




11400 CLAY RD, HOUSTON, TX 77041

OFFERING MEMORANDUM



\$4,975,000
LIST PRICE



3.65X
SALES
MULTIPLIER



69
KEYS

EXCLUSIVELY LISTED BY



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Elias Zakas and Simon Assaf In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code



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01

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- This Houston submarket has had a YOY increase in Occupancy, ADR, and RevPAR, making this an ideal time to get into this inclining market
- The property is located less than five miles from Rockwell Automation, GE Energy, Schneider Electric, Baseball USA, Memorial City Mall, and more
- The property has a beautiful, well-kept seasonal outdoor pool and hot tub


Renovations Since 2021

- Roof Replaced
- New signage and landscaping
- All public spaces have been updated with new furniture per the Rise and Shine PIP
- Interior corridor carpets updated with new Rise and Shine Design
- The fitness room floor has been updated





NE

 THE WESTOVER AT WEST BRANCH
324 UNITS

 chair king
Since 1950
BACKYARD STORE

 7
ELEVEN

 CyrusOne

 PNC

 Quietflex

 CHAMBERLAIN UNIVERSITY HOUSTON
25,569 STUDENTS

 TEXAS CAPITAL BANK

 CAMERON

 ONE HOUR
HEATING & AIR CONDITIONING
Always On Time...Or You Don't Pay A Dime!

 MACROFAB
 GE Power

 CINTAS
READY FOR THE WORKDAY



 SYNAGRO
YOUR PARTNER FOR A CLEANER, GREENER WORLD

8

± 146,300 VPD

 Comfort™

 CHANNEL TRACK
STRUCTURE EXCLUDED



CLAY RD ± 33,500 VPD



SPRING SHADOWS SHOPPING CENTER



8 ± 146,300 VPD



CLAY RD ± 33,500 VPD






02


FINANCIAL OVERVIEW



 LIST PRICE
\$4,975,000

 GBA
±29,946 SF

 SALES
\$1,363,503

 LOT SIZE
±2.68 AC

 YEAR BUILT
2000

 SALES MULTIPLIER
3.65X

 KEYS
69

 PARKING SPACES
75

FINANCING INQUIRIES

For financing options reach out to:

Hunter Matson
+1 (305) 495-0077
hunter.matson@matthews.com





03

TENANT OVERVIEW

TENANT OVERVIEW



YEAR FOUNDED
1939



INDUSTRY
HOSPITALITY



HEADQUARTERS
ROCKVILLE, MD

COMFORT HOTELS

Comfort Hotels is a Choice Hotels Brand with more than 2,000 locations worldwide. Each hotel is independently owned and operated by our franchise partners. Choice Hotels International, Inc. is an American multinational hospitality company based in Rockville, Maryland. The company, which is one of the largest hotel chains in the world, owns several hotel brands ranging from upscale to economy. As of 2020, Choice Hotels franchises more than 7,100 hotels in more than 40 countries and territories worldwide, representing nearly 600,000 rooms, in addition to 1,035 hotels under construction with more than 85,000 rooms.

Their brands include:

- Comfort®
- Cambria® Hotels
- Ascend Hotel Collection®
- Quality Inn®
- Sleep Inn®
- Clarion®
- Clarion Pointe®
- Everhome Suites®
- MainStay Suites®
- Suburban Extended Stay Hotel®
- WoodSpring Suites®
- Econo Lodge®
- Rodeway Inn®



04

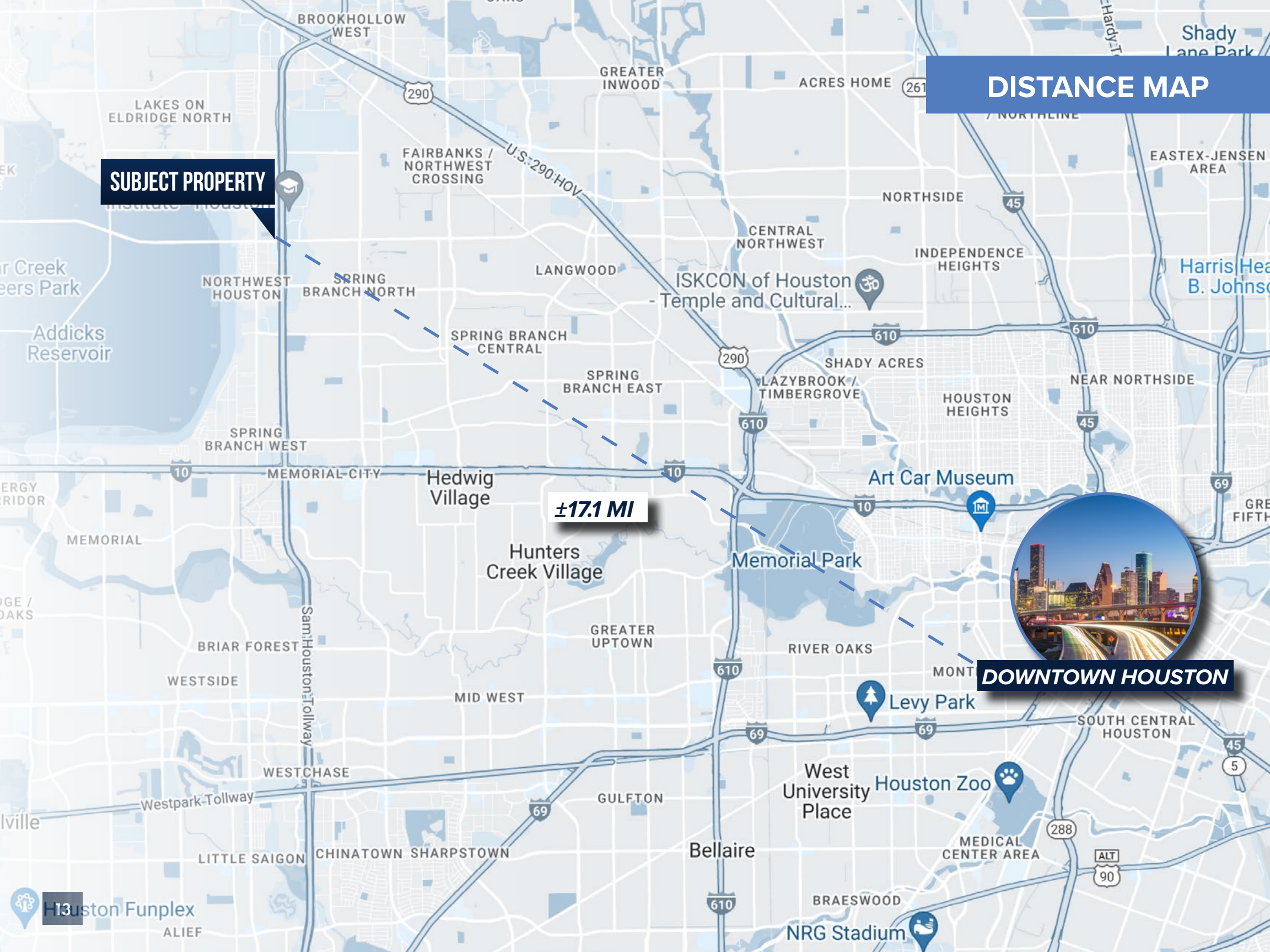
AREA OVERVIEW

DISTANCE MAP

SUBJECT PROPERTY

±17.1 MI

DOWNTOWN HOUSTON



Houston Funplex
ALIEF



HOUSTON, TX

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	6,028	65,736	248,097
2024 Estimate	5,945	65,851	251,782
2029 Projection	5,910	66,418	256,705
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	2,332	23,517	90,831
2024 Estimate	2,326	23,756	92,978
2029 Projection	2,336	24,140	95,570
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$102,590	\$113,064	\$113,682

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#3 IN BEST PLACES TO LIVE IN TEXAS

- U.S. NEWS AND WORLD REPORT 2022-2023



MAJOR EMPLOYERS

Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
Houston Methodist	26,098
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

ATTRACTIONS

DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings.

THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With more than 26 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.

SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts including the Apollo 17 command module, the Saturn V, and more.



HIGHER EDUCATION

UNIVERSITY OF HOUSTON

The University of Houston is a public research university in Houston, Texas, and the flagship institution of the University of Houston System. Founded in 1927, U of H is the third-largest university in Texas with over 47,000 students. Its campus spans 667 acres in southeast Houston. The university is classified among “R1: Doctoral Universities – Very high research activity”.

The university offers 276 degree programs through its 16 academic colleges on campus. The institution conducts around \$203 million annually in research expenditures and operates 36 research centers and institutes on campus. Awarding more than 9,000 degrees annually, U of H’s alumni base exceeds 316,000. The economic impact of the university on greater Houston is \$6.4 billion annually. UH Health has a total impact of \$939 million on greater Houston. UH Energy has a total impact of \$1.6 billion on greater Houston. Overall, the University of Houston supports more than 61,000 regional jobs.



RICE UNIVERSITY

Located in the Museum District and right next to the Texas Medical Center, Rice University is a private research college known for its science and engineering programs. The 300-acre campus is home to over 8,000 students. Rice University offers over 50 programs across 7 divisions of study. The university conducted around \$192 million in sponsored research in FY2022, positioning Rice University to surpass its goal of doubling its research spending by 2027. The university is classified among “R1: Doctoral Universities – Very high research activity”. Due to its close relationship with NASA, Rice University has produced around 16 astronauts and space scientists.

RANKED #6 IN BEST VALUE SCHOOLS

- U.S. NEWS AND WORLD REPORT 2022





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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

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

11-2-2015



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 confidential 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.

Mathews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date