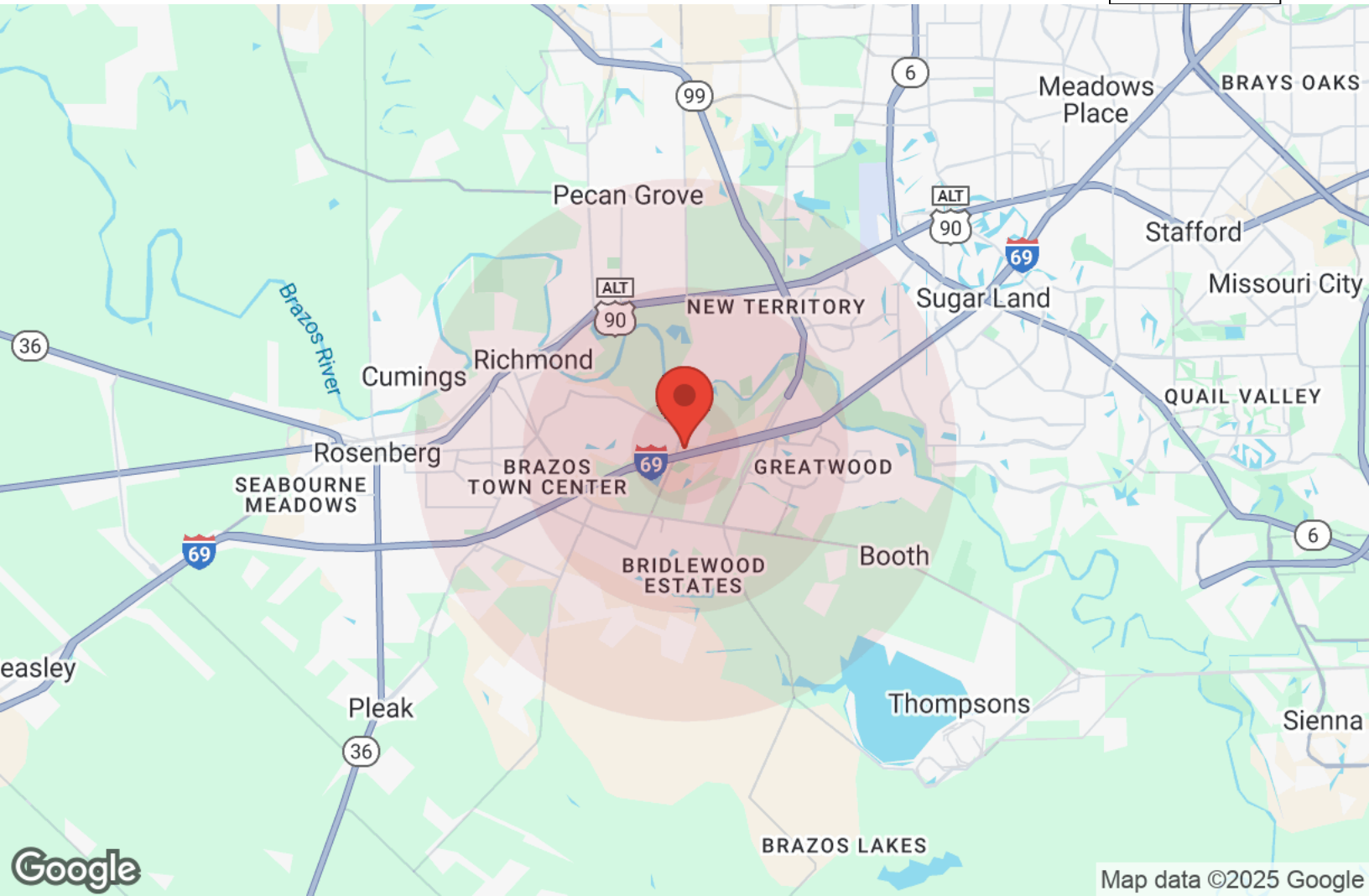
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## DEMOGRAPHICS

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Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	4,124	32,525	78,263
Female	4,562	33,741	78,862
Total Population	8,686	66,266	157,125

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,546	12,621	31,517
Ages 15-24	1,058	8,607	20,835
Ages 25-54	3,342	26,515	63,415
Ages 55-64	1,014	7,514	17,875
Ages 65+	1,726	11,010	23,483

Race	1 Mile	3 Miles	5 Miles
White	2,638	22,477	48,882
Black	2,229	13,644	27,513
Am In/AK Nat	6	66	157
Hawaiian	3	20	47
Hispanic	1,524	14,433	39,784
Asian	2,125	14,141	37,207
Multi-Racial	140	1,299	2,954
Other	22	179	581

Income	1 Mile	3 Miles	5 Miles
Median	\$111,416	\$119,096	\$115,953
< \$15,000	226	1,115	3,405
\$15,000-\$24,999	144	511	1,482
\$25,000-\$34,999	213	1,427	2,495
\$35,000-\$49,999	166	1,246	3,075
\$50,000-\$74,999	259	2,140	6,090
\$75,000-\$99,999	420	2,978	6,024
\$100,000-\$149,999	912	5,809	11,572
\$150,000-\$199,999	237	2,516	6,937
> \$200,000	689	5,261	11,378

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,495	24,618	56,132
Occupied	3,265	23,006	52,458
Owner Occupied	2,357	17,626	39,007
Renter Occupied	908	5,380	13,451
Vacant	230	1,612	3,674

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# PROFESSIONAL BIO

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## ASH NOORANI



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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.



# Disclaimer

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