



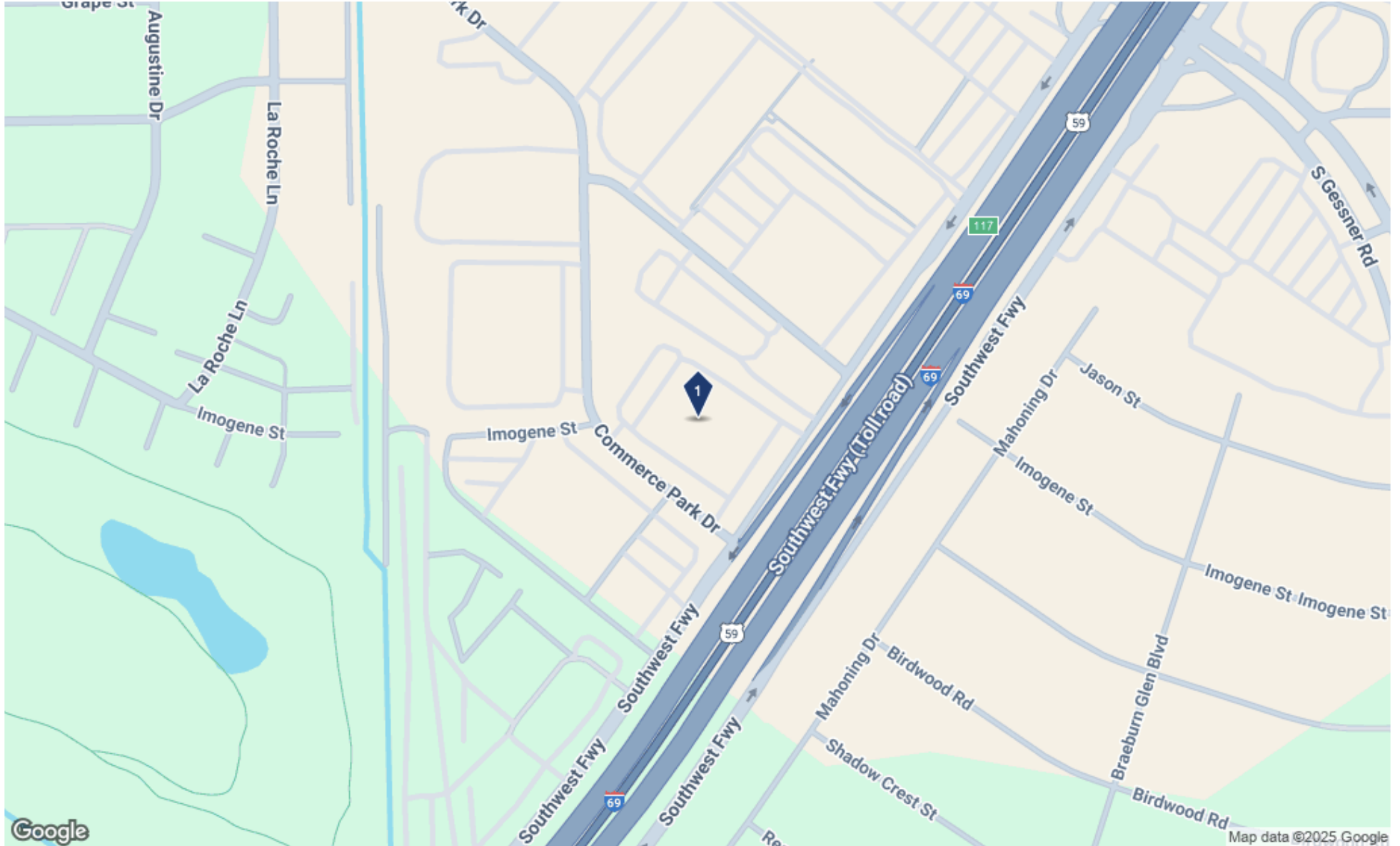
Property Summary

|                 |                               |                        |           |
|-----------------|-------------------------------|------------------------|-----------|
| Rooms           | 243                           | Operation Type         | Franchise |
| Built/Renovated | 1981/2008                     | Meeting Space          | 2,855 SF  |
| Stories         | 9                             | Commercial Asking Rent | Withheld  |
| Brand           | Crowne Plaza                  |                        |           |
| Parking Spaces  | 0.86/Room; 209 Surface Spaces |                        |           |
| True Owner      | Manoj Kumar Manglani          |                        |           |

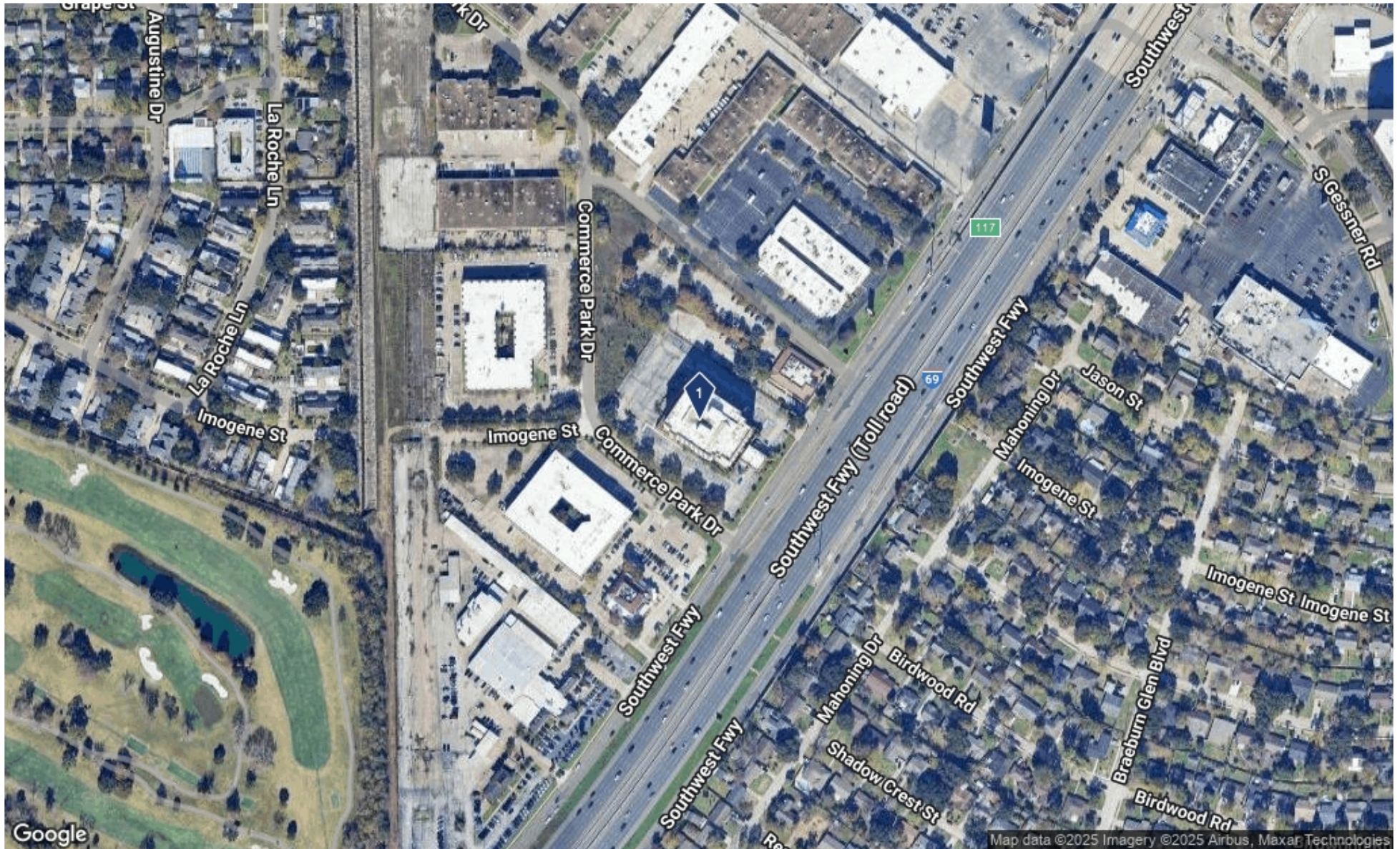
Amenities

Room Amenities: High Speed Internet Access, Multi-Room Suites, Patio

Site Amenities: Business Center, Fitness Center, Hot Tub, Meeting Event Space, On-Site Bar, Pool, Public Access Wifi, Restaurant, Smoke-Free









**No Site Plan Available**

| Tenant Name      | Floor | SF Occupied | Employees | Move Date | Expiration |
|------------------|-------|-------------|-----------|-----------|------------|
| Texas Travel Llc | 1     | 500         | -         | Jul 2025  | -          |

Showing 1 of 1 Tenants

## Traffic Count Report

### Crowne Plaza Suites Houston Near Sugar Land

9090 Southwest Fwy, Houston, TX 77074

Building Type: **Hospitality**

Class: -

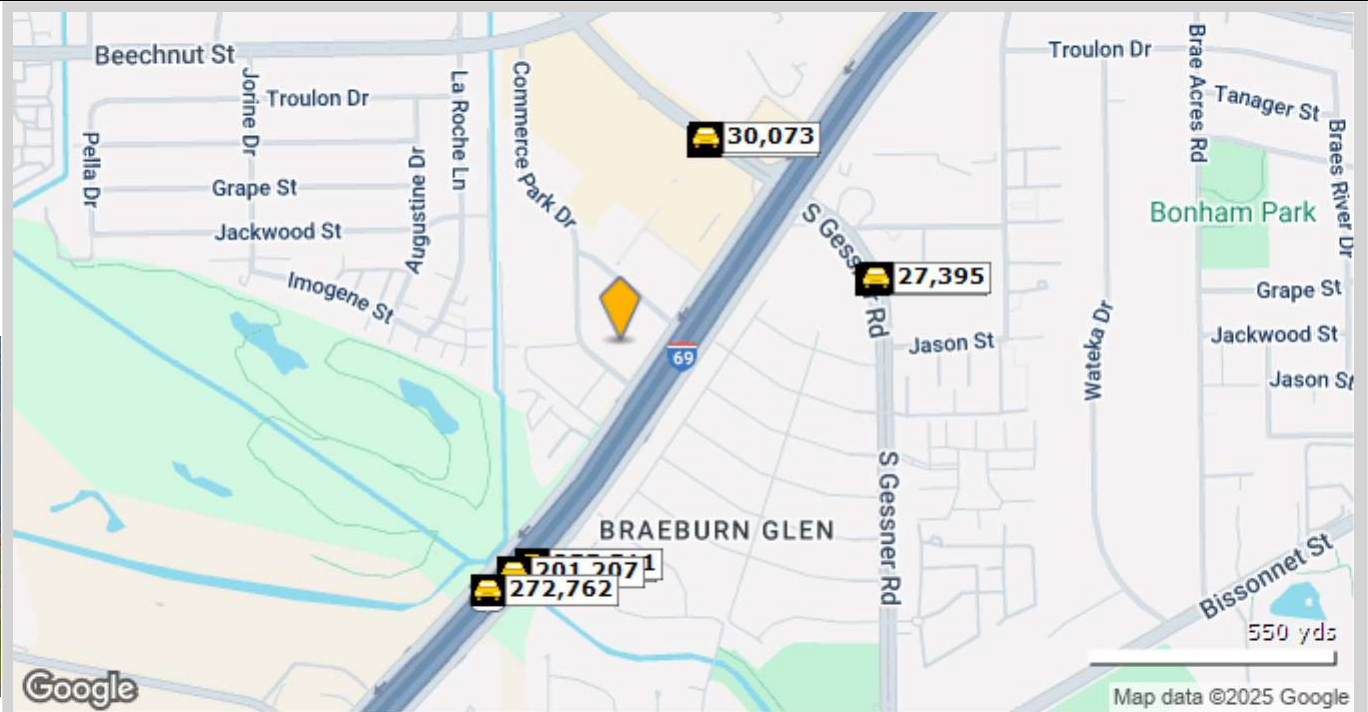
RBA: **182,088 SF**

Typical Floor: **20,232 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  | S Gessner Rd                      | Southwest Fwy | 0.10 SE        | 2025       | 30,286           | MPSI        | .29                     |
| 2  | S Gessner Rd                      | Southwest Fwy | 0.10 SE        | 2024       | 30,073           | MPSI        | .29                     |
| 3  | Southwest Freeway Frontage Road   | Beechnut St   | 0.02 N         | 2021       | 31,672           | AADT        | .30                     |
| 4  | Southwest Fwy                     | Kennard Dr    | 0.11 NE        | 2025       | 251,963          | MPSI        | .30                     |
| 5  | Southwest Fwy                     | Kennard Dr    | 0.11 NE        | 2024       | 255,511          | MPSI        | .30                     |
| 6  | Southwest Freeway HOV             | Mahoning Dr   | 0.08 E         | 2023       | 198,542          | MPSI        | .32                     |
| 7  | US 59 (Southwest Freeway) HOV/HOT | Mahoning Dr   | 0.08 E         | 2025       | 201,207          | MPSI        | .32                     |
| 8  | S Gessner Dr                      | Tybor Dr      | 0.07 NW        | 2024       | 27,190           | MPSI        | .34                     |
| 9  | S Gessner Dr                      | Tybor Dr      | 0.07 NW        | 2025       | 27,395           | MPSI        | .35                     |
| 10 | Southwest Fwy                     | Kennard Dr    | 0.17 NE        | 2024       | 272,762          | MPSI        | .36                     |

Crowne Plaza Suites Houston Near Sugar Land

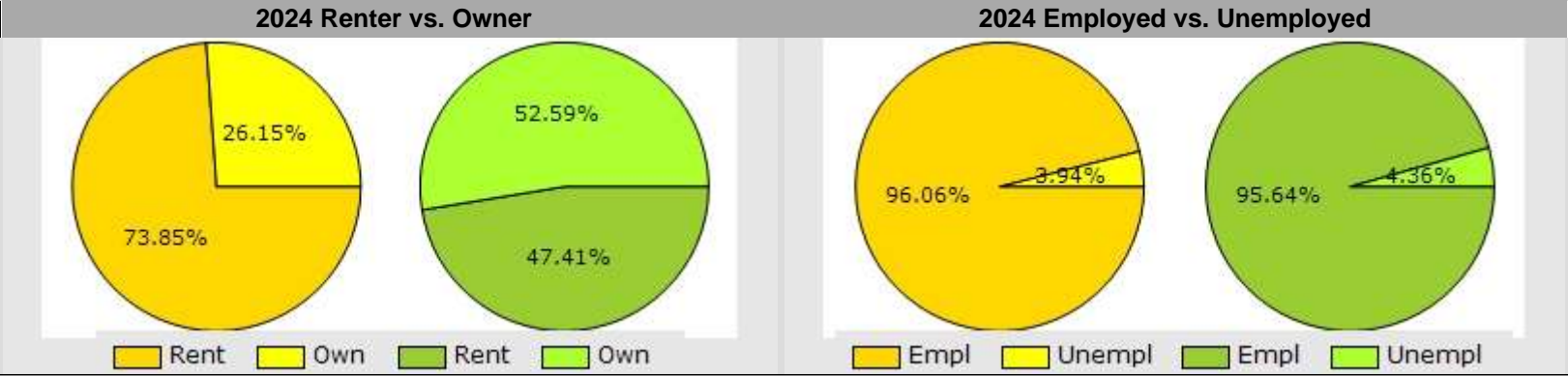
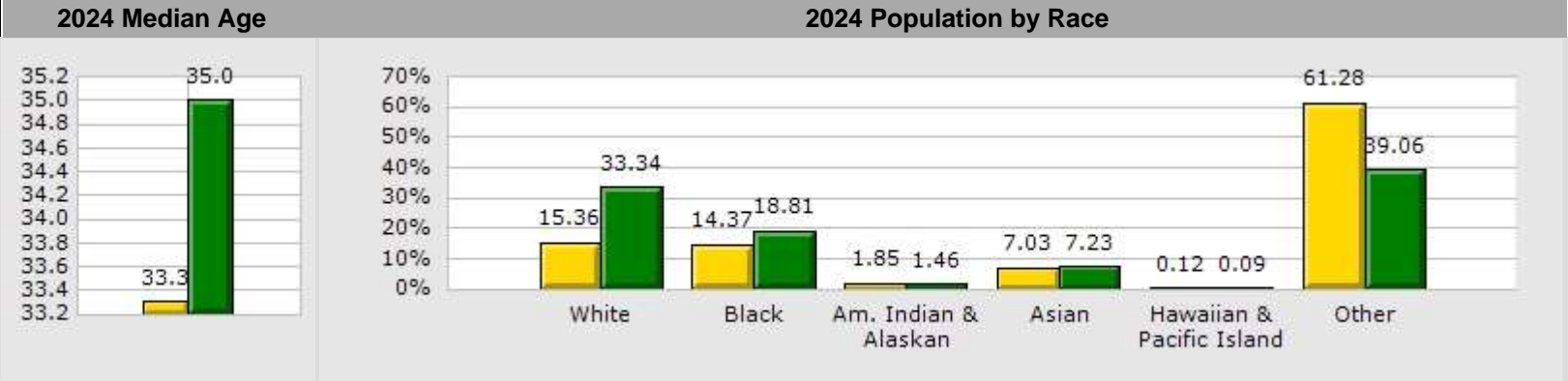
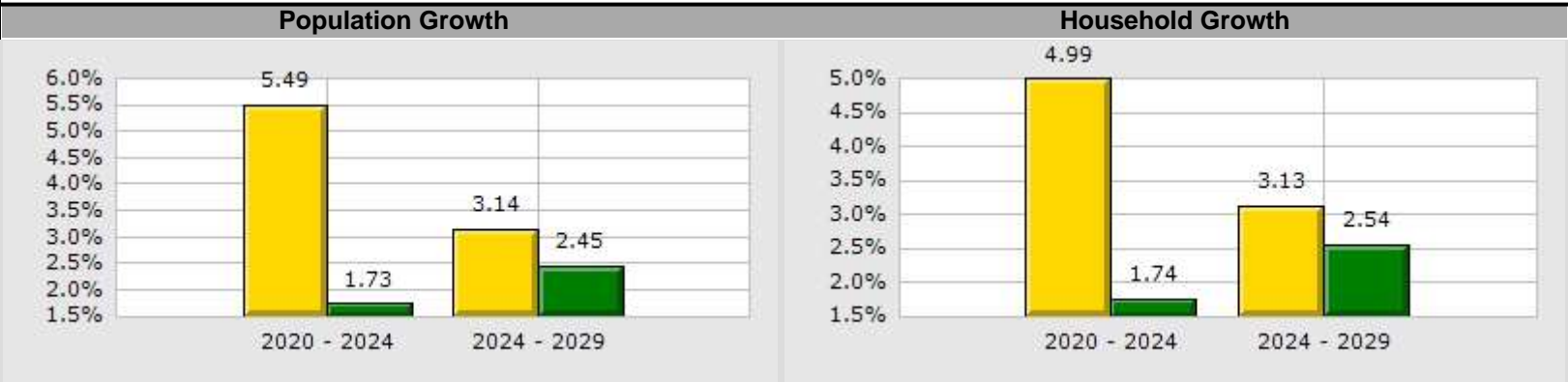
9090 Southwest Fwy, Houston, TX 77074

Type: Hospitality/Hotel

County: Harris

1 Mile

County



| Crowne Plaza Suites Houston Near Sugar Land |                   |        |           |        |
|---|-------------------|--------|-----------|--------|
| 9090 Southwest Fwy, Houston, TX 77074       |                   |        |           |        |
| Type:                                       | Hospitality/Hotel |        |           |        |
| County:                                     | Harris            |        |           |        |
|   | 1 Mile            |        | County    |        |
| Population Growth                           |                   |        |           |        |
| Growth 2020 - 2024                          | 5.49%             |        | 1.73%     |        |
| Growth 2024 - 2029                          | 3.14%             |        | 2.45%     |        |
| Empl  | 12,223            | 96.06% | 2,419,249 | 95.64% |
| Unempl                                      | 502               | 3.94%  | 110,294   | 4.36%  |
| 2024 Population by Race                     |                   |        |           |        |
|   | 23,881            |        | 4,812,824 |        |
| White                                       | 3,667             | 15.36% | 1,604,724 | 33.34% |
| Black                                       | 3,432             | 14.37% | 905,523   | 18.81% |
| Am. Indian & Alaskan                        | 441               | 1.85%  | 70,247    | 1.46%  |
| Asian                                       | 1,679             | 7.03%  | 347,891   | 7.23%  |
| Hawaiian & Pacific Island                   | 28                | 0.12%  | 4,383     | 0.09%  |
| Other                                       | 14,634            | 61.28% | 1,880,056 | 39.06% |
| Household Growth                            |                   |        |           |        |
| Growth 2020 - 2024                          | 4.99%             |        | 1.74%     |        |
| Growth 2024 - 2029                          | 3.13%             |        | 2.54%     |        |
| Renter Occupied                             | 6,133             | 73.85% | 816,567   | 47.41% |
| Owner Occupied                              | 2,172             | 26.15% | 905,644   | 52.59% |
| 2024 Households by Household Income         |                   |        |           |        |
|   | 8,305             |        | 1,722,211 |        |
| Income <\$25K                               | 2,493             | 30.02% | 312,581   | 18.15% |
| Income \$25K - \$50K                        | 2,903             | 34.95% | 367,847   | 21.36% |
| Income \$50K - \$75K                        | 1,112             | 13.39% | 282,660   | 16.41% |
| Income \$75K - \$100K                       | 806               | 9.70%  | 203,891   | 11.84% |
| Income \$100K - \$125K                      | 378               | 4.55%  | 155,568   | 9.03%  |
| Income \$125K - \$150K                      | 166               | 2.00%  | 105,376   | 6.12%  |
| Income \$150K - \$200K                      | 228               | 2.75%  | 129,368   | 7.51%  |
| Income \$200K+                              | 219               | 2.64%  | 164,920   | 9.58%  |
| 2024 Med Household Inc                      | \$36,870          |        | \$65,383  |        |
| 2024 Median Age                             | 33.30             |        | 35.00     |        |
|   |                   |        |           |        |



## Demographic Summary Report

### Crowne Plaza Suites Houston Near Sugar Land

9090 Southwest Fwy, Houston, TX 77074

Building Type: **Hospitality**

Class: -

RBA: **182,088 SF**

Typical Floor: **20,232 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



| Radius                                    | 1 Mile        | 5 Mile         | 10 Mile        |
|---|---------------|----------------|----------------|
| <b>Population</b>                         |               |                |                |
| 2029 Projection                           | 24,630        | 575,625        | 1,666,443      |
| 2024 Estimate                             | 23,881        | 558,022        | 1,568,715      |
| 2020 Census                               | 22,638        | 547,945        | 1,506,448      |
| Growth 2024 - 2029                        | 3.14%         | 3.15%          | 6.23%          |
| Growth 2020 - 2024                        | 5.49%         | 1.84%          | 4.13%          |
| <b>2024 Population by Hispanic Origin</b> | 16,359        | 268,831        | 556,016        |
| <b>2024 Population</b>                    | 23,881        | 558,022        | 1,568,715      |
| White                                     | 3,667 15.36%  | 122,760 22.00% | 482,511 30.76% |
| Black                                     | 3,432 14.37%  | 118,821 21.29% | 321,029 20.46% |
| Am. Indian & Alaskan                      | 441 1.85%     | 10,195 1.83%   | 19,911 1.27%   |
| Asian                                     | 1,679 7.03%   | 64,245 11.51%  | 231,466 14.76% |
| Hawaiian & Pacific Island                 | 28 0.12%      | 436 0.08%      | 1,281 0.08%    |
| Other                                     | 14,634 61.28% | 241,564 43.29% | 512,517 32.67% |
| U.S. Armed Forces                         | 0             | 303            | 793            |
| <b>Households</b>                         |               |                |                |
| 2029 Projection                           | 8,565         | 218,414        | 651,111        |
| 2024 Estimate                             | 8,305         | 211,648        | 614,777        |
| 2020 Census                               | 7,910         | 208,614        | 589,348        |
| Growth 2024 - 2029                        | 3.13%         | 3.20%          | 5.91%          |
| Growth 2020 - 2024                        | 4.99%         | 1.45%          | 4.31%          |
| Owner Occupied                            | 2,172 26.15%  | 66,000 31.18%  | 272,808 44.38% |
| Renter Occupied                           | 6,133 73.85%  | 145,648 68.82% | 341,969 55.62% |
| <b>2024 Households by HH Income</b>       | 8,305         | 211,648        | 614,776        |
| Income: <\$25,000                         | 2,493 30.02%  | 53,939 25.49%  | 109,839 17.87% |
| Income: \$25,000 - \$50,000               | 2,903 34.95%  | 61,323 28.97%  | 133,667 21.74% |
| Income: \$50,000 - \$75,000               | 1,112 13.39%  | 35,111 16.59%  | 101,539 16.52% |
| Income: \$75,000 - \$100,000              | 806 9.70%     | 20,399 9.64%   | 68,331 11.11%  |
| Income: \$100,000 - \$125,000             | 378 4.55%     | 12,815 6.05%   | 51,697 8.41%   |
| Income: \$125,000 - \$150,000             | 166 2.00%     | 7,361 3.48%    | 31,718 5.16%   |
| Income: \$150,000 - \$200,000             | 228 2.75%     | 8,713 4.12%    | 41,175 6.70%   |
| Income: \$200,000+                        | 219 2.64%     | 11,987 5.66%   | 76,810 12.49%  |
| <b>2024 Avg Household Income</b>          | \$54,379      | \$69,080       | \$97,390       |
| <b>2024 Med Household Income</b>          | \$36,870      | \$44,878       | \$65,258       |

**Crowne Plaza Suites Houston Near Sugar Land**

9090 Southwest Fwy, Houston, TX 77074

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

Class: -

% Leased: **0%**RBA: **182,088 SF**

Rent/SF/Yr: -

Typical Floor: **20,232 SF**

| Business Employment by Type      | # of Businesses | # Employees   | #Emp/Bus |
|----------------------------------|-----------------|---------------|----------|
| <b>Total Businesses</b>          | <b>1,992</b>    | <b>16,052</b> | <b>8</b> |
| Retail & Wholesale Trade         | 233             | 3,460         | 15       |
| Hospitality & Food Service       | 51              | 930           | 18       |
| Real Estate, Renting, Leasing    | 76              | 394           | 5        |
| Finance & Insurance              | 111             | 454           | 4        |
| Information                      | 42              | 708           | 17       |
| Scientific & Technology Services | 196             | 837           | 4        |
| Management of Companies          | 5               | 15            | 3        |
| Health Care & Social Assistance  | 958             | 6,795         | 7        |
| Educational Services             | 20              | 507           | 25       |
| Public Administration & Sales    | 10              | 322           | 32       |
| Arts, Entertainment, Recreation  | 13              | 93            | 7        |
| Utilities & Waste Management     | 61              | 477           | 8        |
| Construction                     | 65              | 284           | 4        |
| Manufacturing                    | 31              | 233           | 8        |
| Agriculture, Mining, Fishing     | 0               | 0             | 0        |
| Other Services                   | 120             | 543           | 5        |

## Consumer Spending Report

### Crowne Plaza Suites Houston Near Sugar Land

9090 Southwest Fwy, Houston, TX 77074

Building Type: **Hospitality**

Class: -

RBA: **182,088 SF**

Typical Floor: **20,232 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



| 2024 Annual Spending (\$000s)            | 1 Mile           | 5 Mile             | 10 Mile             |
|--|------------------|--------------------|---------------------|
| <b>Total Specified Consumer Spending</b> | <b>\$178,739</b> | <b>\$5,160,620</b> | <b>\$18,432,581</b> |
| <b>Total Apparel</b>                     | <b>\$12,493</b>  | <b>\$320,842</b>   | <b>\$1,021,042</b>  |
| Women's Apparel                          | 4,244            | 115,264            | 387,929             |
| Men's Apparel                            | 2,424            | 63,204             | 208,268             |
| Girl's Apparel                           | 1,075            | 25,528             | 74,650              |
| Boy's Apparel                            | 841              | 19,470             | 55,420              |
| Infant Apparel                           | 741              | 18,190             | 51,789              |
| Footwear                                 | 3,168            | 79,187             | 242,986             |
| <b>Total Entertainment &amp; Hobbies</b> | <b>\$23,780</b>  | <b>\$714,838</b>   | <b>\$2,605,234</b>  |
| Entertainment                            | 3,011            | 81,443             | 278,743             |
| Audio & Visual Equipment/Service         | 6,763            | 188,391            | 625,818             |
| Reading Materials                        | 193              | 6,951              | 31,123              |
| Pets, Toys, & Hobbies                    | 3,266            | 102,343            | 402,167             |
| Personal Items                           | 10,548           | 335,709            | 1,267,384           |
| <b>Total Food and Alcohol</b>            | <b>\$56,805</b>  | <b>\$1,524,170</b> | <b>\$5,079,732</b>  |
| Food At Home                             | 32,316           | 826,464            | 2,592,502           |
| Food Away From Home                      | 21,302           | 605,933            | 2,146,037           |
| Alcoholic Beverages                      | 3,187            | 91,773             | 341,193             |
| <b>Total Household</b>                   | <b>\$24,093</b>  | <b>\$760,830</b>   | <b>\$3,001,842</b>  |
| House Maintenance & Repair               | 3,874            | 124,349            | 534,798             |
| Household Equip & Furnishings            | 10,243           | 310,052            | 1,163,732           |
| Household Operations                     | 7,684            | 241,028            | 922,808             |
| Housing Costs                            | 2,291            | 85,401             | 380,505             |



## Consumer Spending Report

### Crowne Plaza Suites Houston Near Sugar Land

9090 Southwest Fwy, Houston, TX 77074

| 2024 Annual Spending (000s)        | 1 Mile          | 5 Mile             | 10 Mile            |
|------------------------------------|-----------------|--------------------|--------------------|
| <b>Total Transportation/Maint.</b> | <b>\$45,440</b> | <b>\$1,329,723</b> | <b>\$4,669,936</b> |
| Vehicle Purchases                  | 20,724          | 621,770            | 2,217,246          |
| Gasoline                           | 14,891          | 395,303            | 1,261,159          |
| Vehicle Expenses                   | 828             | 26,438             | 110,744            |
| Transportation                     | 3,275           | 121,428            | 510,360            |
| Automotive Repair & Maintenance    | 5,722           | 164,784            | 570,427            |
| <b>Total Health Care</b>           | <b>\$7,888</b>  | <b>\$226,412</b>   | <b>\$819,654</b>   |
| Medical Services                   | 4,423           | 127,420            | 470,332            |
| Prescription Drugs                 | 2,550           | 72,011             | 252,516            |
| Medical Supplies                   | 915             | 26,981             | 96,805             |
| <b>Total Education/Day Care</b>    | <b>\$8,240</b>  | <b>\$283,805</b>   | <b>\$1,235,140</b> |
| Education                          | 5,427           | 184,218            | 798,141            |
| Fees & Admissions                  | 2,813           | 99,587             | 437,000            |