

# TOWNEPLACE SUITES BY MARRIOTT

1003 TEXAS 332, CLUTE, TX 77531



## FOR SALE

**KW COMMERCIAL | ENERGY CORRIDOR**

1220 Augusta Drive  
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

**ASH NOORANI**

O: (832) 455-6486

[ash.noorani@kwcec.com](mailto:ash.noorani@kwcec.com)

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# EXECUTIVE SUMMARY

1003 TEXAS 332



## OFFERING SUMMARY

PRICE:	\$4,500,000
NUMBER OF ROOMS:	82
STORIES:	2
LOT SIZE:	2.17 acres
BUILDING SF:	59,261 Sqft
MEETING SPACE	1,250 Sqft
YEAR BUILT:	1999
ROOFING	Pitched, Composite
FOUNDATION:	Reinforced Concrete Slab
BRAND:	Towneplace Suites Marriott

## PROPERTY OVERVIEW

Presenting an exceptional investment opportunity, TownePlace Suites by Marriott Clute/Lake Jackson is a premier upper midscale hotel under the renowned Marriott International brand. Ideally located in the thriving suburban area near Houston and the Texas Gulf Coast, this 82-room hotel offers a strategic advantage for both business and leisure travelers. The property features two stories of spacious accommodations, including fully-equipped kitchens, multi-room suites, and high-speed internet access, catering to extended stays for corporate projects or family getaways. Guests can also enjoy outdoor relaxation on the hotel's patio.

The hotel is conveniently situated near major employers such as Dow, BASF, Freeport LNG, and Chevron, making it a preferred choice for business travelers. Additionally, the property is just minutes away from key amenities, including shopping centers like Dixie Mini Mall, Plantation Mall, and Brazosport Village, as well as St. Luke's Hospital and various local parks. For air travelers, Texas Gulf Coast Regional Airport and Joseph Ross Scherдин Airport are only a 15-minute drive away.

Recreational opportunities abound in the surrounding area, with easy access to beaches, boating, golfing, and outdoor activities like tennis and water skiing. Whether for business or leisure, TownePlace Suites Clute/Lake Jackson offers the perfect combination of convenience and comfort, making it an ideal

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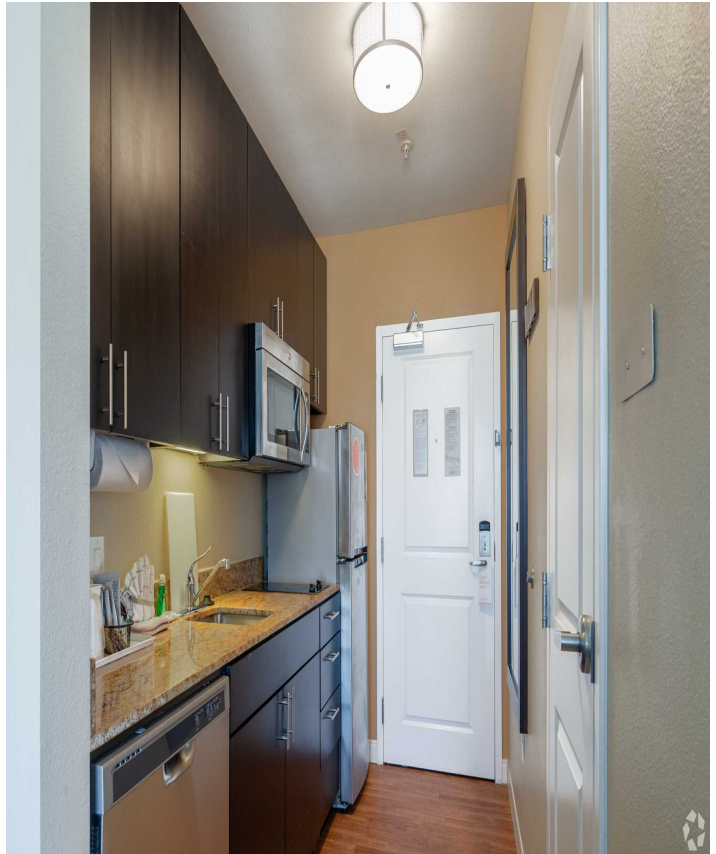
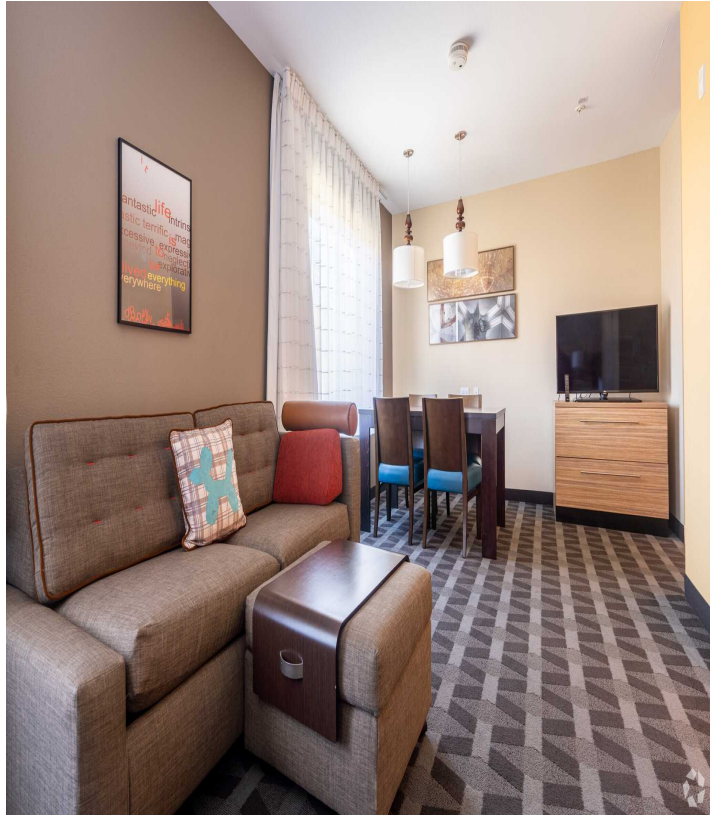
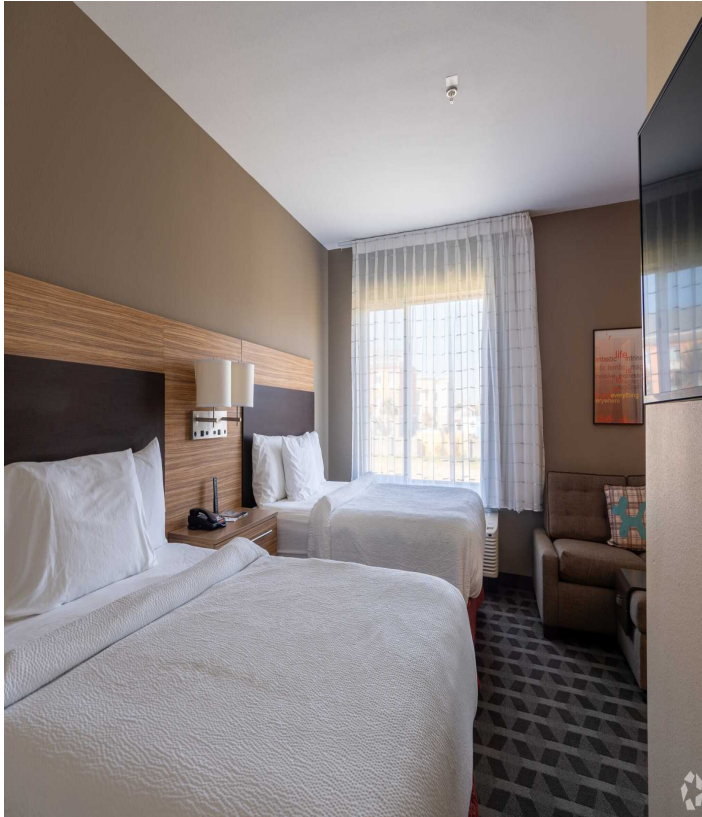
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# ROOM PICTURES

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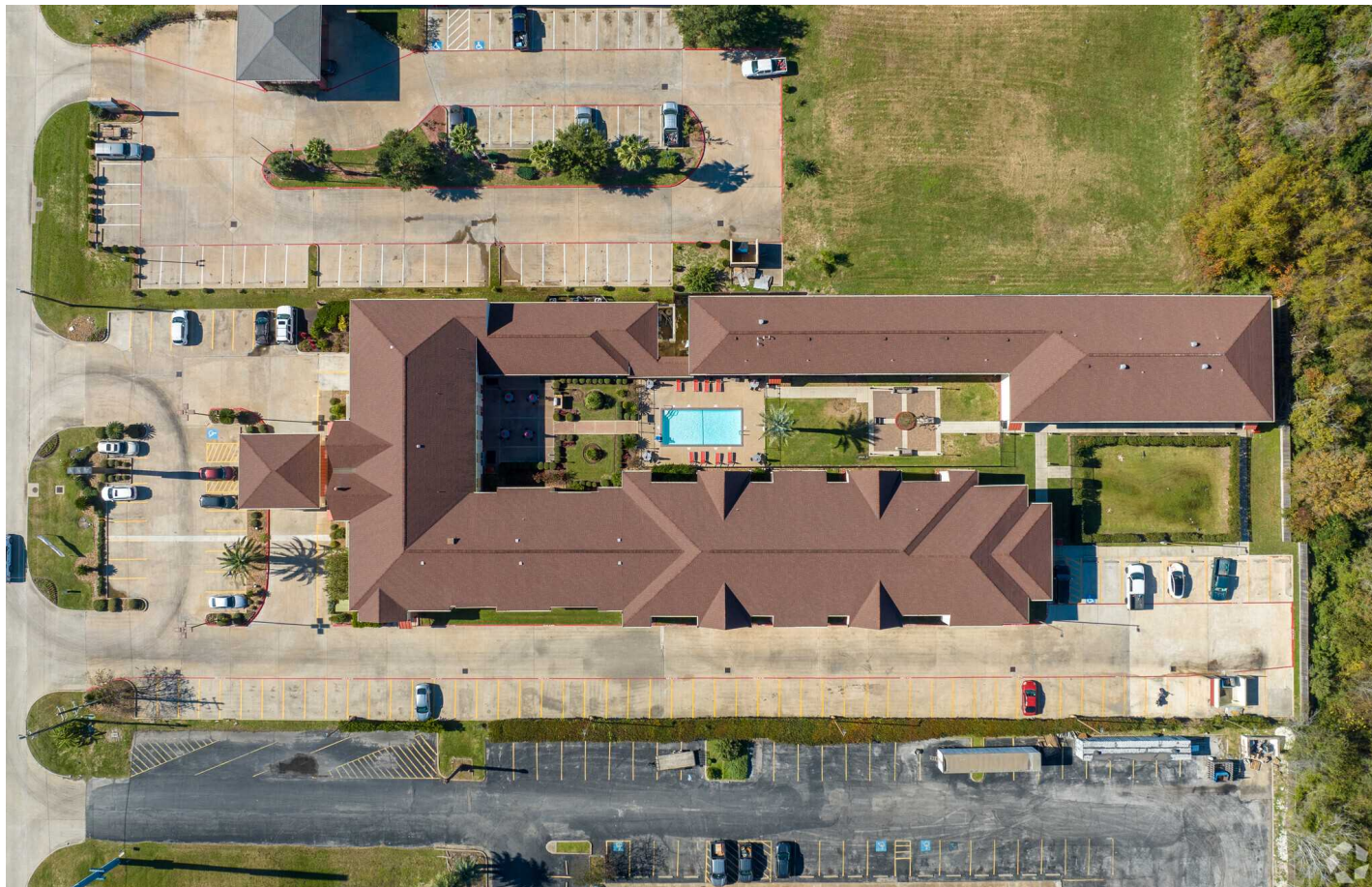
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# ROOM BREAKDOWN

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## ROOM BREAKDOWN

45 King

1 King ADA

28 Queen

2 Queen ADA

3 King/Queen/Queen

1 King/Queen/Queen ADA

1 Queen/Queen/Queen/Queen

1 Queen/Queen/Queen/ Queen ADA

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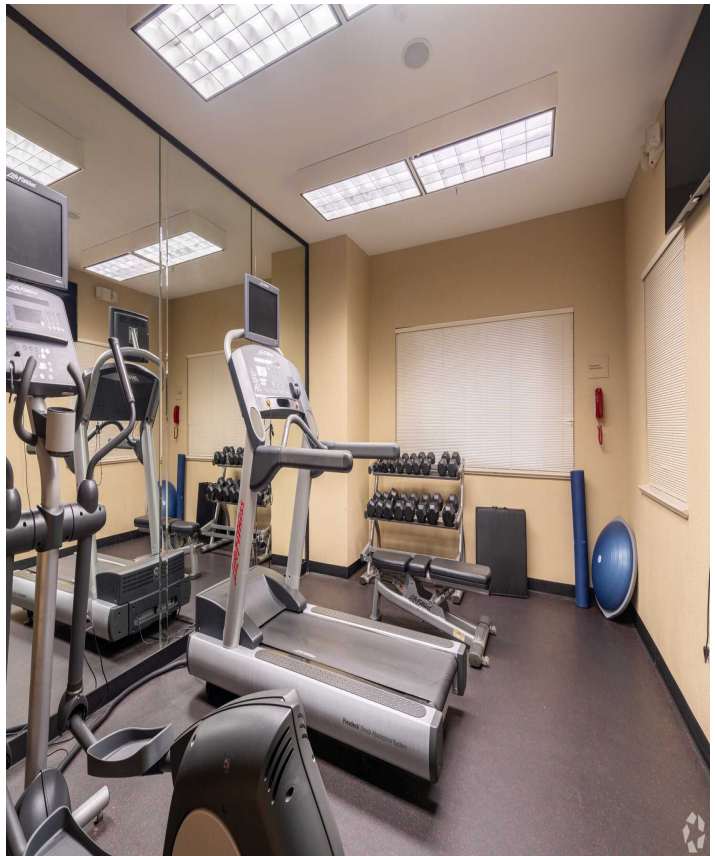
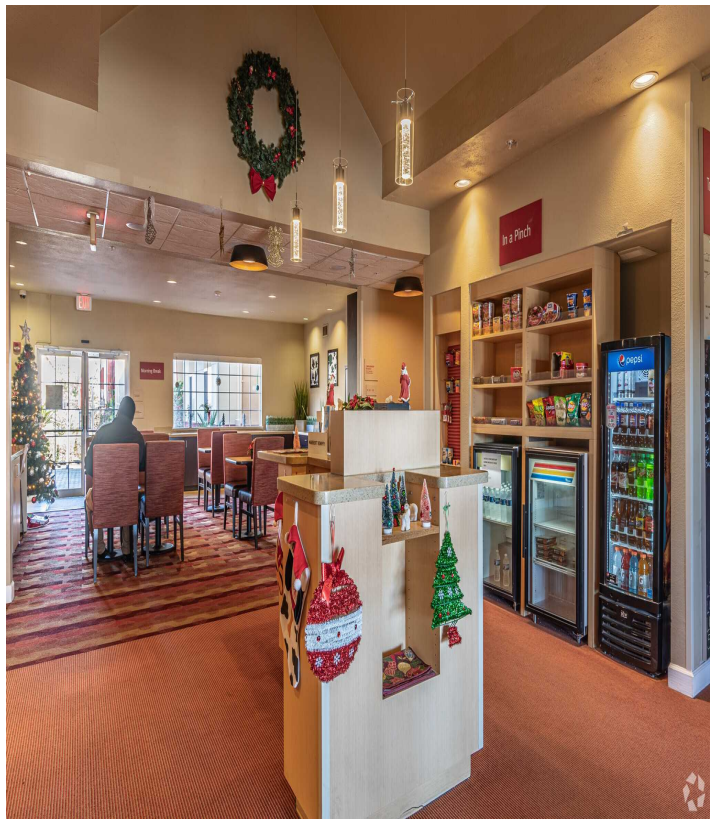
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# FACILITIES

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# LOCATION & HIGHLIGHTS

1003 TEXAS 332



## Location Highlights

- Prime Suburban Setting: Located in Clute, near Lake Jackson with easy access to Houston and the Texas Gulf Coast.
- Key Employers Nearby: Conveniently situated near major corporations such as Dow, BASF, Freeport LNG, and Chevron.
- Close to Amenities: Only minutes from shopping centers like Dixie Mini Mall, Plantation Mall, and Brazosport Village, as well as St. Luke's Hospital and local parks.
- Convenient Air Travel: Just 15 minutes from Texas Gulf Coast Regional Airport and Joseph Ross Scherdin Airport.
- Perfect for both leisure and business travelers, offering close access to a variety of outdoor and recreational activities such as beach access, boating, golf, tennis, and more.

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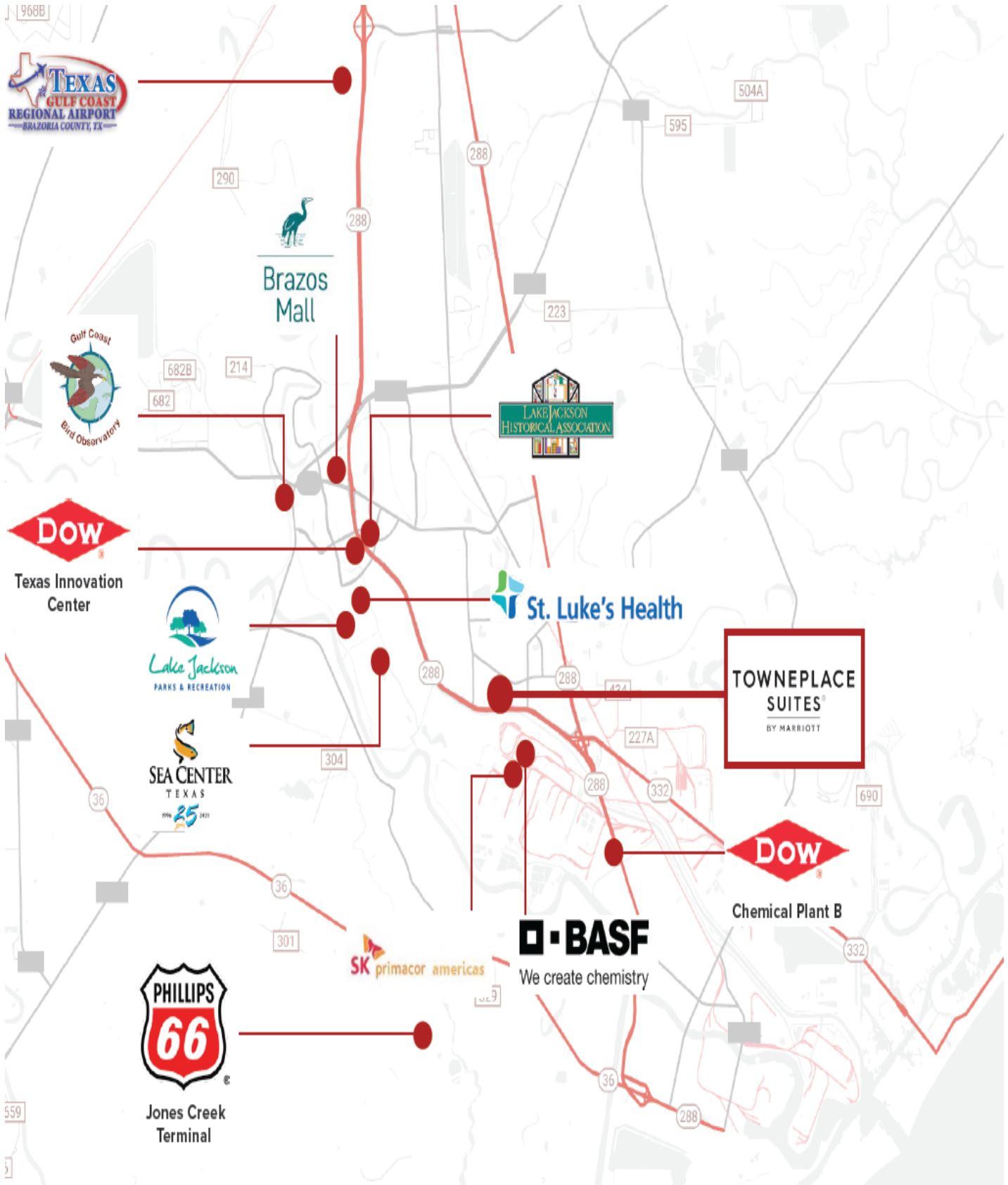
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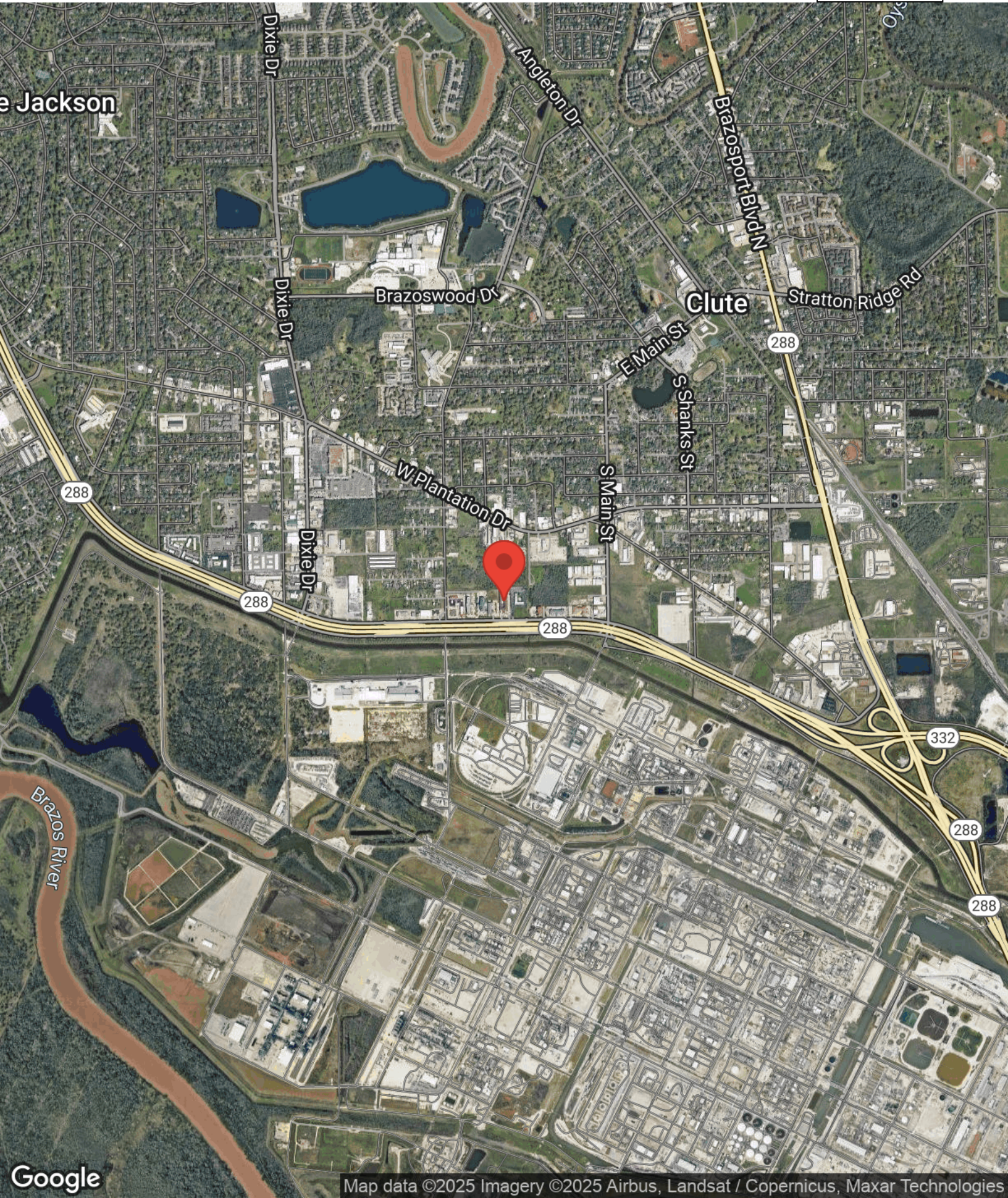
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# AERIAL MAP

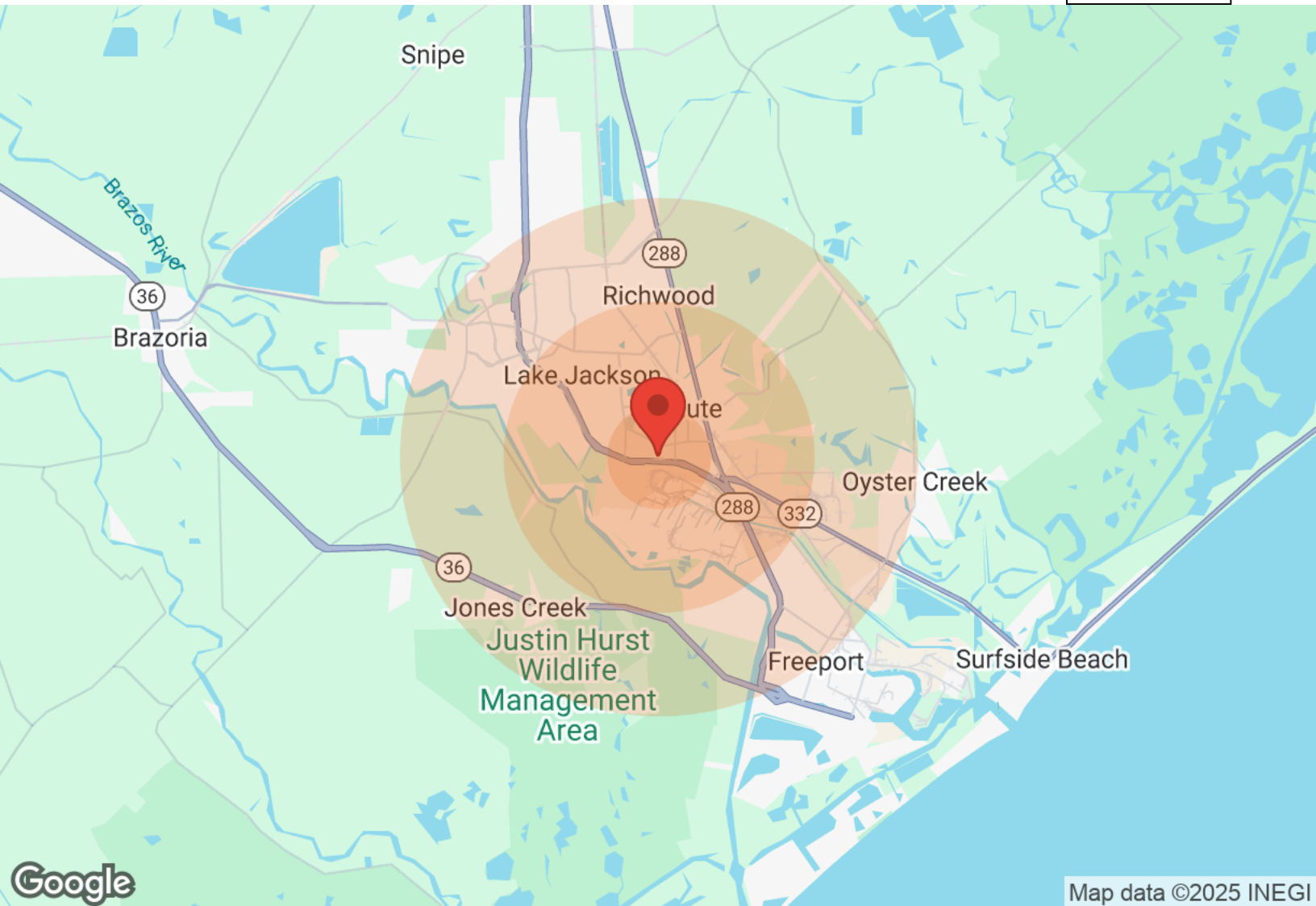
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,853	14,516	27,342
Female	2,500	14,409	27,331
Total Population	5,353	28,925	54,673

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,350	7,112	13,542
Ages 15-24	761	4,340	8,286
Ages 25-54	2,298	11,475	21,598
Ages 55-64	490	2,988	5,689
Ages 65+	454	3,010	5,558

Race	1 Mile	3 Miles	5 Miles
White	3,954	22,968	43,377
Black	433	2,099	3,744
Am In/AK Nat	14	61	109
Hawaiian	N/A	N/A	N/A
Hispanic	3,316	11,232	21,421
Multi-Racial	1,894	7,048	13,546

Income	1 Mile	3 Miles	5 Miles
Median	\$40,451	\$57,426	\$53,887
< \$15,000	303	1,203	2,028
\$15,000-\$24,999	320	1,176	2,286
\$25,000-\$34,999	308	1,124	2,181
\$35,000-\$49,999	286	1,645	2,666
\$50,000-\$74,999	444	1,980	3,954
\$75,000-\$99,999	194	1,470	2,911
\$100,000-\$149,999	136	1,473	2,754
\$150,000-\$199,999	29	436	914
> \$200,000	N/A	197	361

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,513	13,121	24,349
Occupied	2,209	11,705	21,667
Owner Occupied	935	6,863	13,263
Renter Occupied	1,274	4,842	8,404
Vacant	304	1,416	2,682

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# PROFESSIONAL BIO

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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.



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