

Red Roof INN

20543 I45

Spring Texas 77566

Presented By Lic 9005803

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Property Information

Address	Red Roof INN 20543 I-45, Spring TX
Gross Building Area	21300 Sqft Approximately
Land Area	59764 Sqft Approximately
Guest Room	60 Guest Room Plus Manger Living Area
No Of Floors	2
Product Orientation	Exterior Corridor Limited Service
Franchise	Red Roof
Property built	1983

Franchise and Management

Property Currently Operating as Red Roof . Buyer Needs to Assume Current franchise . All buyers are encouraged to speak directly with Red roof Representative for licensing terms and the buyer's ability to qualify for a franchise license.

Buyer Keep Current Franchise or Pays Liquidation Damages to seller at Closing .

Property Management Encumbered: No .

Investment Highlights

Offered at a significant discount to replacement cost .

The new buyer will have the opportunity to revamp the Hotel with Renovated Rooms , employing a more aggressive revenue management strategy and strategic cost control initiatives.

Refreshed Room product will allow the new owner to more effectively compete by improving penetration within the competitive set while increasing cash flow through improving operating margins.

Summary Houston North / Woodlands

The submarket's leisure demand stems from multiple sources including the Cynthia Woods Mitchell Pavilion, a major outdoor amphitheater hosting national acts and the Houston Symphony. Numerous sports facility drive tournaments which support weekend demand throughout the year.

Given occupancy and ADR's growth shifts, the submarket's demand has grown significantly with relatively low supply and has added to higher occupancy through the year.

Texas Renaissance Festival, From October first week to Thanksgiving Week a grand spectacle that transports visitors to an era of chivalry, merriment, and enchantment. Renaissance era.

The Renaissance festival brings Lots of Guest to the Festival and Business to Nearby Hotels In Woodland/ Shenandoah ,Spring,Tomball and Conroe Area .Brings 500,000+GUESTS ANNUALLY

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