

# ASPEN GRAND HOTEL LAPORTE

## Investment Offering Memorandum

908 W G St

La Porte, Texas 77571

## 1. Executive Summary







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**Aspen Grand Hotel La Porte** represents a compelling hospitality investment opportunity located in the rapidly growing **Houston East / Bayport industrial corridor**.

Strategically positioned near the **Port of Houston, major refineries, and industrial employers**, the property benefits from consistent corporate and logistics-related lodging demand.

The hotel offers a stabilized operational platform with strong upside potential through revenue optimization, market growth, and improved hospitality management.

### **Key Investment Highlights**

- Fully operational all-suite hotel
- Located near major industrial and logistics demand centers
- Strong corporate travel demand
- Value-add growth opportunity
- Attractive acquisition price relative to Houston market assets

## 2. Property Overview

Item	Description
Property Name	Aspen Grand Hotel La Porte
Address	908 W G St, La Porte, TX 77571
Asset Type	Hospitality
Building Size	44,952 SF
Lot Size	1.32 Acres
Number of Rooms	55 Suites
Stories	4
Sale Price (LoopNet)	\$4,650,000

The hotel is currently marketed as a **55-room hospitality asset priced at approximately \$84,545 per key**, representing a competitive valuation relative to similar Houston-area hotels.

## 3. Property Description

Aspen Grand Hotel La Porte is a **fully renovated all-suite hotel designed to serve business travelers and industrial contractors** visiting the Port of Houston region.

The property includes:

- 55 guest suites
- 7 presidential suites with full kitchens
- Meeting and event space
- Business center
- Fitness center
- Outdoor swimming pool
- High-speed Wi-Fi throughout the property

The all-suite configuration is particularly attractive for **extended stay and project-based workers**, a common demand segment in the La Porte industrial region.

## 4. Amenities and Guest Features





Guests benefit from a wide range of hospitality amenities designed for business and leisure travelers.

### **Hotel Amenities**

- Outdoor swimming pool
- Fitness center
- Business center
- Meeting space
- Complimentary breakfast
- Free high-speed Wi-Fi
- Laundry services

Rooms feature:

- Kitchenettes or full kitchens
- Refrigerators and microwaves
- Coffee makers
- Work desks and business-friendly layouts
- Flat-screen televisions and cable channels

These amenities help position the hotel for **extended-stay and corporate clientele**.

# 5. Strategic Location





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La Porte sits within one of the **largest petrochemical and logistics clusters in North America.**

Nearby demand generators include:

- Port of Houston
- Bayport Container Terminal
- NASA Johnson Space Center
- Pasadena refining corridor
- Baytown petrochemical plants

This region generates continuous lodging demand from:

- engineers
- refinery contractors
- logistics professionals
- shipping crews

## 6. Market Overview

The Houston metropolitan region is one of the strongest hospitality markets in the United States.

Key market drivers include:

- Port of Houston global shipping hub
- Energy and petrochemical industry
- Aerospace sector (NASA)
- Industrial manufacturing

Population growth in the surrounding area is projected to increase through 2029, supporting continued demand for lodging and commercial services.

## 7. Demographics

Radius	Population	Households	Median Income
1 Mile	5,024	1,912	\$61,733
3 Mile	22,937	8,353	\$83,817
5 Mile	49,015	17,403	\$84,264

Population growth across the area is expected to increase approximately **2%–2.4% over the next five years**.

## 8. Investment Opportunity

Aspen Grand Hotel La Porte offers investors a **rare opportunity to acquire a stabilized hospitality asset in a rapidly growing industrial corridor**.

Investment benefits include:

- Strong industrial demand base
- Houston metro economic growth
- Attractive entry valuation
- High potential for operational upside

With optimized operations and revenue management, the property has the potential to generate **significantly increased cash flow over the next three years**.