



Eagle Radius Scout — Approval Draft 15/04/2026

Approval draft for Jeremy review. Not ready for Bill send without explicit approval.

Eagle Radius Scout, approval draft

Run date: 2026-04-15
Origin: Little Rock, AR (34.7465, -92.2896)
Distance method: Haversine, straight-line radius 400 miles
MSA population source: U.S. Census Bureau Vintage 2025 metro estimates, [cbsa-est2025-alldata.csv](#) via [Metropolitan and Micropolitan Statistical Areas Totals: 2020-2025](#)

A) MSA Qualification Table

MSA	POPULATION (CENSUS 2025)	DISTANCE FROM LITTLE ROCK (MILES)	NOTES
Little Rock-North Little Rock-Conway, AR	777,607	0.0	Qualifies, above 749,000 threshold
Memphis, TN-MS-AR	1,341,412	129.9	Qualifies
Tulsa, OK	1,069,273	230.0	Qualifies
Dallas-Fort Worth-Arlington, TX	8,477,157	292.5	Qualifies
St. Louis, MO-IL	2,814,421	292.0	Qualifies
Oklahoma City, OK	1,512,813	299.6	Qualifies
Baton Rouge, LA	888,699	303.6	Qualifies
Birmingham, AL	1,197,766	324.6	Qualifies
Nashville-Davidson--Murfreesboro--Franklin, TN	2,197,416	325.0	Qualifies
Kansas City, MO-KS	2,270,682	326.2	Qualifies
New Orleans-Metairie, LA	970,849	355.7	Qualifies
Houston-Pasadena-The Woodlands, TX	7,904,627	388.6	Qualifies

B) MSA-by-MSA targets and rankings

Little Rock-North Little Rock-Conway, AR

Starter research only. I did not get a property to the prompt's minimum evidence threshold before search tooling began failing/challenging. Fast next seeds: economy motels on I-30 / I-40 corridors, weekly-rate independents, and older exterior-corridor stock near University Ave and Geyer Springs.

Memphis, TN-MS-AR

RANK	FIT SCORE	HOTEL NAME	ADDRESS	KEYS	CORRIDOR	YEAR BUILT	PRICING EVIDENCE	REVIEW SIGNAL	EXTERIOR PHOTO LINK	ROOM PHOTO LINK	ON-MARKET STATUS	NOTES
1	63	Extended Stay America Suites Memphis - Wolfchase Galleria	Unknown, Memphis, TN	123 (snippet)	Unknown	Unknown	KAYAK snippet said rates from \$69, observed 2026-04-15, via Bi	Review count/rating not reliably captured in this pass	Google Maps search	Google Maps search	Off-market but operating	- Official ES result confirmed long and short term accommodate with kitchen Bing snippet also surface

RANK	FIT SCORE	HOTEL NAME	ADDRESS	KEYS	CORRIDOR	YEAR BUILT	PRICING EVIDENCE	REVIEW SIGNAL	EXTERIOR PHOTO LINK	ROOM PHOTO LINK	ON-MARKET STATUS	NOTES
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Tulsa, OK

Starter research only. No target reached minimum documentation threshold in time. Prioritize older Tulsa east-side and I-44 corridor motels, weekly-rate independents, and exterior-corridor economy stock near fairgrounds / airport industrial pockets.

Dallas-Fort Worth-Arlington, TX

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: South Dallas, I-35E, Stemmons, Irving, Arlington, Grand Prairie, and older Addison corridor stock.

St. Louis, MO-IL

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: North Lindbergh, airport-adjacent stock, I-70, and older suburban exterior-corridor product.

Oklahoma City, OK

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: airport corridor, south I-35/I-40, and weekly-rate/economy product near industrial employment nodes.

Baton Rouge, LA

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: Airline Hwy, Florida Blvd, and industrial / medical-adjacent economy stock.

Birmingham, AL

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: Lakeshore Pkwy, airport corridor, and older budget stock around interstates / retail employment.

Nashville-Davidson--Murfreesboro--Franklin, TN

RANK	FIT SCORE	HOTEL NAME	ADDRESS	KEYS	CORRIDOR	YEAR BUILT	PRICING EVIDENCE	REVIEW SIGNAL	EXTERIOR PHOTO LINK	ROOM PHOTO LINK	ON-MARKET STATUS	NOTE
1	68	HomeTowne Studios by Red Roof Nashville - Airport/Briley Pkwy	1210 Murfreesboro Pike, Nashville, TN	60 (snippet)	Unknown	Unknown	Pricing not verified in this pass	Review count/rating not reliably captured in this pass	Google Maps search	Google Maps search	Off-market but operating	- Bing result snippet exposes the actual size there 60 rooms Secor bookii style result description in-room kitchen cable and free Wi-Fi. Under prompt, prefer 70-200 range still relevant

RANK	FIT SCORE	HOTEL NAME	ADDRESS	KEYS	CORRIDOR	YEAR BUILT	PRICING EVIDENCE	REVIEW SIGNAL	EXTERIOR PHOTO LINK	ROOM PHOTO LINK	ON-MARKET STATUS	NOTE
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Kansas City, MO-KS

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: North Kansas City, airport belt, I-70 east, and older outer-ring exterior corridor motels.

New Orleans-Metairie, LA

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: Westwego, Metairie budget stock, airport-adjacent economy motels, and older corridor product on US-90 / Airline Dr.

Houston-Pasadena-The Woodlands, TX

Starter research only. No target reached minimum documentation threshold in time. Best next sweep: northwest and airport corridors, Pasadena / east Houston industrial belt, and older weekly-rate inventory.

C) Top 15 Overall

This draft only surfaced two targets to a minimally citable level without inventing fields.

1. **HomeTowne Studios by Red Roof Nashville - Airport/Briley Pkwy**
2. Address surfaced in Bing results: 1210 Murfreesboro Pike, Nashville, TN.
3. Snippet evidence indicated 60 rooms and in-room kitchenette setup.
4. Workforce adjacency is plausible because Murfreesboro Pike is a dense airport / service employment corridor, but this still needs explicit employer citations.
5. **Extended Stay America Suites Memphis - Wolfchase Galleria**
6. Official ESA result confirmed kitchens and long/short-term positioning.
7. Bing result set included a secondary snippet stating 123 rooms.
8. KAYAK snippet showed a rate from \$69 on 2026-04-15, which is directionally supportive for Eagle's economy screen.

D) Data Quality and Next Actions

Data Quality

- The Census qualification work is solid and reproducible.
- Property-level web research was partially blocked by search-engine bot challenges and JS-heavy hotel sites, so this is a **starter draft**, not a fully enriched pipeline.
- I deliberately left many fields as Unknown instead of inferring them.
- I did not reach the prompt's target of 10 fully enriched properties per MSA.
- I did not complete a full de-duped seed list of 20 candidates per MSA because source access broke before enrichment could scale.

Fast verification path

1. Use Google Maps / Street View for corridor type and to confirm exterior vs interior access.
2. Pull county assessor / CoStar / Reonomy / broker OM data for year built and room count conflicts.
3. Use OTA live-rate checks or call desk directly to verify nightly / weekly pricing.
4. Run a broker-market sweep on LoopNet, Crexi, Ten-X, and auction sites for explicit distressed or on-market flags.
5. Verify workforce anchors with explicit map distance citations, especially Walmart, hospitals, industrial parks, logistics hubs, and daily-need retail.

Next 5 actions

1. Re-run MSA-by-MSA searches with a browser-capable workflow on the 12 qualified metros, starting with Memphis, Nashville, Baton Rouge, Tulsa, and Oklahoma City.
2. Build a 20-property seed list per MSA from LoopNet, Crexi, Google Maps, Booking, Expedia, and brand sites, then dedupe by address.
3. Force-fill missing keys / year built from assessor records and broker materials before outreach.
4. Separate true conversion candidates from cleaner extended-stay comps by corridor type, age, keys, and economy price signal.
5. Convert the top 10-15 verified assets into ownership lookup + call sheet + initial broker / owner outreach queue.

JSON

See companion file: `/Users/bobeagle/.openclaw/workspace/shared/reports/eagle-radius-scout-2026-04-15.json`