



EAGLE SUITES®

Houston MSA + Commuter Ring Acquisition Screen

Updated with manual Safari Google Maps / Google review verification

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SEARCH SCOPE

MSA + Ring

Houston metro plus practical commuter markets

WORTHWHILE TARGETS

5

No filler added to the shortlist

GOOGLE-VERIFIED TARGETS

5

Manual Safari pass completed on serious targets

BEST USE

Off-Market

Live exterior inventory still too thin to lead with

1. Executive Summary

Houston is still an attractive market for Eagle Suites, but the real opportunity is narrower than a generic motel list would suggest. The best submarkets are Baytown / Highway 146 / I-10, Hobby South, Stafford / US-59, and the Medical Center / NRG pocket. Those corridors line up with refinery, logistics, airport, hospital, and commuter-service labor demand that can support weekly and extended-stay use.

Live exterior-corridor inventory is still thin. LoopNet produced real Baytown hospitality listings, but none had strong enough accessible corridor proof to survive the final ranked list. This remains a better off-market market than a brokered exterior-inventory market.

The manual Safari Google Maps / Google review pass improved the file materially. Five serious targets now have clean Google identity, rating, review-count, and phone verification. It also weakened the old Webster lead. Google did not resolve 1001 W NASA Pkwy to the seed box; it kept resolving to Platinum Inn & Suites Webster at 520 W Bay Area Blvd. That means Webster drops out of the first-wave ranked list.

The first properties to work are **12700 Featherwood Dr**, **4911 I-10**, **8911 TX-146**, **12827 Southwest Fwy**, and **3223 S Loop W**.

2. Search Scope Actually Covered

Markets and Submarkets Searched

- Houston-The Woodlands-Sugar Land MSA
- Baytown / I-10 / Highway 146 / Ship Channel east side
- Webster / Clear Lake / NASA Parkway / I-45
- Medical Center / NRG / South Loop West
- Southbelt / Hobby South / Ellington access
- Stafford / US-59 / Sugar Land access
- Galveston west corridor

Verification Notes

- LoopNet checked: **Yes**
- Google Maps checks completed: **Yes**, manual Safari pass on 6 serious targets
- Google review checks completed: **Yes**, manual Safari pass on 6 serious targets
- County ownership and deed verification: **Not completed**
- Primary non-Google sources: official Motel 6 / Studio 6 pages, Hotels.com, OYO, OpenStreetMap / Nominatim, and employer / market pages

3. Ranked Shortlist

RANK	PROPERTY	ADDRESS	SUBMARKET	BUCKET	CORRIDOR	SELLER PROB.	SCORE	WHY IT MATTERS	MAIN PUSHBACK
1	Studio 6 Houston, TX - Hobby South	12700 Featherwood Dr, Houston, TX 77034	Southbelt / Hobby South	Off-market	HIGH	MEDIUM	8.6	Google-verified identity, rating, review count, and phone in one of the cleanest airport / industrial corridors in the set.	Owner and deed path still need manual work.
2	Motel 6 Baytown, TX - Garth Rd	4911 I-10, Baytown, TX 77521	Baytown / I-10 west side	Off-market	HIGH	MEDIUM	8.4	Strong refinery and petrochemical labor support with a Google-verified operating motel identity.	Tighter box and still no verified owner path.
3	Motel 6 Baytown, TX - Baytown East	8911 TX-146, Baytown, TX 77523	Baytown east / Highway 146	Off-market	HIGH	MEDIUM	8.0	Same industrial labor story with good Highway 146 access and Google-verified identity.	Room count and year built still not verified.
4	Studio 6 Stafford, TX - Houston - Sugarland	12827 Southwest Fwy, Stafford, TX 77477	Stafford / US-59	Off-market	HIGH	MEDIUM	7.7	Kitchenette product and Google-verified identity in a practical commuter-service corridor.	Less compelling than Baytown or Hobby for blue-collar demand depth.
5	Motel 6 Houston, TX - Medical Center/NRG Stadium	3223 S Loop W, Houston, TX 77025	Medical Center / NRG / South Loop West	Off-market	HIGH	LOW-MED	7.4	Heavy hospital demand support and now clean Google verification.	Likely heavier capex and less obvious seller angle.

Only five properties made the worthwhile shortlist. I did not pad it.

4. Detailed Target Screens

Studio 6 Houston, TX - Hobby South

Recommended action: First-wave

ADDRESS	PHONE
12700 Featherwood Dr, Houston, TX 77034	(281) 606-1405
ROOM COUNT	YEAR BUILT
134 keys	Not verified
Screening estimate	
CORRIDOR TYPE	REVIEW SIGNAL
High confidence exterior	3.5 stars / 639 Google reviews
SALE STATUS	CAPEX VIEW
No public sale signal found	Moderate

Blunt read: this is the cleanest first-wave target in the file after the Google pass. The corridor fits Eagle, the product format fits Eagle, and the identity is now verified.

[Hotels.com](#) | [OYO](#)

Motel 6 Baytown, TX - Garth Rd

Recommended action: First-wave

ADDRESS	PHONE
4911 I-10, Baytown, TX 77521	(281) 421-7300
ROOM COUNT	YEAR BUILT
128 keys	Not verified
Screening estimate	
CORRIDOR TYPE	REVIEW SIGNAL
High confidence exterior	3.3 stars / 983 Google reviews
SALE STATUS	CAPEX VIEW
No public sale signal found	Moderate to Heavy

Blunt read: this is still one of the best Houston-area boxes because Baytown's labor demand is exactly what Eagle needs. The box is not luxurious. That is part of the point.

[Hotels.com](#) | [Baytown EDF](#) | [ExxonMobil Baytown](#)

Motel 6 Baytown, TX - Baytown East

Recommended action: First-wave

ADDRESS	PHONE
8911 TX-146, Baytown, TX 77523	(281) 606-1408
ROOM COUNT	YEAR BUILT
Not verified	Not verified
Screening estimate	
CORRIDOR TYPE	REVIEW SIGNAL
High confidence exterior	3.5 stars / 667 Google reviews
SALE STATUS	CAPEX VIEW
No public sale signal found	Moderate

Blunt read: slightly less proven than the Garth Road box only because fewer key fields are verified, not because the corridor is weak.

[Motel 6](#) | [ExxonMobil Baytown](#)

Studio 6 Stafford, TX - Houston - Sugarland

Recommended action: First-wave

ADDRESS	PHONE
12827 Southwest Fwy, Stafford, TX 77477	(281) 606-1409
ROOM COUNT	YEAR BUILT
135 keys	Not verified
Screening estimate	
CORRIDOR TYPE	REVIEW SIGNAL
High confidence exterior	3.6 stars / 521 Google reviews
SALE STATUS	CAPEX VIEW
No public sale signal found	Moderate

Blunt read: useful target, but not quite as compelling as the Baytown and Hobby files because the labor node is broader and less concentrated.

[Hotels.com](#) | [Studio 6](#)

Motel 6 Houston, TX - Medical Center/NRG Stadium

Recommended action: Second-wave

ADDRESS	PHONE
3223 S Loop W, Houston, TX 77025	(713) 347-3613

ROOM COUNT	YEAR BUILT
110 keys	Not verified

Screening estimate

CORRIDOR TYPE	REVIEW SIGNAL
High confidence exterior	3.3 stars / 1,059 Google reviews

SALE STATUS	CAPEX VIEW
No public sale signal found	Moderate to Heavy

Blunt read: this one moved up because the Google pass cleaned up the identity and phone, but it is still not as elegant a first-wave target as the better corridor boxes.

[Motel 6](#) | [Texas Medical Center](#)

5. Exclusions That Matter

- **1001 W NASA Pkwy, Webster:** excluded from the ranked list after the manual Google pass. Google kept resolving that file to Platinum Inn & Suites Webster at 520 W Bay Area Blvd, not the seed address. That is an identity-conflict file, not a clean first-wave target.
- **7404 Avenue J, Galveston:** weaker labor node and more tourism-seasonal than the better Houston-area workforce corridors.
- **300 S Alexander Dr, Baytown:** live LoopNet hit, but corridor type was not cleanly verifiable from accessible evidence.
- **3401 N Alexander Dr, Baytown:** live LoopNet hit, but corridor type was not cleanly verifiable from accessible evidence.
- **6300 Decker Dr, Baytown:** project / construction file, not a clean stabilized motel conversion target.
- **9232 N Highway 146, Baytown:** mixed motel plus RV product, not a clean Eagle Suites box.

6. Market Conclusion

Best 3 to 5 properties to work first: 12700 Featherwood Dr, 4911 I-10, 8911 TX-146, 12827 Southwest Fwy, and 3223 S Loop W.

Should Eagle stay active in the market? Yes, but selectively. Houston is still a valid target market because the labor demand is deep and the legacy motel inventory is real. The discipline now is tighter verification, not broader searching.

What still needs manual verification: county ownership entity, mailing address, recent sale history, deed timing, year built, and corridor proof on the live Baytown broker listings before any broker outreach.