



Property Summary

Rooms	40	Stories	2
Status	Under Construction	Operation Type	Independent
Built	October 2026	Commercial Asking Rent	Withheld
Parking Spaces	Surface Spaces Available		
True Owner	Rajesh K Patel		

Amenities

Room Amenities: High Speed Internet Access
Site Amenities: Public Access Wifi, Smoke-Free

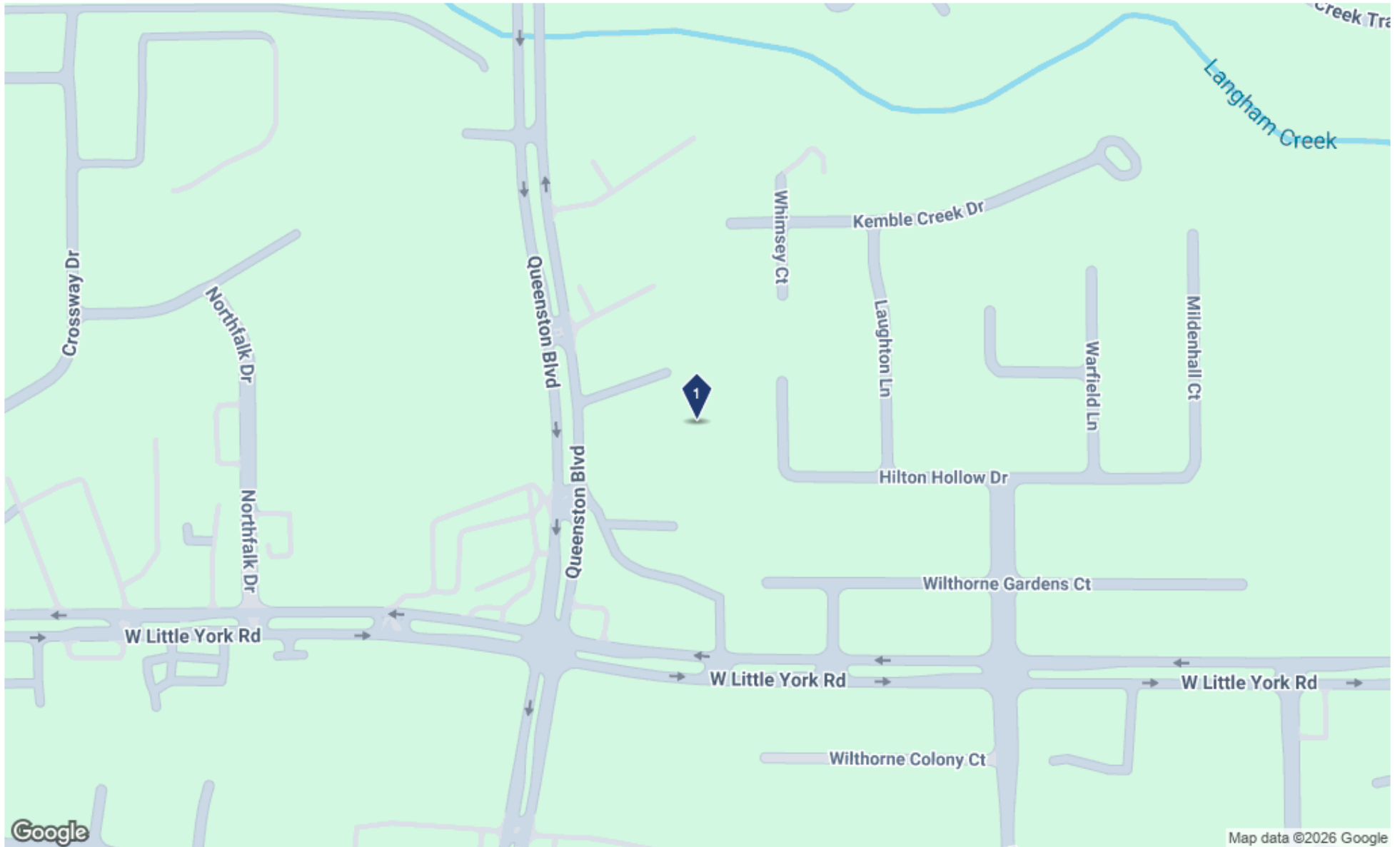


Platinum Inn & Suites - 6424 Queenston Blvd

Houston, Texas 77084 (Harris County) - Katy Freeway West Submarket

Midscale

Hotel



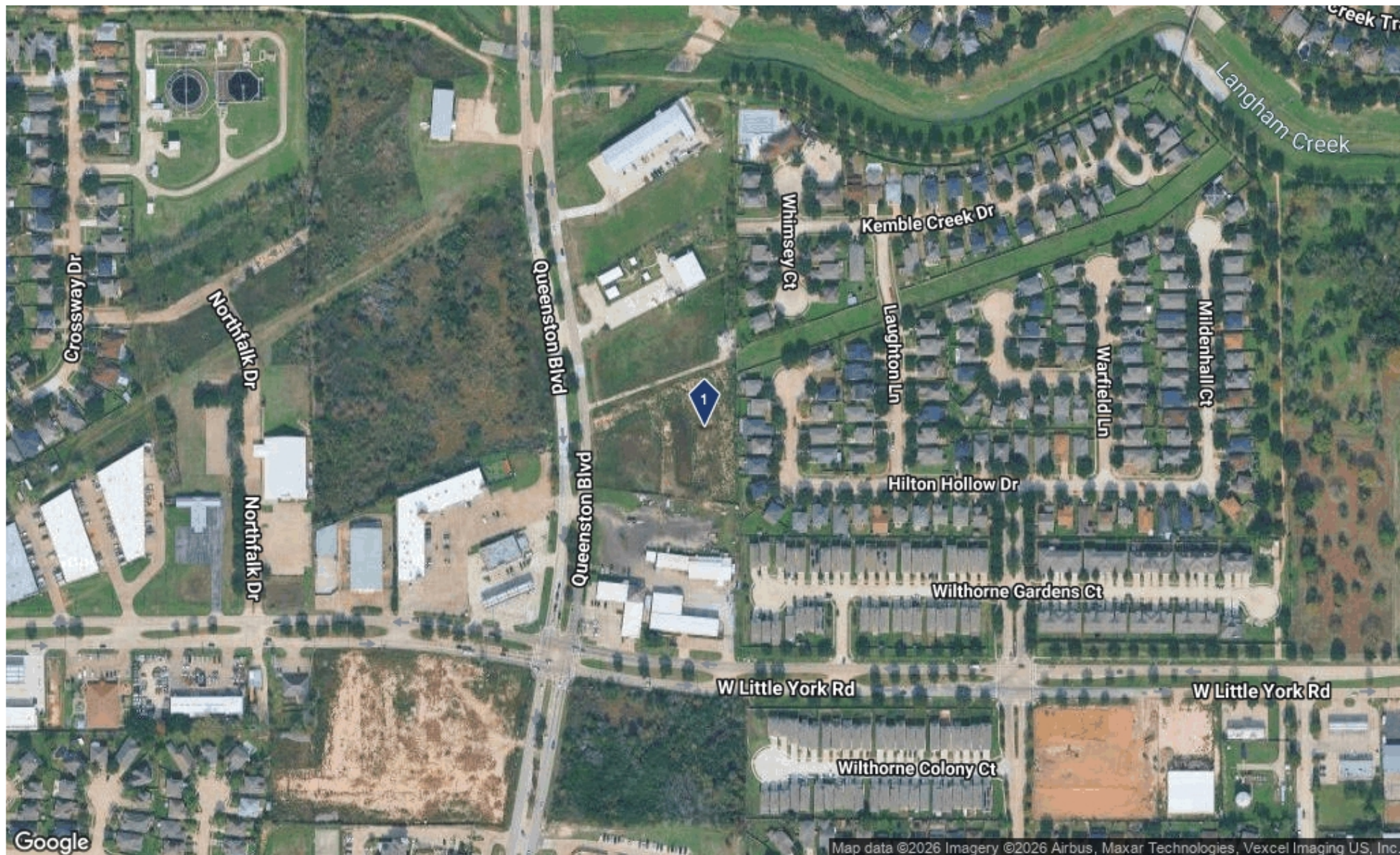


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Hotel

No Site Plan Available



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Midscale

Hotel

No Data Available

Traffic Count Report

Platinum Inn & Suites

6424 Queenston Blvd, Houston, TX 77084

Building Type: **Hospitality**

Class: -

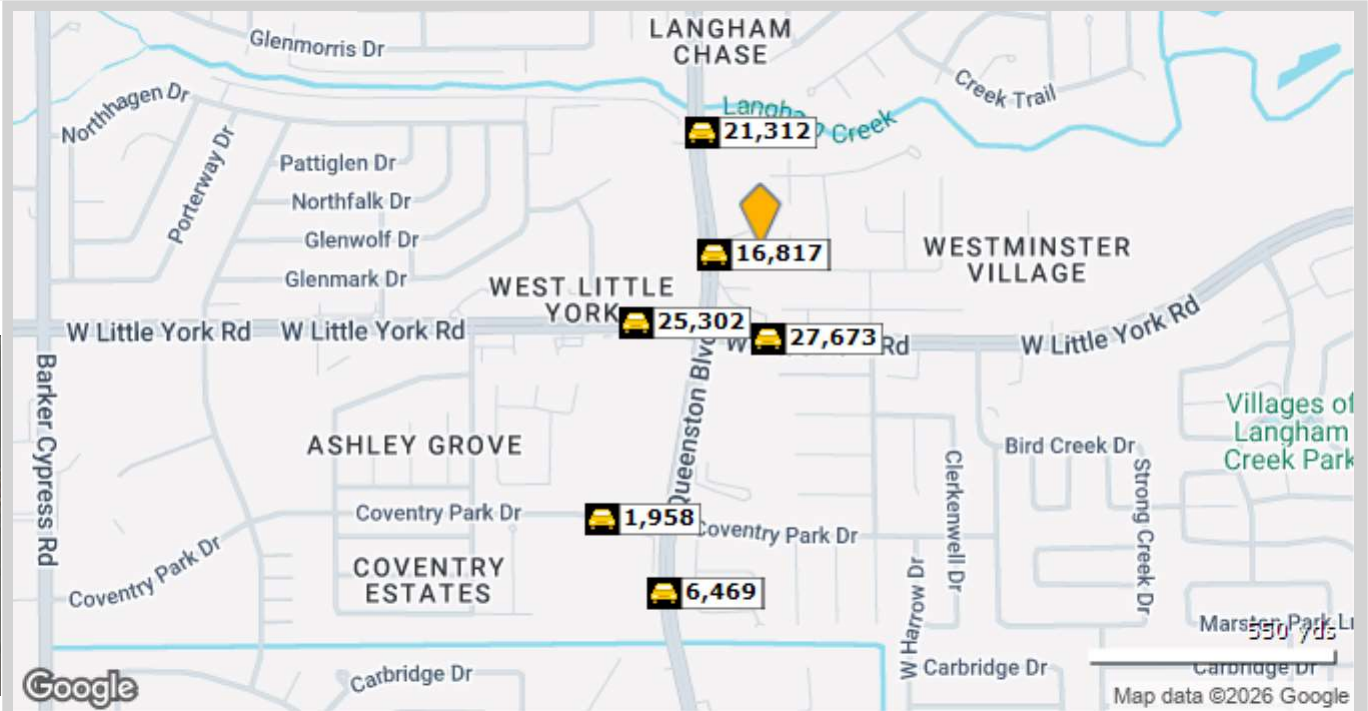
RBA: **22,500 SF**

Typical Floor: **11,250 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Queenston Blvd	W Little York Rd	0.10 S	2024	16,715	MPSI	.05
2	Queenston Blvd	W Little York Rd	0.10 S	2025	16,817	MPSI	.06
3	W Little York Rd	Westminster Village Dr	0.01 E	2024	27,689	MPSI	.11
4	W Little York Rd	Westminster Village Dr	0.01 E	2025	27,673	MPSI	.11
5	Queenston Boulevard	Whimsey Ct	0.13 SE	2025	21,312	MPSI	.17
6	W Little York Rd	Queenston Blvd	0.09 E	2024	25,314	MPSI	.18
7	W Little York Rd	Queenston Blvd	0.09 E	2025	25,302	MPSI	.18
8	Coventry Park Dr	Queenston Blvd	0.09 E	2025	1,958	MPSI	.40
9	Queenston Blvd	Coventry PkDr	0.08 N	2024	6,416	MPSI	.45
10	Queenston Blvd	Coventry PkDr	0.08 N	2025	6,469	MPSI	.46

Platinum Inn & Suites

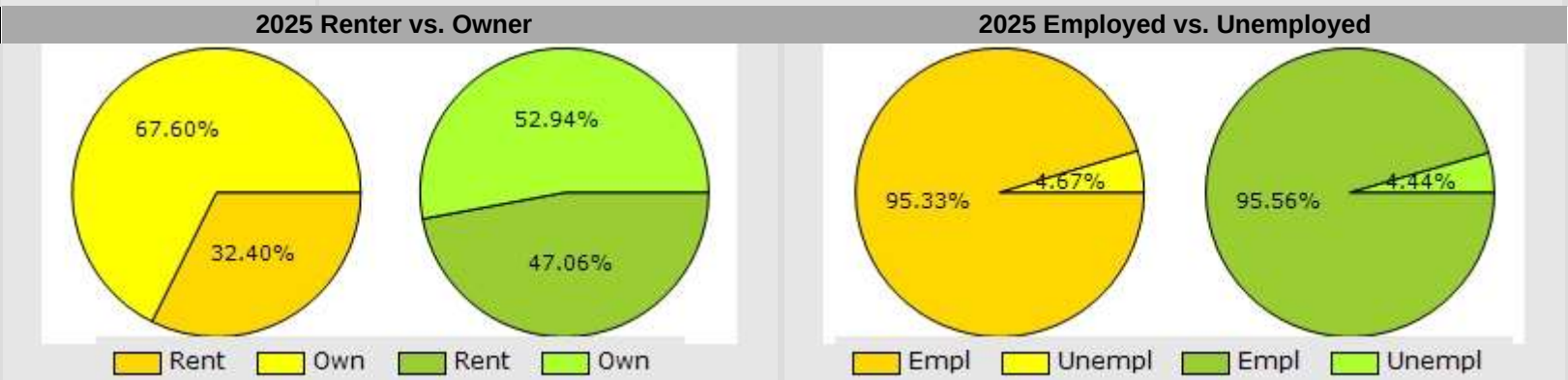
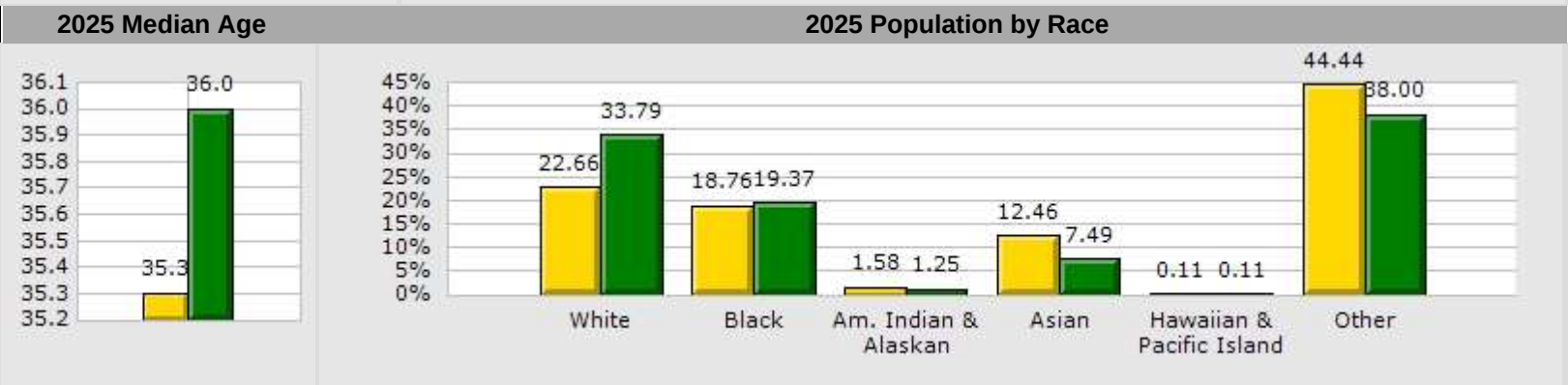
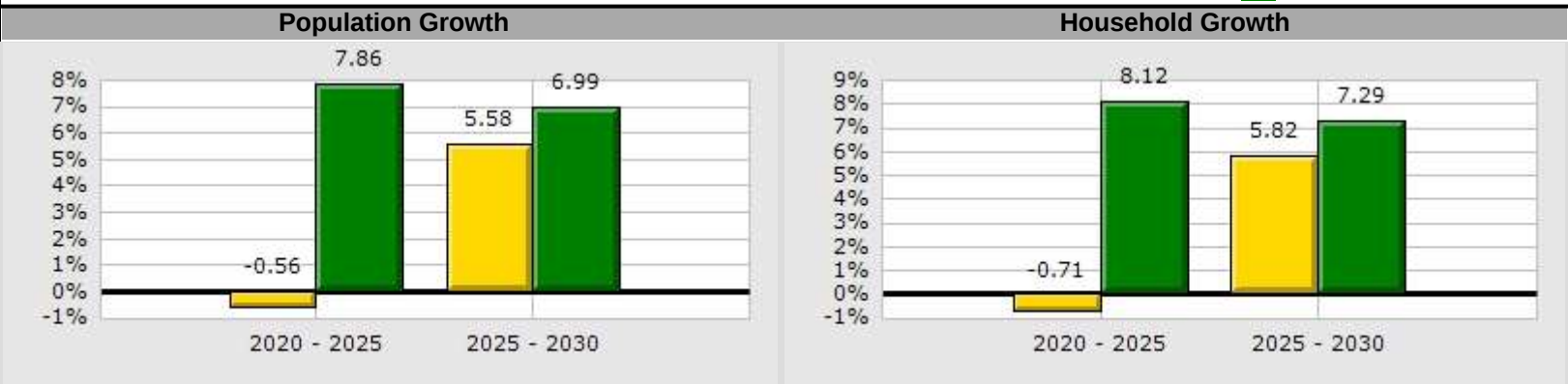
6424 Queenston Blvd, Houston, TX 77084

Type: Hospitality/Hotel

County: Harris

1 Mile

County



Platinum Inn & Suites				
6424 Queenston Blvd, Houston, TX 77084				
Type:	Hospitality/Hotel			
County:	Harris			
	1 Mile		County	
Population Growth				
Growth 2020 - 2025	-0.56%		7.86%	
Growth 2025 - 2030	5.58%		6.99%	
Empl	11,680	95.33%	2,565,879	95.56%
Unempl	572	4.67%	119,211	4.44%
2025 Population by Race				
	22,078		5,103,017	
White	5,003	22.66%	1,724,518	33.79%
Black	4,142	18.76%	988,251	19.37%
Am. Indian & Alaskan	348	1.58%	63,604	1.25%
Asian	2,750	12.46%	382,096	7.49%
Hawaiian & Pacific Island	24	0.11%	5,509	0.11%
Other	9,811	44.44%	1,939,039	38.00%
Household Growth				
Growth 2020 - 2025	-0.71%		8.12%	
Growth 2025 - 2030	5.82%		7.29%	
Renter Occupied	2,215	32.40%	861,296	47.06%
Owner Occupied	4,622	67.60%	968,812	52.94%
2025 Households by Household Income				
	6,837		1,830,108	
Income <\$25K	519	7.59%	289,011	15.79%
Income \$25K - \$50K	1,062	15.53%	330,315	18.05%
Income \$50K - \$75K	1,699	24.85%	313,647	17.14%
Income \$75K - \$100K	1,174	17.17%	228,967	12.51%
Income \$100K - \$125K	783	11.45%	168,916	9.23%
Income \$125K - \$150K	637	9.32%	130,997	7.16%
Income \$150K - \$200K	497	7.27%	149,340	8.16%
Income \$200K+	466	6.82%	218,915	11.96%
2025 Med Household Inc	\$77,949		\$73,482	
2025 Median Age	35.30		36.00	

Demographic Summary Report

Platinum Inn & Suites

6424 Queenston Blvd, Houston, TX 77084

Building Type: **Hospitality**
 Class: -
 RBA: **22,500 SF**
 Typical Floor: **11,250 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile		5 Mile		10 Mile	
Population						
2030 Projection	23,311		357,290		1,132,833	
2025 Estimate	22,079		335,740		1,057,360	
2020 Census	22,203		324,684		988,745	
Growth 2025 - 2030	5.58%		6.42%		7.14%	
Growth 2020 - 2025	-0.56%		3.41%		6.94%	
2025 Population by Hispanic Origin	11,486		146,950		394,025	
2025 Population	22,079		335,740		1,057,360	
White	5,004	22.66%	99,564	29.66%	394,958	37.35%
Black	4,142	18.76%	64,856	19.32%	174,612	16.51%
Am. Indian & Alaskan	348	1.58%	4,399	1.31%	11,655	1.10%
Asian	2,750	12.46%	36,684	10.93%	118,044	11.16%
Hawaiian & Pacific Island	24	0.11%	315	0.09%	938	0.09%
Other	9,810	44.43%	129,922	38.70%	357,153	33.78%
U.S. Armed Forces	0		205		848	
Households						
2030 Projection	7,234		112,967		394,974	
2025 Estimate	6,836		105,985		368,036	
2020 Census	6,885		102,847		345,115	
Growth 2025 - 2030	5.82%		6.59%		7.32%	
Growth 2020 - 2025	-0.71%		3.05%		6.64%	
Owner Occupied	4,622	67.61%	74,590	70.38%	220,811	60.00%
Renter Occupied	2,215	32.40%	31,394	29.62%	147,225	40.00%
2025 Households by HH Income	6,837		105,986		368,036	
Income: <\$25,000	519	7.59%	8,341	7.87%	37,698	10.24%
Income: \$25,000 - \$50,000	1,062	15.53%	14,816	13.98%	55,474	15.07%
Income: \$50,000 - \$75,000	1,699	24.85%	19,563	18.46%	62,696	17.04%
Income: \$75,000 - \$100,000	1,174	17.17%	16,961	16.00%	49,223	13.37%
Income: \$100,000 - \$125,000	783	11.45%	12,041	11.36%	38,517	10.47%
Income: \$125,000 - \$150,000	637	9.32%	10,909	10.29%	32,772	8.90%
Income: \$150,000 - \$200,000	497	7.27%	11,367	10.73%	38,983	10.59%
Income: \$200,000+	466	6.82%	11,988	11.31%	52,673	14.31%
2025 Avg Household Income	\$96,659		\$112,758		\$116,368	
2025 Med Household Income	\$77,949		\$90,141		\$89,297	

Platinum Inn & Suites

6424 Queenston Blvd, Houston, TX 77084

Building Type: **Hospitality**Total Available: **0 SF**

Class: -

% Leased: **0%**RBA: **22,500 SF**

Rent/SF/Yr: -

Typical Floor: **11,250 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	436	3,347	8
Retail & Wholesale Trade	70	368	5
Hospitality & Food Service	44	455	10
Real Estate, Renting, Leasing	23	597	26
Finance & Insurance	21	76	4
Information	10	47	5
Scientific & Technology Services	41	181	4
Management of Companies	0	0	0
Health Care & Social Assistance	63	378	6
Educational Services	17	589	35
Public Administration & Sales	1	13	13
Arts, Entertainment, Recreation	7	33	5
Utilities & Waste Management	15	65	4
Construction	30	191	6
Manufacturing	14	65	5
Agriculture, Mining, Fishing	2	26	13
Other Services	78	263	3

Consumer Spending Report

Platinum Inn & Suites

6424 Queenston Blvd, Houston, TX 77084

Building Type: **Hospitality**

Class: -

RBA: **22,500 SF**

Typical Floor: **11,250 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2025 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$220,169	\$3,679,508	\$12,387,270
Total Apparel	\$12,839	\$209,528	\$689,869
Women's Apparel	4,817	79,168	262,599
Men's Apparel	2,524	41,807	138,623
Girl's Apparel	988	16,117	52,434
Boy's Apparel	737	11,965	38,405
Infant Apparel	668	10,366	33,828
Footwear	3,106	50,106	163,980
Total Entertainment & Hobbies	\$29,457	\$505,289	\$1,735,343
Entertainment	3,809	61,527	193,263
Audio & Visual Equipment/Service	7,391	121,591	412,188
Reading Materials	278	5,329	19,811
Pets, Toys, & Hobbies	4,543	80,855	281,062
Personal Items	13,436	235,988	829,018
Total Food and Alcohol	\$60,848	\$995,075	\$3,366,068
Food At Home	32,930	523,982	1,733,064
Food Away From Home	24,535	411,539	1,418,328
Alcoholic Beverages	3,382	59,555	214,676
Total Household	\$34,431	\$595,829	\$2,018,563
House Maintenance & Repair	8,181	135,467	414,059
Household Equip & Furnishings	13,463	232,756	790,228
Household Operations	9,523	165,890	583,673
Housing Costs	3,264	61,716	230,602

Consumer Spending Report

Platinum Inn & Suites

6424 Queenston Blvd, Houston, TX 77084

2025 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$61,113	\$991,382	\$3,228,440
Vehicle Purchases	32,307	517,101	1,623,792
Gasoline	16,727	262,486	854,223
Vehicle Expenses	846	18,214	67,890
Transportation	4,391	82,518	307,268
Automotive Repair & Maintenance	6,843	111,063	375,266
Total Health Care	\$9,411	\$158,687	\$548,063
Medical Services	5,313	90,753	315,066
Prescription Drugs	2,980	49,487	169,676
Medical Supplies	1,118	18,447	63,320
Total Education/Day Care	\$12,069	\$223,718	\$800,924
Education	8,090	148,376	523,188
Fees & Admissions	3,979	75,342	277,736