

HOSPITALITY FOR SALE

FAIRFIELD INN & SUITES HOUSTON RICHMOND

22010 SOUTHWEST FREEWAY, RICHMOND, TX 77469



FOR SALE

KW COMMERCIAL | ENERGY CORRIDOR

1220 Augusta Drive
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

22010 SOUTHWEST FREEWAY



OFFERING SUMMARY

PRICE:	\$9,500,000
ROOMS:	80
BUILDING SF:	40,645
PRICE / SF:	\$233.73
LOT SIZE:	2.49 Acres
YEAR BUILT:	2020
STORIES	3
PARKING SPACES	83
BRAND	Fairfield Inn

PROPERTY OVERVIEW

This hotel located in Richmond, Texas, offers a prime investment opportunity. Situated just 5.6 miles from the Smart Financial Centre and 8.6 miles from Constellation Field, the property is in a suburban area with strong local demographics, including a population of 9,131 within a 1-mile radius and a median household income of \$110,652. The Fairfield Inn & Suites Houston Richmond, a 3-star Marriott-branded hotel, features 80 rooms across three stories on a 2.49-acre lot. Amenities include an outdoor swimming pool, a fitness center, free WiFi, and free private parking. Additional features include family rooms, a business center, and vending machines for snacks and drinks. Located 34 miles from William P. Hobby Airport, this property provides a well-rounded experience for both leisure and business guests.

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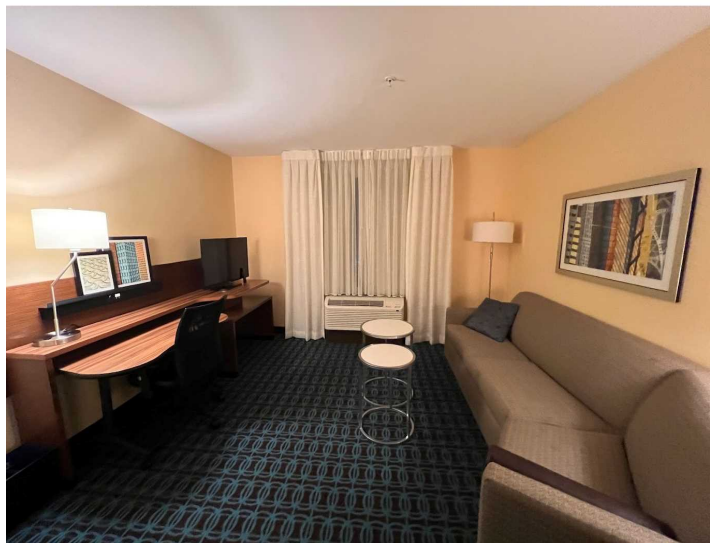


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ROOM PHOTOS

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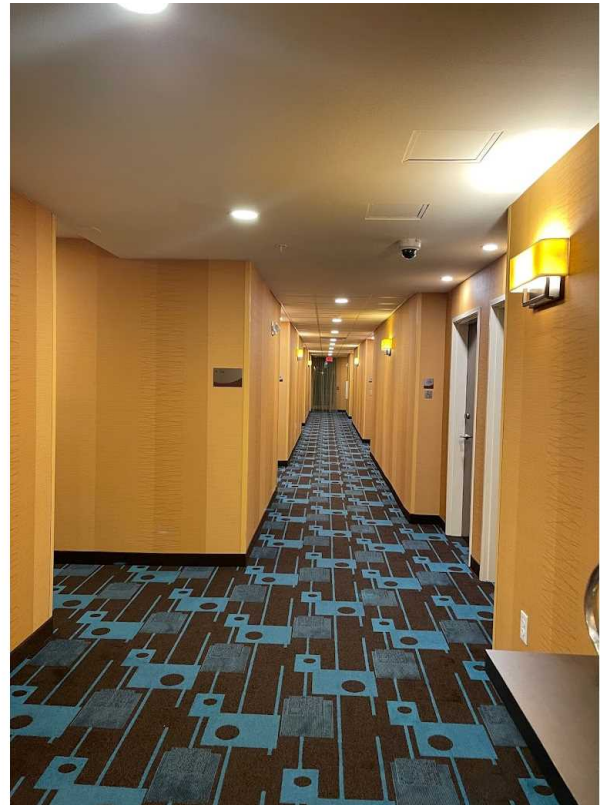


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FACILITIES

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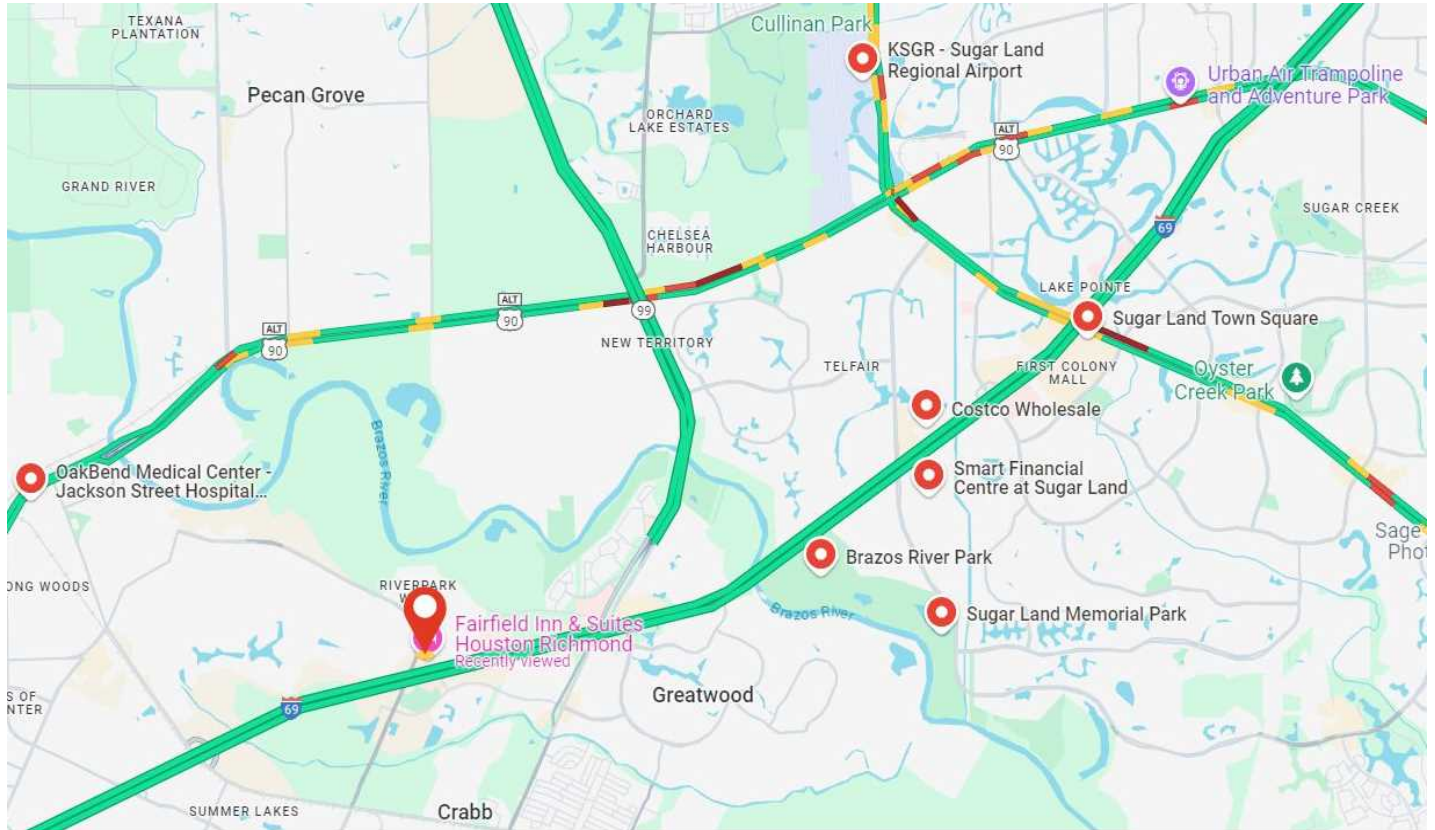


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LOCATION & HIGHLIGHTS

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LOCATION OVERVIEW

- 2.49 Acres
- 10 Minutes from Smart Financial Center
- 4 Minutes from River park west
- 12 minutes from Costco
- 12 Minutes from Oakbend Medical center
- 11 Minues from Sugarland Memorial park and Clay park

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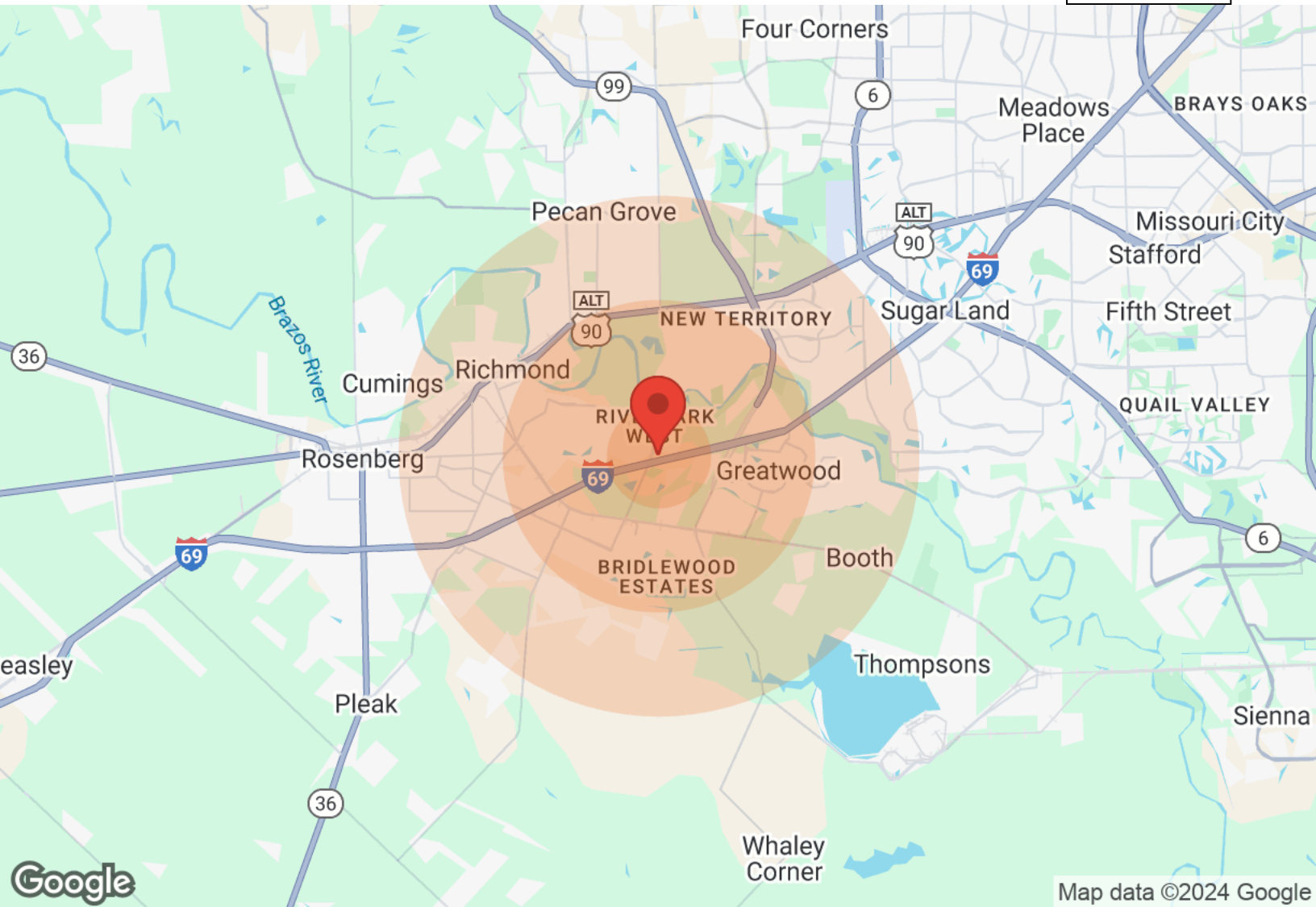


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DEMOGRAPHICS

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Map data ©2024 Google

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,632	21,030	56,155	Median	\$106,207	\$86,196	\$77,789
Female	3,092	20,052	53,394	< \$15,000	35	592	2,262
Total Population	5,724	41,082	109,549	\$15,000-\$24,999	29	660	2,240
				\$25,000-\$34,999	83	972	2,342
Age				\$35,000-\$49,999	156	1,199	3,339
Ages 0-14	1,433	9,110	24,145	\$50,000-\$74,999	289	2,331	4,917
Ages 15-24	897	6,394	17,369	\$75,000-\$99,999	298	1,952	4,540
Ages 25-54	1,626	16,766	42,505	\$100,000-\$149,999	363	2,743	6,520
Ages 55-64	641	4,503	12,829	\$150,000-\$199,999	307	1,452	3,791
Ages 65+	1,127	4,309	12,701	> \$200,000	148	1,053	4,235
				Housing			
Race				Total Units	1,634	12,720	35,587
White	2,126	21,711	63,807	Occupied	1,588	12,298	33,893
Black	1,935	7,499	14,154	Owner Occupied	1,451	9,607	25,777
Am In/AK Nat	N/A	24	86	Renter Occupied	137	2,691	8,116
Hawaiian	N/A	N/A	N/A	Vacant	46	422	1,694
Hispanic	1,133	7,544	29,211				
Multi-Racial	958	5,790	19,444				

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PROFESSIONAL BIO

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Ash Noorani is a seasoned commercial real estate agent with 4 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.

DISCLAIMER

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