



# FOR SALE

FAIRFIELD INN & SUITES HOUSTON ENERGY CORRIDOR/KATY FREEWAY

15111 Katy Fwy, Houston, TX 77094

**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com



**TABANI**  
REALTY

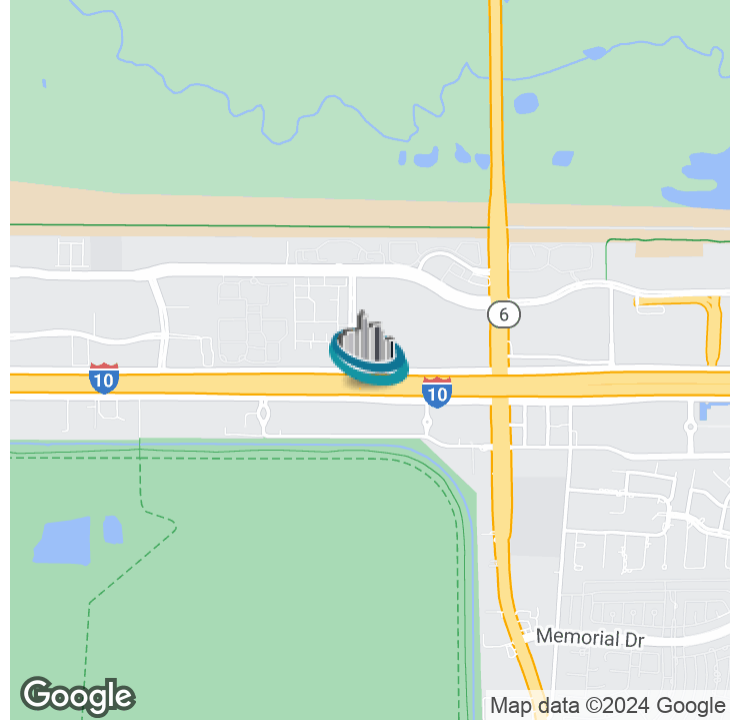
Tabani Realty  
15455 Dallas Parkway  
Addison, TX 75001  
972.810.7729  
tabanirealty.com



FOR SALE | FAIRFIELD INN & SUITES HOUSTON ENERGY CORRIDOR/KATY FREEWAY

15111 Katy Fwy, Houston, TX 77094

Executive Summary



## OFFERING SUMMARY

Sale Price:	\$5,250,000
Building Size:	36,942 SF
Lot Size:	1.766 Acres
Number of Rooms:	80
Price Per Room:	\$62,500
NOI:	-\$97,925
Year Built:	1997
Renovated:	2022
Zoning:	F1 Commercial
Market:	Houston
Submarket:	West Houston

## PROPERTY OVERVIEW

We are pleased to present the 80-key Fairfield Inn & Suites Houston Energy Corridor/Katy Freeway, listed exclusively with Tabani Realty. The limited-service hotel asset is located near the high-traffic Energy Corridor and 20 minutes from downtown Houston. The property benefits from its prime location at the intersection of Katy Freeway (I-10) and Highway 6. The Energy Corridor business district is dense with office buildings, a variety of restaurants, and shopping centers along the Katy Freeway.

The Houston Energy Corridor hotel offers 80 smoke-free rooms with interior corridors and has most recently been partially remodeled in 2022. The building has an overall living space of 36,942 SF across three floors. This Fairfield Inn & Suites sits on 1.766 acres of land that is also included in the sale.

## FOR ADDITIONAL INFORMATION

Please note that this is a brief informational flyer. To get more info, like financials and STR reports, please create an account on our website and sign an electronic confidentiality agreement by pushing the 'Hotel OM' button. Or contact us at [info@tabanirealty.com](mailto:info@tabanirealty.com) for assistance.

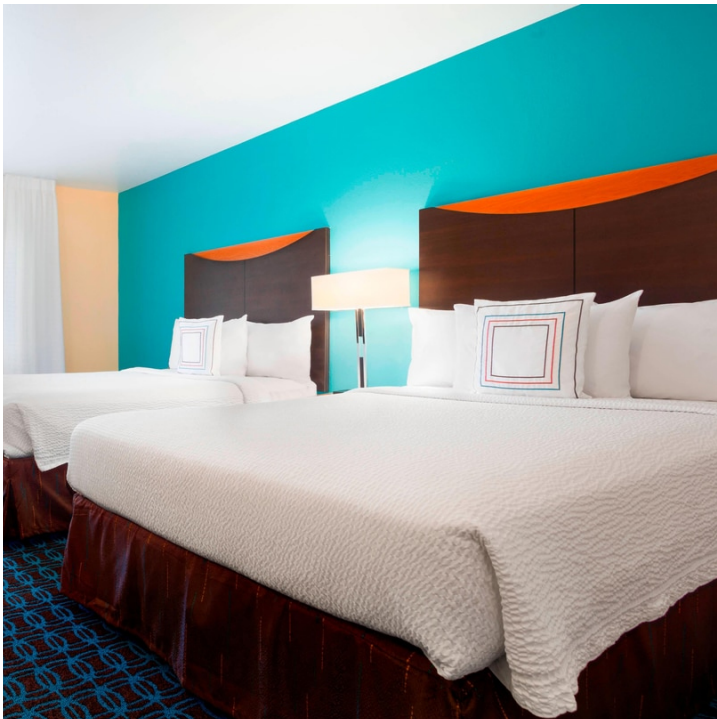




FOR SALE | FAIRFIELD INN & SUITES HOUSTON ENERGY CORRIDOR/KATY FREEWAY

15111 Katy Fwy, Houston, TX 77094

Additional Photos



**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com

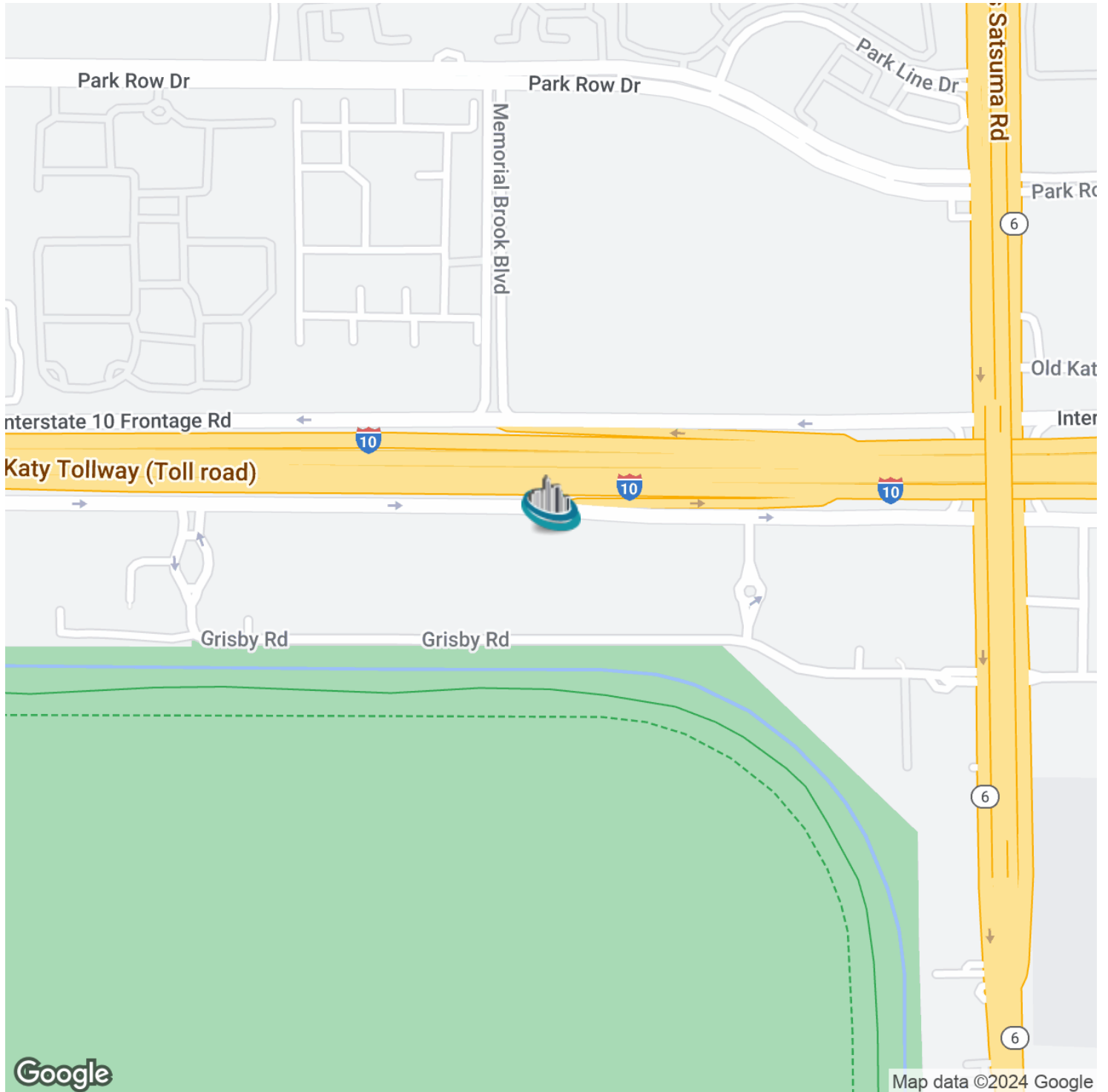
Tabani Realty  
15455 Dallas Parkway  
Addison, TX 75001  
972.810.7729  
tabanirealty.com



FOR SALE | FAIRFIELD INN & SUITES HOUSTON ENERGY CORRIDOR/KATY FREEWAY

15111 Katy Fwy, Houston, TX 77094

Location Map



**Salman (Sam) Tabani**  
972.810.7729 x1  
stabani@tabanirealty.com

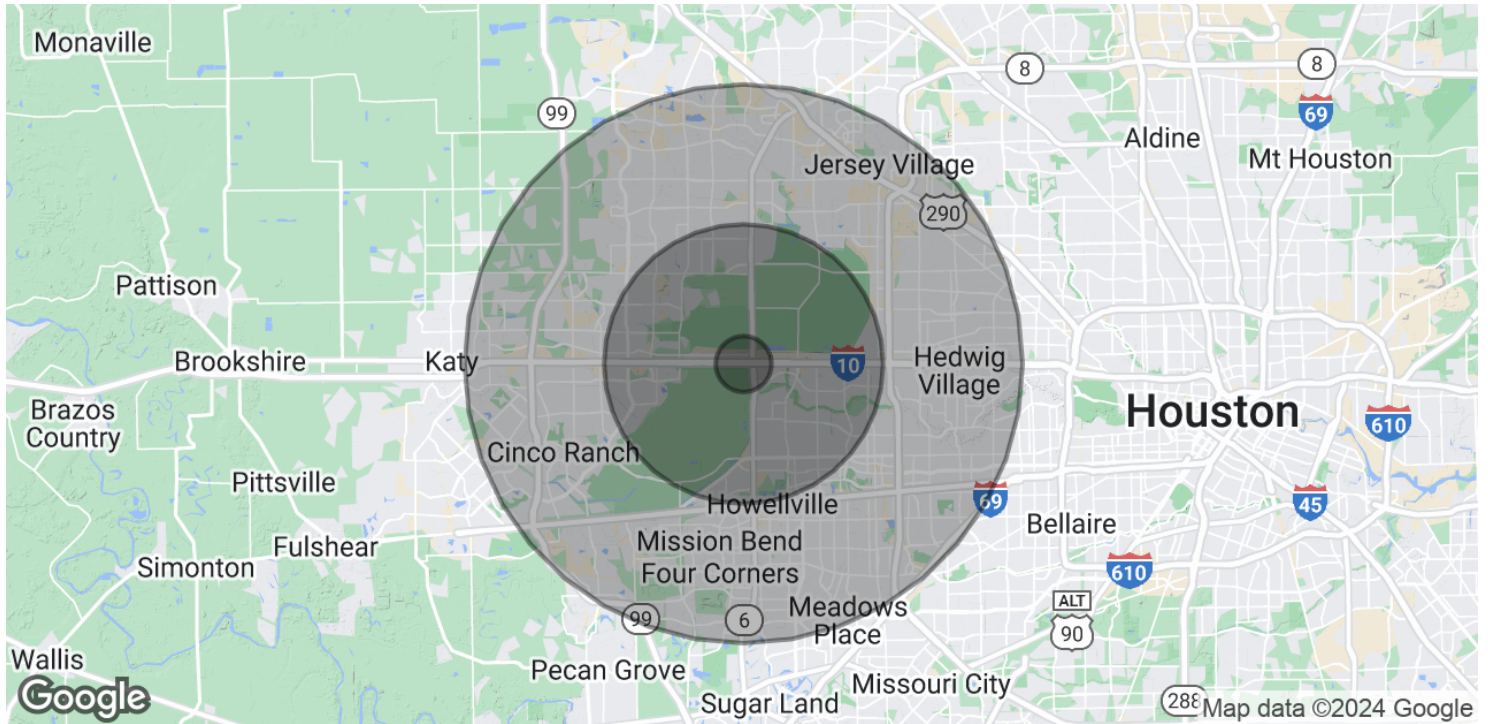
Tabani Realty  
15455 Dallas Parkway  
Addison, TX 75001  
972.810.7729  
tabanirealty.com



FOR SALE | FAIRFIELD INN & SUITES HOUSTON ENERGY CORRIDOR/KATY FREEWAY

15111 Katy Fwy, Houston, TX 77094

Demographics Map & Report



#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,905	233,019	1,323,911
Average Age	36.4	36.3	35.2
Average Age (Male)	37.2	34.8	34.0
Average Age (Female)	34.3	37.9	36.1

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,427	98,773	501,557
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$97,680	\$92,902	\$88,519
Average House Value	\$141,245	\$236,783	\$228,001

\* Demographic data derived from 2020 ACS - US Census





TABANI  
REALTY