

OFFERING MEMORANDUM

# 243 ROOM CLOSED PROPERTY

## HOUSTON, TX | Hotel Opportunity



**9090 SW Freeway | Houston, TX 77074**  
Licensed Texas Broker #9005803

**AMIT MEHTA INC.**  
COMMERCIAL REAL ESTATE

# EXCLUSIVELY MARKETED BY

## AMIT MEHTA

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**BROKER OF RECORD**  
AMIT MEHTA INC.  
License No. 9005803 (TX)

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## PROPERTY PHOTOS



# INVESTMENT HIGHLIGHTS

## Renovation & Revenue Strategy Upside

- Value-add opportunity to reposition the nine-story, 243-room property. Property Needs TLC and Probably Full Service Hotel Franchise. Fresh Franchise PIP Completion will allow the new owner to more effectively compete by improving penetration within the Transient competitive set while increasing cash flow through improving operating margins.



9090 SW Freeway | Houston, TX 77532 (243 Keys)

## Discount to Replacement Cost

- Offered on an “as-is, where-is” basis at a compelling discount to replacement cost, providing investors with a cost-efficient alternative to new construction.
- Immediate opportunity to acquire a full-service hospitality asset below market replacement value in one of Houston’s most dynamic lodging markets.

## Established Flag with Franchise Flexibility

- Previously branded under IHG Hotels & Resorts, the property is available fee-simple and unencumbered by management, debt, or franchise agreements.
- Flexible branding and operator selection allows buyers to align the property with the most competitive flag for the market, maximizing long-term performance.

## Strong Local Employment Base

- Centrally located near Sugar Land, NRG Stadium, The Galleria, Houston Zoo, Memorial Park, and major corporate demand drivers including Baker Hughes and ConocoPhillips.
- Surrounded by a diverse and resilient employment base, ensuring consistent demand from corporate, leisure, and group segments.

## PROPERTY OVERVIEW



Available  
Upon  
Request

LIST PRICE

243

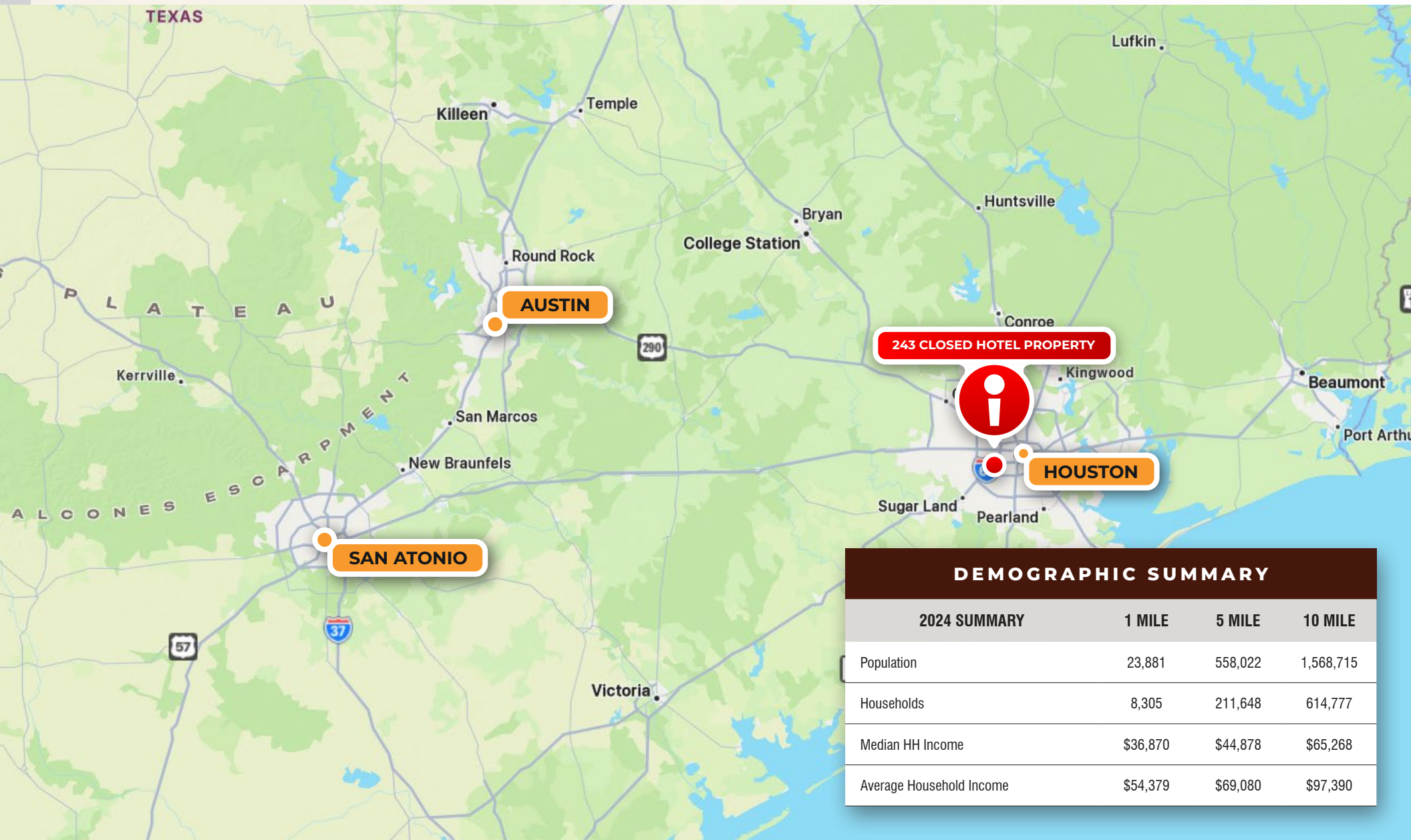
GUEST ROOMS

1979  
Year Built

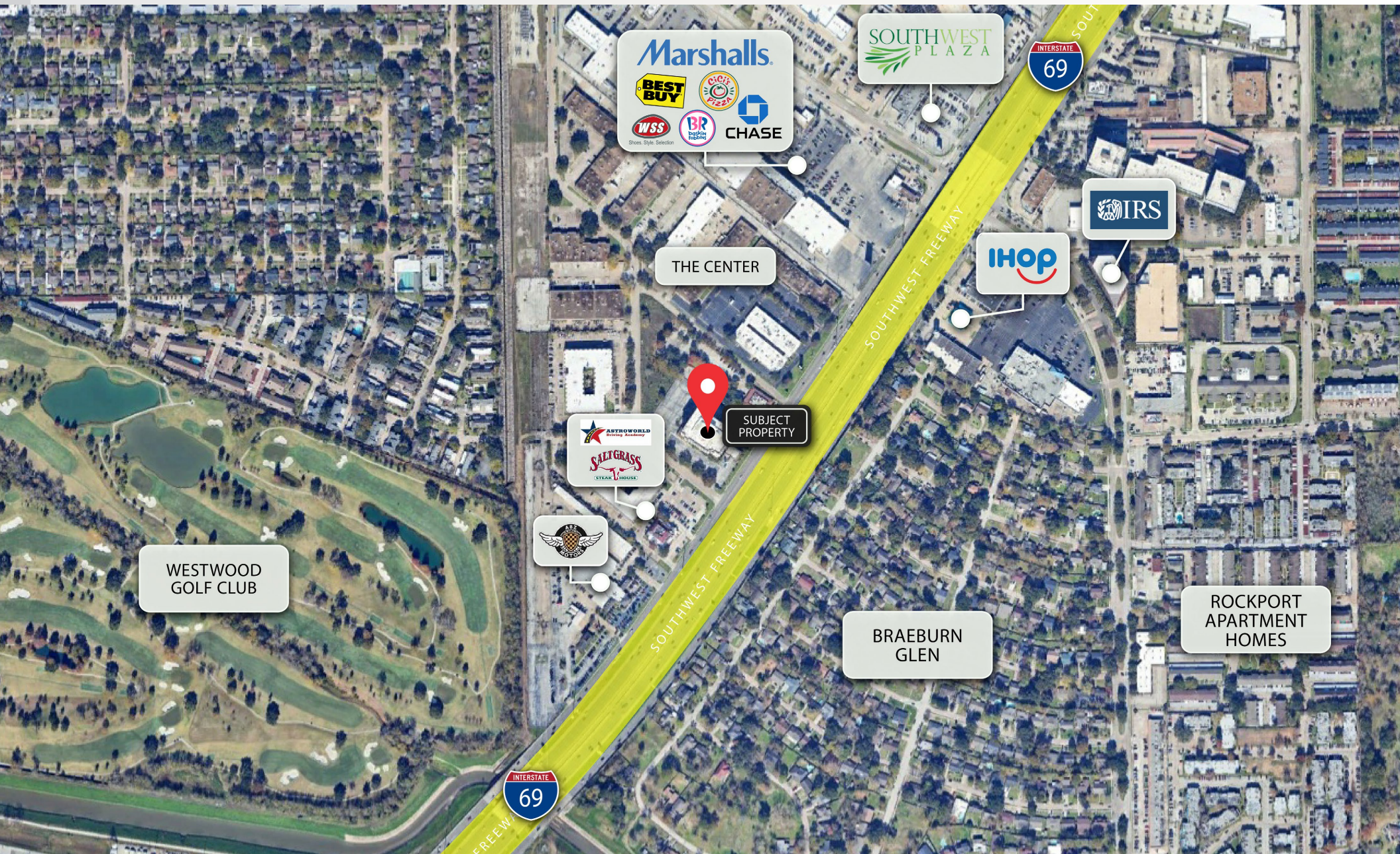
182,088  
SqFt

BUILDING AREA

# REGIONAL MAP



# LOCAL OVERVIEW



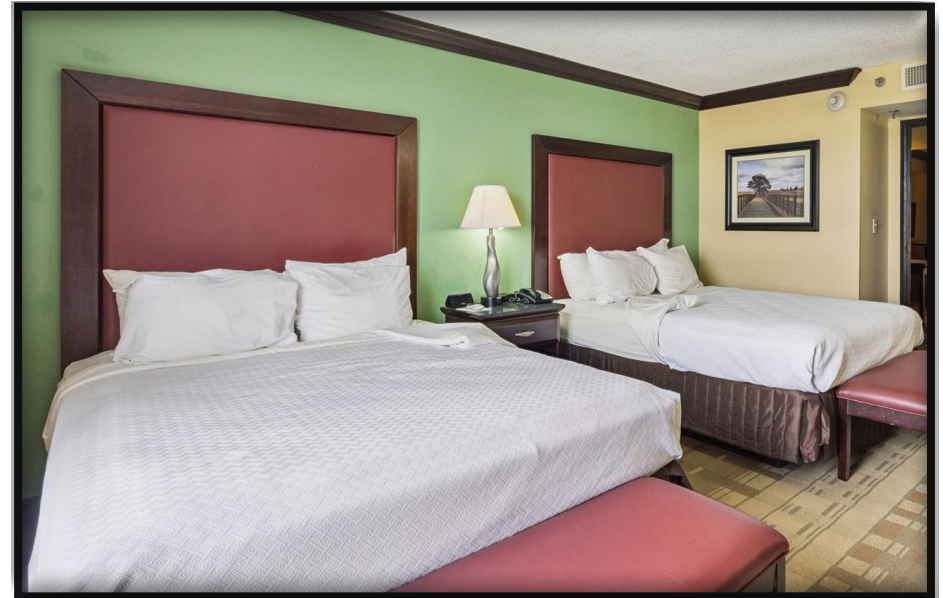
# FINANCIALS

## PROPERTY DESCRIPTION

Property Address	9090 Southwest Freeway Houston TX 77074
Asking Price	Please call for pricing
Product Orientation	Full Service Closed Currently
Gross Building Area	182,088 SF
Lot Size	+/- 3.00 Acres
Number of Keys	243 Rooms
Year Built	1979
No. of Floors	9

## AMENITIES

Fitness Centre , Swimming Pool , Meeting Room , Business Centre, and Restaurant & Bar Area



# LOCATION OVERVIEW

## HOUSTON, TEXAS

- **Strategic Location:** Situated 22 miles northeast of Downtown Houston along U.S. 90 (Crosby Freeway), with direct interstate access via I-10, Beltway 8, and easy connectivity to the Houston metro.
- **Robust Population Growth:** Population reached approximately 3,038 residents in 2023, up from 2,299 in 2010—a ~32% increase—showing consistent growth and community expansion.
- **Economic Powerhouse:** The local labor base of ~1,300 jobs is driven by education, healthcare/social assistance, and food services. Median household income is ~\$43,800 with per capita income around \$26,700.
- **Tourism and Recreation:** Outdoor destinations such as Lake Houston Wilderness Park (4,700 acres of trails, camping, fishing) are nearby, along with annual events like the Crosby Fair & Rodeo and heritage attractions including the Crosby Depot Museum.

### EMPLOYERS

20,000 Employees	10,000-19,999 Employees	1000-4999 Employees
H-E-B	ExxonMobil	Accenture
Houston Methodist	HCA	AIG
Memorial Herman Health	Kroger	Amegy Bank
UT MD ANderson Cancer Center	Landry's	American National Insurance Co.
Walmart	Schlumberger	AON
	Shell Oil Co	Halliburton

## TEXAS



653,646  
Total Businesses



1,220,000  
Total Employees



\$85,587  
Median Household Income



3.0%  
Unemployment Rate

# LOCATION OVERVIEW

## MILITARY DEMAND

ELLINGTON FIELD JOINT RESERVE BASE ,Economic Impact on the Texas Economy, 2019. The Texas Comptroller of Public Accounts estimates the population directly affiliated with Ellington Field JRB contributed at least \$470 million to the Texas economy in 2019.

## LEISURE DEMAND

Space Center Houston, the official visitor center of NASA's Johnson Space Center, is a must-see attraction in Houston. This is a huge complex, where you can walk through the space shuttle replica Independence and the enormous shuttle carrier aircraft it's mounted on.

## MUSEUM DISTRICT

The Museum District is one of Houston's greatest cultural attractions, with 19 museums residing in this beautiful area of downtown. Eleven of these are free to the public. Highlights include the Museum of Fine Arts, Houston the Houston Museum of Natural Science, the Children's Museum of Houston, the Menil Collection, the Holocaust Museum, and the Contemporary Arts Museum Houston, to name just a few. Also in this area is the lovely Hermann Park, with the Houston Zoo and the Miller Outdoor Theatre.

## OIL DEMAND

Houston is the U.S. energy headquarters and a world center for virtually every segment of the oil and gas industry from exploration and production to marketing and technology. This industry employs nearly 87,400 workers, or roughly 14 percent of the nation's overall direct oil/petroleum jobs. The area is home to more than 700 exploration and production companies and 800 oilfield services firms.

## ABOUT US



**AM**  
Amit Mehta Inc.

### CONTACT

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## COMMERCIAL REAL ESTATE

Whether you are looking to acquire, sell, lease, or develop commercial property, they can provide professional advice and market knowledge to help, find the best solutions for your commercial real estate needs. The company specializes in commercial real estate sales transaction Of hotels/motels, C store, truck stop , gas stations , shopping centers, restaurants, office building, industrial ware houses and land development projects primarily in Houston/ Texas metro area.

# COMPREHENSIVE DISCLAIMER

Amit Mehta Group Inc., in its commitment to transparency and ethical conduct, advises all prospective purchasers of the property located at 9090 SW FWY Houston TX 77074 of the following:

## Due Diligence & Responsibility:

The information within this marketing material is sourced from what we believe to be reliable origins. However, Amit Mehta, Inc. has not verified this information and does not guarantee its accuracy or completeness. Prospective buyers are responsible for conducting their thorough due diligence to verify all material information. The marketing package is intended as a preliminary guide and not a definitive source of due diligence information.

## Investment Risks & Buyer Responsibilities:

Investing in this property carries inherent risks. Buyers should consult with their tax, financial, legal, and construction advisors to conduct an independent investigation to determine the property's suitability for their needs. Prospective buyers should also review all legal and financial documents concerning the property and tenant. The future performance of the property and the ability to secure a replacement tenant, if necessary, are contingent upon market and other conditions, with no guarantees of success.

## Confidentiality & Agreement:

This marketing package is proprietary and intended for the exclusive use of its recipient. By accepting this material, you agree to hold Amit Mehta Inc. harmless from any claims arising from your investigation or purchase of the property, acknowledging that the property is sold "as is, where is."



# AMIT MEHTA Inc.

This document has been prepared by Amit Mehta Inc (AMI) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, AMI and those represented by AMI make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither AMI or those represented by AMI represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

**AMITMEHTABROKER.COM**



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amit Mehta</u>	<u>0511295</u>	<u>universalproperties@gmail.com</u>	<u>(832)607-1579</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date