



Property Summary

Rooms	87	Operation Type	Franchise
Built	2014	Meeting Space	625 SF
Stories	4	Commercial Asking Rent	Withheld
Brand	Hampton by Hilton		
True Owner	Nizarali Manesia		

Amenities

Room Amenities: Digital key, High Speed Internet Access

Site Amenities: Business Center, Fitness Center, Meeting Event Space, Pool, Public Access Wifi

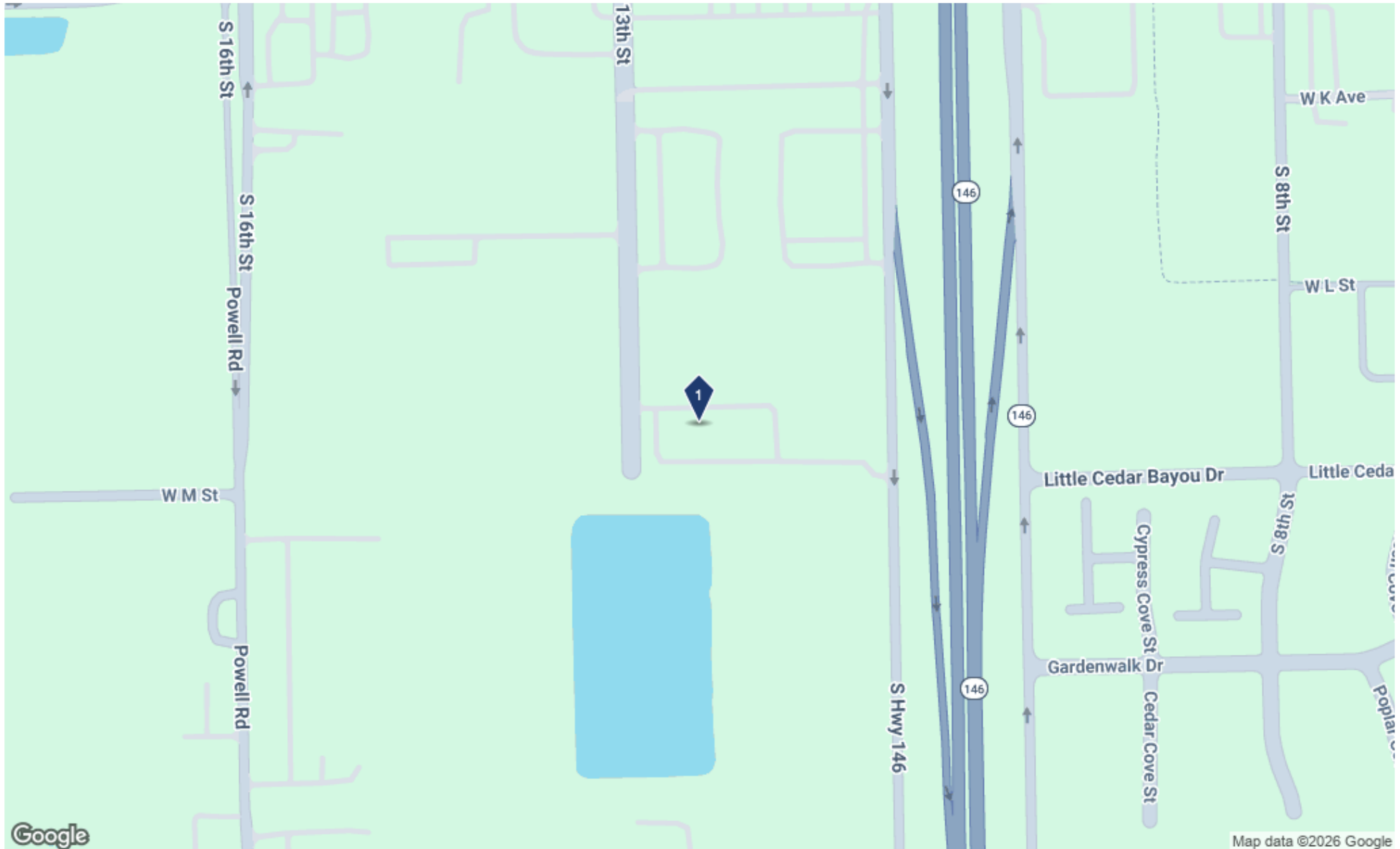


Hampton by Hilton Inn & Suites La Porte - 1328 Highway 146

La Porte, Texas 77571 (Harris County) - Houston East/Baytown Submarket

Upper Midscale

Hotel



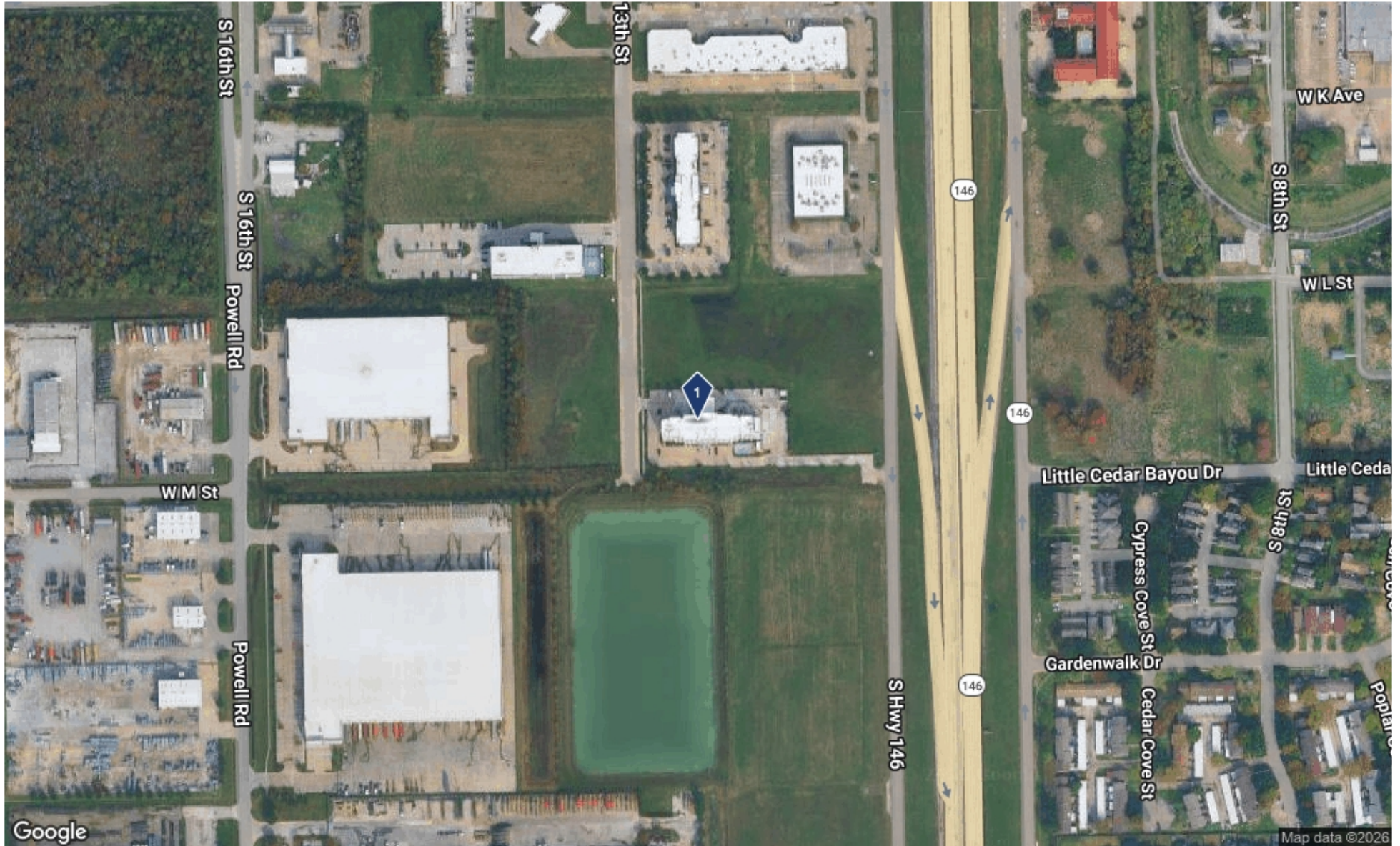


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No Site Plan Available



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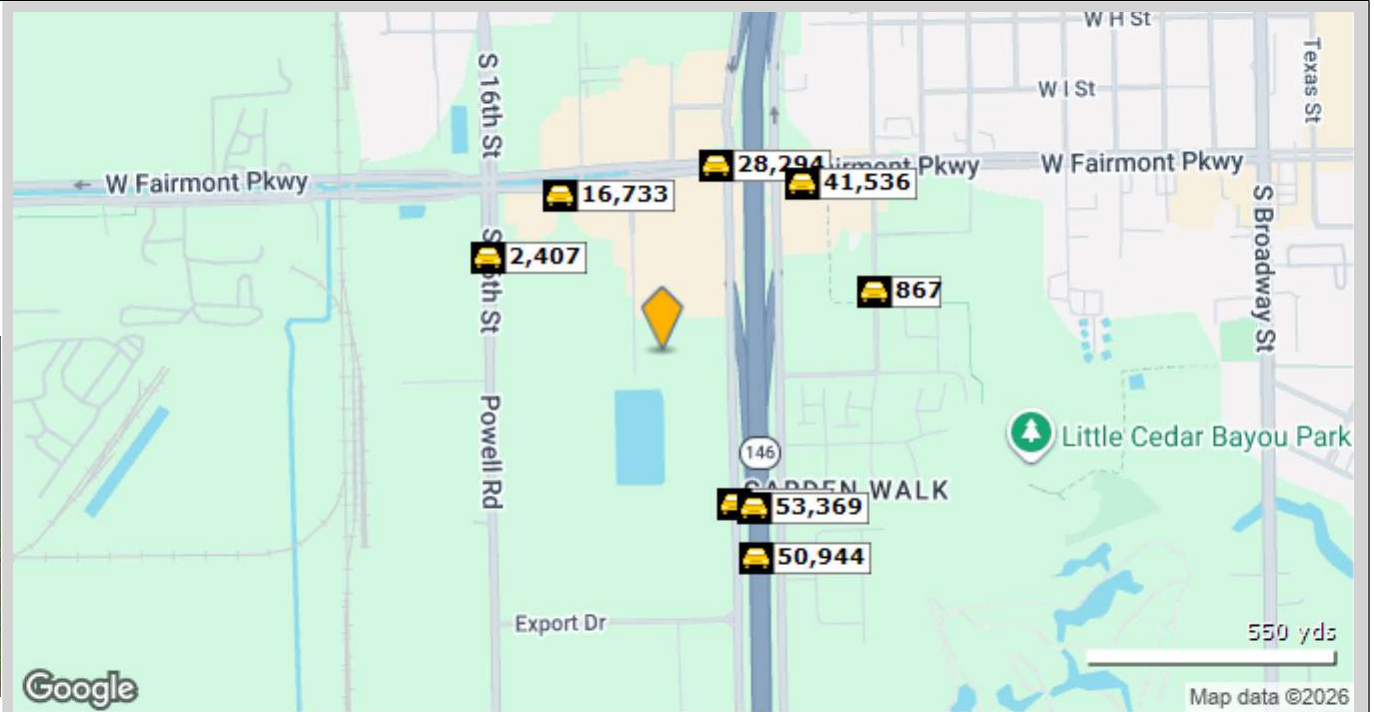
No Data Available

Traffic Count Report

Hampton by Hilton Inn & Suites La Porte

1328 Highway 146, La Porte, TX 77571

Building Type: **Hospitality**
 Class: -
 RBA: **55,844 SF**
 Typical Floor: **13,961 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	State Hwy 146	I St	0.01 S	2023	1,541	MPSI	.21
2	State Highway 146 South	I St	0.01 S	2021	1,537	AADT	.21
3	State Hwy 146	Gardenwalk Dr	0.09 NE	2024	53,369	MPSI	.23
4	Fairmont Pkwy	S 14th St	0.03 NE	2018	16,733	MPSI	.24
5	S 16th St	Fairmont Pkwy	0.08 N	2024	2,381	MPSI	.25
6	S 16th St	Fairmont Pkwy	0.08 N	2025	2,407	MPSI	.25
7	Fairmont Pkwy	State Hwy 146	0.02 E	2018	28,294	MPSI	.26
8	TX 121	Gardenwalk Dr	0.09 NE	2020	50,944	AADT	.29
9	W Fairmont Pkwy	Hwy 146	0.04 NW	2024	41,536	MPSI	.29
10	S 8th St	W L St	0.02 S	2025	867	MPSI	.29

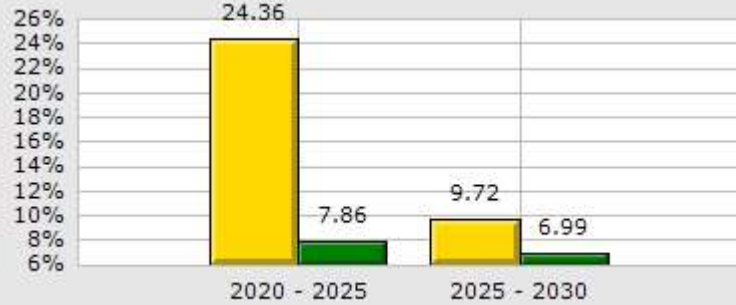
Hampton by Hilton Inn & Suites La Porte

1328 Highway 146, La Porte, TX 77571

Type: **Hospitality/Hotel**
 County: **Harris**

1 Mile
County

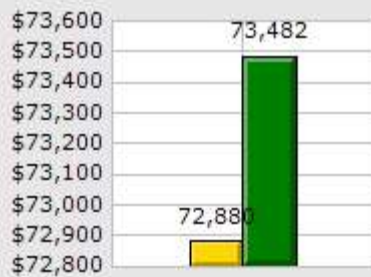
Population Growth



Household Growth



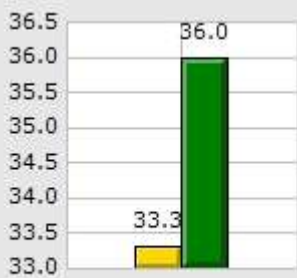
2025 Med Household Inc



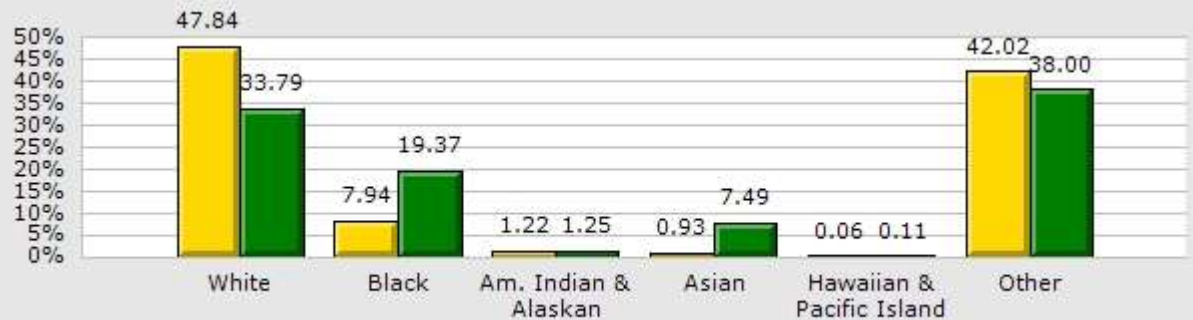
2025 Households by Household Income



2025 Median Age



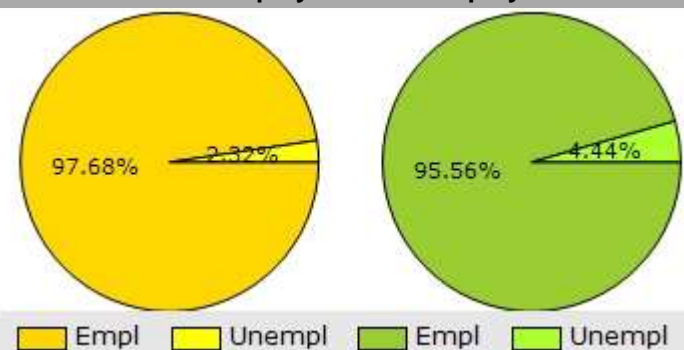
2025 Population by Race



2025 Renter vs. Owner



2025 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Hampton by Hilton Inn & Suites La Porte
 1328 Highway 146, La Porte, TX 77571

Type: **Hospitality/Hotel**
 County: **Harris**

	1 Mile		County	
Population Growth				
Growth 2020 - 2025	24.36%		7.86%	
Growth 2025 - 2030	9.72%		6.99%	
Empl	1,725	97.68%	2,565,879	95.56%
Unempl	41	2.32%	119,211	4.44%
2025 Population by Race				
	3,539		5,103,017	
White	1,693	47.84%	1,724,518	33.79%
Black	281	7.94%	988,251	19.37%
Am. Indian & Alaskan	43	1.22%	63,604	1.25%
Asian	33	0.93%	382,096	7.49%
Hawaiian & Pacific Island	2	0.06%	5,509	0.11%
Other	1,487	42.02%	1,939,039	38.00%
Household Growth				
Growth 2020 - 2025	13.99%		8.12%	
Growth 2025 - 2030	8.26%		7.29%	
Renter Occupied	537	40.68%	861,296	47.06%
Owner Occupied	783	59.32%	968,812	52.94%
2025 Households by Household Income				
	1,319		1,830,108	
Income <\$25K	199	15.09%	289,011	15.79%
Income \$25K - \$50K	210	15.92%	330,315	18.05%
Income \$50K - \$75K	283	21.46%	313,647	17.14%
Income \$75K - \$100K	145	10.99%	228,967	12.51%
Income \$100K - \$125K	98	7.43%	168,916	9.23%
Income \$125K - \$150K	65	4.93%	130,997	7.16%
Income \$150K - \$200K	299	22.67%	149,340	8.16%
Income \$200K+	20	1.52%	218,915	11.96%
2025 Med Household Inc	\$72,880		\$73,482	
2025 Median Age	33.30		36.00	

Demographic Summary Report

Hampton by Hilton Inn & Suites La Porte

1328 Highway 146, La Porte, TX 77571

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 Rent/SF/Yr: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	3,882	62,126	451,562
2025 Estimate	3,538	57,951	424,346
2020 Census	2,845	53,232	399,910
Growth 2025 - 2030	9.72%	7.20%	6.41%
Growth 2020 - 2025	24.36%	8.86%	6.11%
2025 Population by Hispanic Origin	1,362	19,649	179,171
2025 Population	3,538	57,951	424,346
White	1,692 47.82%	35,909 61.96%	220,087 51.86%
Black	281 7.94%	2,962 5.11%	33,349 7.86%
Am. Indian & Alaskan	43 1.22%	429 0.74%	4,078 0.96%
Asian	33 0.93%	1,280 2.21%	18,400 4.34%
Hawaiian & Pacific Island	2 0.06%	45 0.08%	319 0.08%
Other	1,487 42.03%	17,326 29.90%	148,114 34.90%
U.S. Armed Forces	0	60	626
Households			
2030 Projection	1,429	22,361	168,517
2025 Estimate	1,320	20,841	158,185
2020 Census	1,158	19,261	149,722
Growth 2025 - 2030	8.26%	7.29%	6.53%
Growth 2020 - 2025	13.99%	8.20%	5.65%
Owner Occupied	783 59.32%	15,989 76.72%	92,106 58.23%
Renter Occupied	537 40.68%	4,852 23.28%	66,079 41.77%
2025 Households by HH Income	1,319	20,842	158,186
Income: <\$25,000	199 15.09%	2,147 10.30%	20,401 12.90%
Income: \$25,000 - \$50,000	210 15.92%	2,854 13.69%	27,599 17.45%
Income: \$50,000 - \$75,000	283 21.46%	2,735 13.12%	28,300 17.89%
Income: \$75,000 - \$100,000	145 10.99%	2,345 11.25%	19,701 12.45%
Income: \$100,000 - \$125,000	98 7.43%	2,284 10.96%	15,763 9.96%
Income: \$125,000 - \$150,000	65 4.93%	2,183 10.47%	12,498 7.90%
Income: \$150,000 - \$200,000	299 22.67%	3,212 15.41%	16,339 10.33%
Income: \$200,000+	20 1.52%	3,082 14.79%	17,585 11.12%
2025 Avg Household Income	\$90,539	\$124,096	\$104,986
2025 Med Household Income	\$72,880	\$103,721	\$78,544

Hampton by Hilton Inn & Suites La Porte

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	302	3,559	12
Retail & Wholesale Trade	57	880	15
Hospitality & Food Service	47	599	13
Real Estate, Renting, Leasing	12	73	6
Finance & Insurance	24	95	4
Information	5	24	5
Scientific & Technology Services	29	219	8
Management of Companies	1	3	3
Health Care & Social Assistance	41	198	5
Educational Services	4	258	65
Public Administration & Sales	4	16	4
Arts, Entertainment, Recreation	5	85	17
Utilities & Waste Management	6	134	22
Construction	20	229	11
Manufacturing	13	596	46
Agriculture, Mining, Fishing	0	0	0
Other Services	34	150	4

Consumer Spending Report

Hampton by Hilton Inn & Suites La Porte

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2025 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$39,873	\$754,429	\$4,985,263
Total Apparel	\$2,283	\$39,913	\$272,866
Women's Apparel	870	15,550	103,953
Men's Apparel	445	8,206	55,378
Girl's Apparel	183	2,912	20,246
Boy's Apparel	128	2,065	14,836
Infant Apparel	109	1,763	13,322
Footwear	550	9,418	65,131
Total Entertainment & Hobbies	\$5,785	\$109,937	\$716,671
Entertainment	677	13,349	87,365
Audio & Visual Equipment/Service	1,425	24,775	169,643
Reading Materials	61	1,336	8,014
Pets, Toys, & Hobbies	979	18,837	117,859
Personal Items	2,644	51,639	333,790
Total Food and Alcohol	\$10,989	\$197,738	\$1,362,354
Food At Home	5,689	100,502	703,062
Food Away From Home	4,602	83,920	570,497
Alcoholic Beverages	698	13,316	88,795
Total Household	\$6,346	\$124,215	\$785,011
House Maintenance & Repair	1,416	29,187	168,660
Household Equip & Furnishings	2,546	47,827	307,033
Household Operations	1,754	33,962	224,625
Housing Costs	629	13,239	84,692

Consumer Spending Report

Hampton by Hilton Inn & Suites La Porte

1328 Highway 146, La Porte, TX 77571

2025 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$10,345	\$200,206	\$1,322,458
Vehicle Purchases	5,282	106,567	682,705
Gasoline	2,891	50,345	351,357
Vehicle Expenses	163	4,113	25,328
Transportation	784	16,580	109,808
Automotive Repair & Maintenance	1,226	22,602	153,260
Total Health Care	\$1,778	\$35,604	\$230,515
Medical Services	1,005	20,079	130,198
Prescription Drugs	573	11,610	74,346
Medical Supplies	201	3,915	25,972
Total Education/Day Care	\$2,345	\$46,816	\$295,389
Education	1,545	30,470	191,509
Fees & Admissions	801	16,346	103,880