Comfort SUITES

16931 Texas Ave | Webster, TX 77598

Hospitality
Investment Opportunity

Offering Memorandum

Exceptional Location Near NASA, Major Medical Centers & Webster's Top Entertainment Destinations

Ranked 4/5

MATTHEWS™

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Comfort Inn & Suites
16931 Texas Ave | Webster, TX 77598

2006/2013
Year Built/Renovated

58
Number of Rooms

Upper Midscale
Class

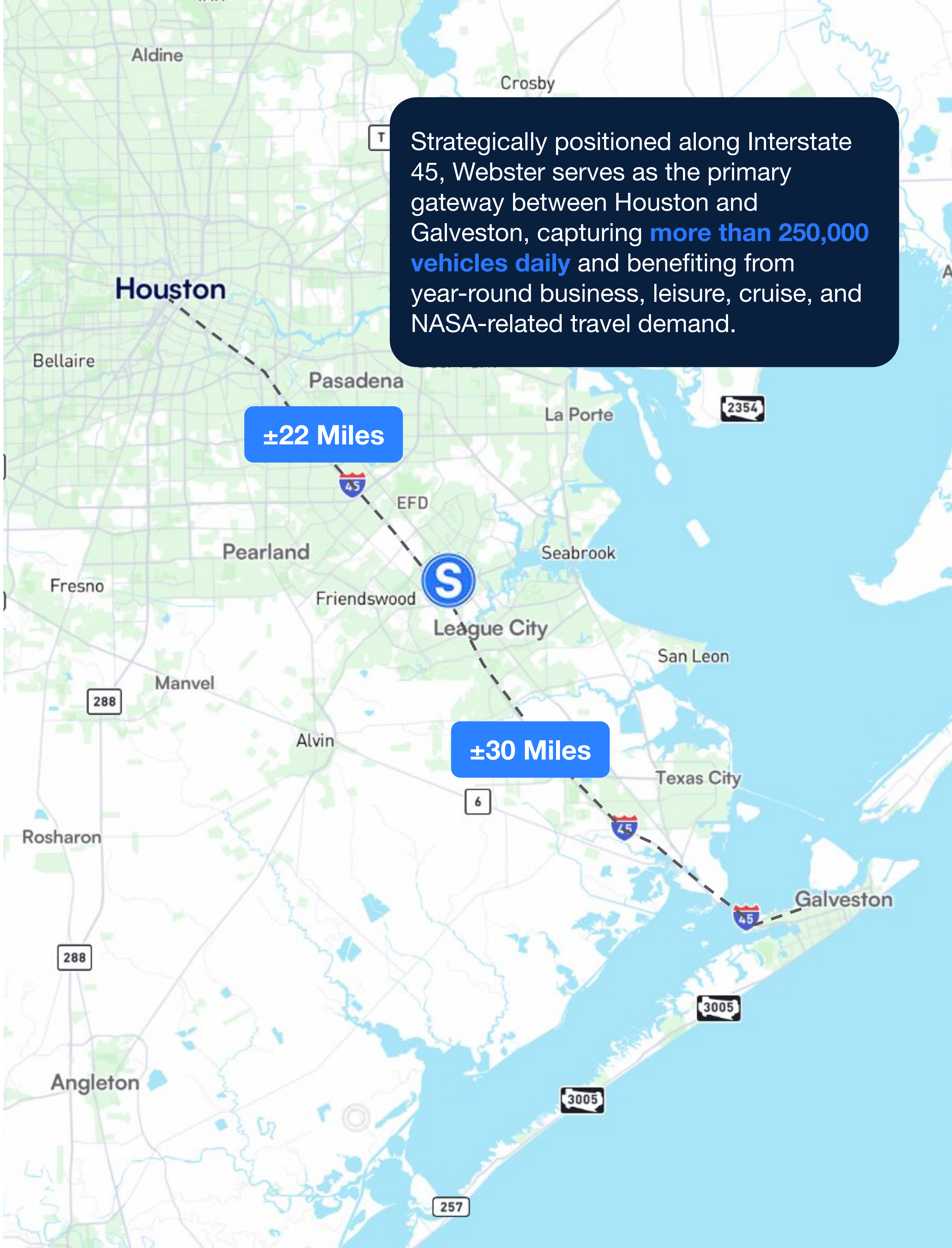
100% Suites
Room Type

±40,178 SF
GBA

±1.78 AC
Lot Size

1,950 SF
Ballroom/Meeting Space

Strategically positioned along Interstate 45, Webster serves as the primary gateway between Houston and Galveston, capturing **more than 250,000 vehicles daily** and benefiting from year-round business, leisure, cruise, and NASA-related travel demand.



INVESTMENT HIGHLIGHTS

Strong Location & High-Traffic Corridor

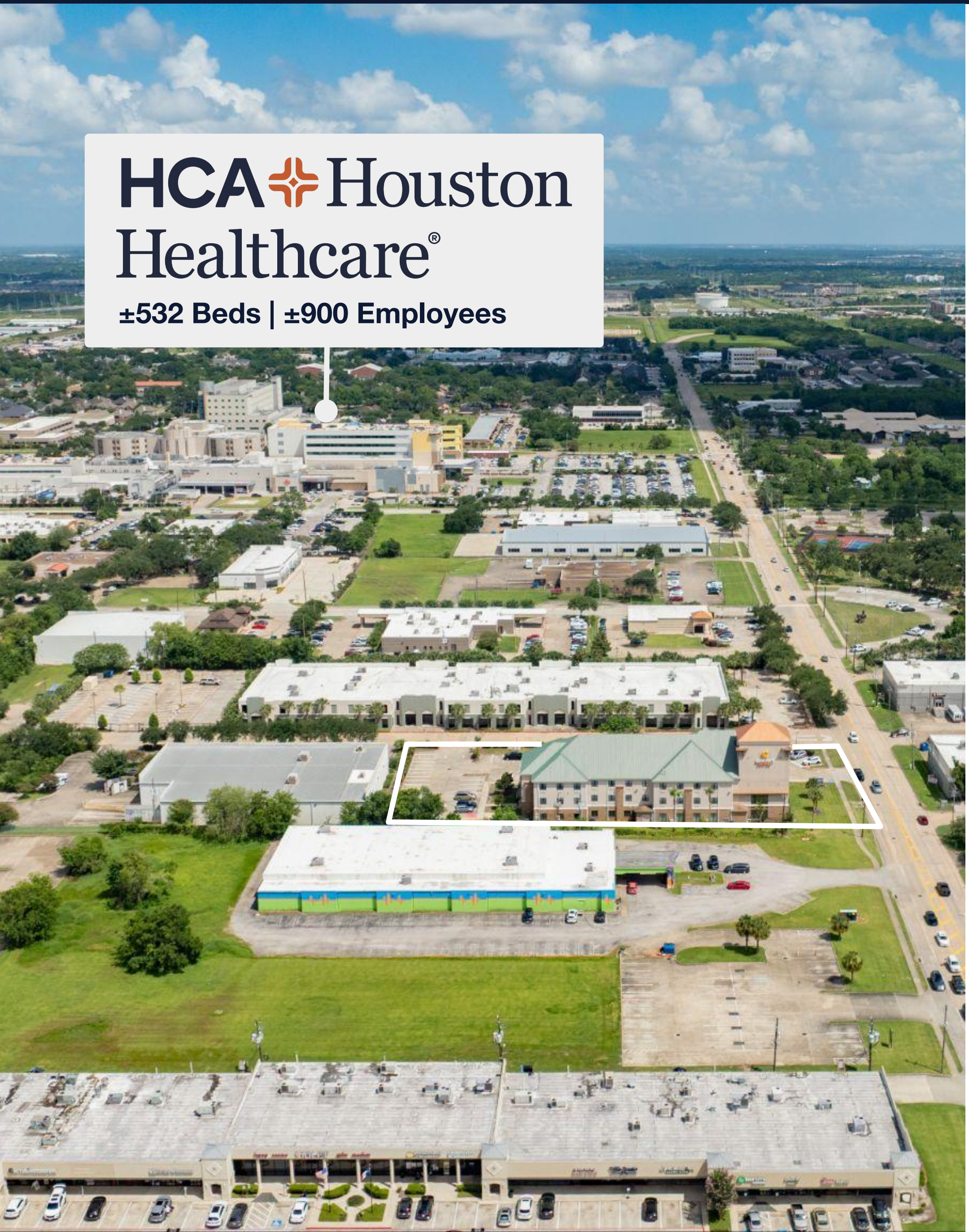
- **Prime I-45 Positioning:** The property is situated on a ±1.78 AC lot immediately off Interstate 45, the vital transit artery connecting downtown Houston to Galveston Island. This corridor sees upwards of 250,000 vehicles per day.
- **Regional Midpoint Hub:** Perfectly positioned to seamlessly capture high-volume leisure travelers heading toward Galveston (6M+ annual visitors) and heavy corporate/aerospace traffic heading into the Houston Spaceport area.

Unprecedented Local Entertainment Catalysts

The asset is directly aligned to capitalize on Webster's emergence as the premier entertainment capital of Bay Area Houston:

- **Great Wolf Lodge Ripple Effect:** Located minutes from the massive Great Wolf Lodge Resort, which opened to the public in late 2024. The mega-resort brings an influx of over 800,000 family vacationers annually to the immediate area, generating significant limited-service hotel overflow and weekend leisure demand.
- **The Flyway District & Sunset Amphitheater:** The property sits moments from the expanding 80+ acre Flyway master development. This entertainment ecosystem is slated to include the Sunset Houston at Webster Amphitheater, a state-of-the-art, 12,500-seat luxury live music venue developed by VENU. This venue will act as a major room-night driver for concert-goers seeking nearby premium suite accommodations.

INVESTMENT HIGHLIGHTS



High-Yielding Aerospace & Corporate Base

- **Axiom Space Corporate Expansion:** In a historic move, private space pioneer Axiom Space officially relocated its legal headquarters to Texas to fully anchor its massive operational footprint at the nearby Houston Spaceport (Ellington Airport). This expansion heavily scales up the commercial space economy in the asset's immediate area.
- **NASA Johnson Space Center Proximity:** Located just minutes from NASA's Johnson Space Center and Space Center Houston (1.5M+ annual visitors). The dense concentration of government contractors, private aerospace firms, and tech vendors provides a highly stable, high-ADR weekday corporate base.

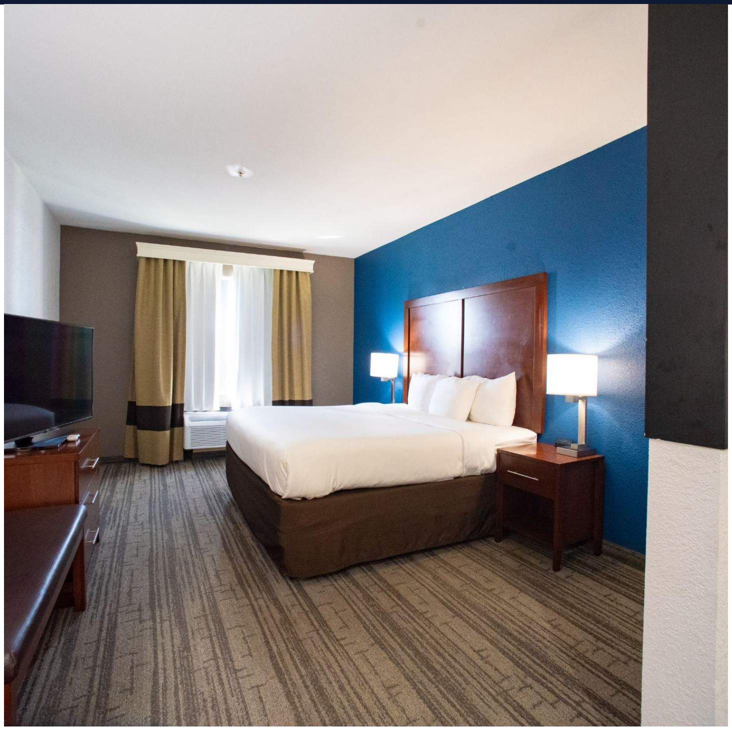
Recession-Resilient Medical District Demand

- **"Medical Center of the South" Anchor:** Webster functions as the primary healthcare hub for a regional patient base of over 1.8 million people annually. The hotel benefits from consistent, non-cyclical lodging demand generated by traveling medical professionals, outpatient families, and healthcare conferences utilizing the dense network of surrounding hospitals and specialty clinics.

Confidentiality: Financial performance metrics, historical ADR/RevPAR, and the formal valuation framework are strictly off-market. Qualified investors are welcome to execute a Non-Disclosure Agreement (NDA) to receive the complete Offering Memorandum.

MODERN AMENITIES ENHANCING GUEST EXPERIENCE

SPACIOUS ALL-SUITE ACCOMMODATIONS DESIGNED FOR COMFORT


WELL-MAINTAINED EXTERIOR WITH STRONG BRAND PRESENCE

Tenant Overview

Year Founded
1986

Headquarters
Rockville, Maryland

Ownership Status
Franchise

Employees
5,000+

Locations
2,100+

Annual Revenue
$1.5 Billion

Tenant Overview

Comfort Suites, part of Choice Hotels International, is a leading upper-midscale hotel brand offering spacious accommodations with modern amenities across the United States. Headquartered in Rockville, Maryland, Comfort Suites focuses on delivering consistent guest satisfaction with a strong presence in both leisure and business travel markets. The brand leverages Choice Hotels' nationwide network, loyalty program, and operational support to provide reliable lodging solutions.

Why Invest in Comfort Suites?

- **Financial Resilience**: Steady revenue streams supported by high occupancy rates and brand loyalty, with Choice Hotels' total system revenues exceeding $7.6 billion.
- **Extensive Operational Scale**: Highly fragmented lodging sector, where Comfort Suites' nationwide footprint and affiliation with Choice Hotels provide an advantage in brand recognition and operational efficiency.
- **Credit Stability with Upside Potential**: Solid financial backing of Choice Hotels with favorable credit ratings and strong cash flows, offering long-term investment stability.
- **Growth via Acquisitions and Organic Expansion**: Proven ability to expand through franchise development and new property openings, driving consistent geographic and market growth.
- **Strong Brand and Market Position**: Recognized nationwide for spacious rooms and reliable service, Comfort Suites offers a trusted "one-stop" lodging solution for both travelers and corporate clients.


N
University of Houston
University of Houston Clear Lake
±8,000 Students | ±750 Employees
Bowlero
±114K Annual Visitors
Baybrook Mall
Costco Wholesale
H-E-B
Torchy's Tacos
Dillard's
Lifetime Fitness
macy's
Fogo de Chão
sam's club
Target
Dave & Buster's
W Bay Area Blvd ± 37,323 VPD
Downtown Houston
±22 Miles Away
Subject Property
Apollo Mission Control
NASA Johnson Space Center
±1.3M Annual Visitors
Space Center Houston
±1.3M Annual Visitors
Houston Methodist
Clear Lake Hospital
±178 Beds | ±1,250 Employees
W NASA Pkwy ± 27,300 VPD
William P. Hobby Airport Houston
±17 Miles Away | ±14.6M Annual Passengers
HCA Houston Healthcare
±532 Beds | ±900 Employees
45
± 127,235 VPD
3
± 21,785 VPD
Nassau Bay Peninsula Wildlife Park
±4 Miles Away
Main Event
±315K Annual Visitors
Challenger Seven Memorial Park
±1.4M Annual Visitors
Edgewater Park
±3 Miles Away
Topgolf
±450K Annual Visitors
Great Wolf Lodge
±800K Annual Visitors
Chicken N Pickle
±750K Annual Visitors
New Development
Flyway Entertainment District
±800,000 Annual Visitors
80+ acre destination currently being developed in Webster, Texas. Perfectly positioned along I-45, it is designed to be a highly walkable, indoor/outdoor "lifestyle district" featuring a boardwalk, event lawns, and a mix of dining, recreation, and hospitality venues.
Google Earth

WEBSTER, TX

54M+
MSA Annual Visitors

63M+
Annual Airport Passengers

TOP 5
U.S. Convention City

7M+
Annual Cruise Passengers

Local Market Overview

Located between Houston and Galveston along Interstate 45, Webster benefits from exceptional regional connectivity via Interstate 45, NASA Parkway, State Highway 3, and William P. Hobby Airport. The city provides convenient access to major demand generators including NASA Johnson Space Center, Space Center Houston, Baybrook Mall, and premier entertainment destinations, supporting consistent business and leisure travel throughout the year. Continued investment in tourism infrastructure, healthcare facilities, and mixed-use development has contributed to increased visitation, hospitality demand, and long-term economic growth across the market.

The city features an extensive collection of hotels, restaurants, entertainment venues, shopping destinations, and recreational amenities that attract visitors from across the region. Its strategic location within Greater Houston, expanding tourism economy, and year-round calendar of corporate travel, sporting events, and family attractions continue to support strong lodging demand and reinforce Webster's position as one of Houston's premier hospitality destinations.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$55,674	$62,500	$81,317

Houston, MSA | ±22 Miles

WEBSTER'S HOSPITALITY MARKET POSITIONED ALONG THE CORRIDOR CONNECTING HOUSTON TO MAJOR GULF COAST DESTINATIONS

Webster is strategically positioned between Houston and Galveston, offering immediate access to one of the nation's largest metropolitan areas, major transportation infrastructure, and year-round business and leisure destinations. The city's central location supports strong lodging demand and regional connectivity while benefiting from Interstate 45, Houston's major employment centers, William P. Hobby Airport, and the broader Greater Houston tourism market.

0.8 Mi
Great Wolf Lodge

1.0 Mi
Flyway Entertainment District

2.3 Mi
Baybrook Mall

3.0 Mi
NASA Johnson Space Center

3.1 Mi
Space Center Houston

17 Mi
William P. Hobby Airport

Houston, MSA | ±22 Miles

Clear Lake Campus Located ±3.2 Miles Away From Subject Property

Founded in 1927, the University of Houston is one of Texas' premier public research universities and a major educational and economic anchor for the Greater Houston region. Located within convenient access of the subject property, the university's main campus is home to nationally recognized programs in business, engineering, law, medicine, and the sciences. The university attracts students, faculty, researchers, and visitors from around the world while generating substantial demand for nearby hotels, restaurants, retail, and entertainment. The University of Houston's continued investment in campus expansion, research initiatives, and student facilities further reinforces its long-term impact on the regional economy and hospitality market.

17	100+	46,000+
NCAA Division 1 Athletic Programs	Annual Home Athletic Events	Total Enrollment

TOP 50 PUBLIC UNIVERSITY

Forbes America's Top Colleges, 2025

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 16931 Texas Ave, Webster, TX, 77598 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

11-2-2015

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.

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.

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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