



# Houston Site Visit Report

Motel 6 / Studio 6 target review packet for Houston-area field visits.

06/08/2026 | Produced: 10:42 AM CDT

## TARGETS

**6**

Baytown, Webster, Houston,  
Galveston, Stafford

## BEST ONLINE READ

**Galveston**

Only clear current LoopNet  
sale listing surfaced

## STRONGEST OPERATING SIGNAL

**Webster**

Best blend of rating, room  
package, and demand story

## HIGHEST DILIGENCE RISK

**Baytown**

Security / condition signal is  
the weakest in the set

## Executive Read

| PROPERTY                                             | QUICK READ                                                                            | KEY VALUE DRIVER                                                                     | MAIN WATCH ITEM                                                                             |
|------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Galveston</b><br><b>MOST ACTIONABLE</b>           | Best acquisition-style internet story and the clearest current public sale narrative. | Cruise, island, beach, and leisure demand with a public post-renovation upside case. | Validate whether remodel quality and operating discipline match the LoopNet pitch.          |
| <b>Webster</b><br><b>STRONGEST OPERATING SIGNAL</b>  | Cleanest online mix of ratings, room appearance, and extended-stay functionality.     | NASA / Clear Lake / Ellington adjacency gives this property a cleaner demand story.  | Check for odor, pests, and service inconsistency that still show up in public reviews.      |
| <b>Stafford</b><br><b>MIXED</b>                      | Useful location and decent curb read, but review sentiment is inconsistent.           | Extended-stay utility near Sugar Land and southwest Houston employment nodes.        | Inspect stairs, cleanliness, and room odor carefully.                                       |
| <b>Hobby</b><br><b>CONDITION DEPENDENT</b>           | Extended-stay format could work, but execution risk is material.                      | Airport, NASA, and contractor-travel utility.                                        | Make sure actual rooms match marketing photos and that life-safety basics are in order.     |
| <b>Medical Center / NRG</b><br><b>LOCATION CARRY</b> | Excellent location, soft public quality signal.                                       | Hospital, visitor, and event-driven demand can support occupancy.                    | Check pests, smell, missing in-room equipment, and front desk execution.                    |
| <b>Baytown</b><br><b>HIGHEST RISK READ</b>           | Weakest public quality and safety read in the group.                                  | Industrial/freeway demand exists if the property can be cleaned up operationally.    | Inspect parking lot activity, corridor feel, and room condition before underwriting upside. |

## Common Site Visit Priorities

- Walk the lots first and note lighting, cameras, loitering, sight lines, and long-stay resident feel before touring rooms.
- Open 3 to 5 random rooms at each property and test odor, AC, bathroom condition, soft goods, and any evidence of pests.
- At Studio 6 assets, verify kitchenette completeness and consistency by room type, not just in photo-ready units.
- Pay close attention to stairs, corridors, railings, pool decks, laundry, and lobby/vending areas because those show up repeatedly in public commentary.
- Ask each manager for current nightly vs weekly vs monthly stay mix and biggest local demand drivers.

Sources used in this packet: Motel 6 / Studio 6 official pages, Booking hotel/review pages, LoopNet where available, Loc8NearMe, TripAdvisor where useful, and current public photo pulls captured on 06/08/2026.

## Dual Brand Motel 6 / Studio 6 - Baytown

**Address:** 4911 I-10, Baytown, TX 77521

**Room Size:** 19.5 x 11.5

**Keys:** 128

**Brand Rating Snapshot:** 3.6 / 5 from 951 ratings

**Booking Review Score:** 5.7 / 10 from 326 reviews

### PUBLIC READ

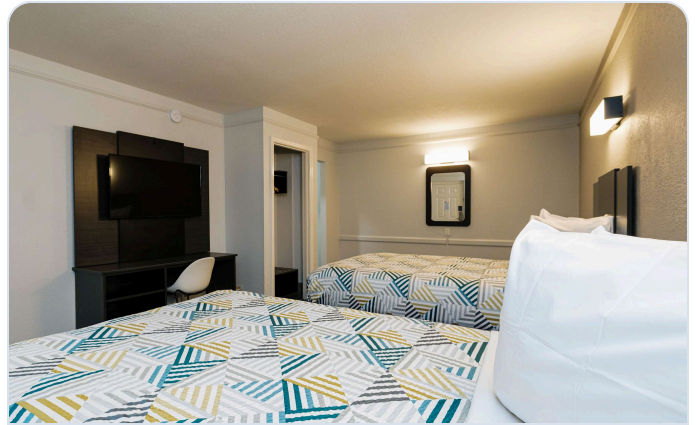
- Official positioning is pure convenience: I-10 and Garth Road with access to San Jacinto Mall, Lee College, the monument, and refinery-driven Baytown demand.
- Booking leans weak on comfort and condition, even where value comments are okay.
- Loc8NearMe commentary is the most concerning in this group, with repeated references to unsafe atmosphere, odor, noise, and suspicious activity.
- No strong current LoopNet listing surfaced for this exact asset.

### FIELD FOCUS

- Check security and after-dark feel first.
- Inspect whether renovated rooms are representative or isolated.
- Review pool deck, corridor paint, and railings for deferred maintenance.
- Ask about police calls, pest cadence, and weekly stay mix.



Exterior / arrival read.



Representative room photo.

## Dual Brand Motel 6 / Studio 6 - Webster

**Address:** 1001 W NASA Pkwy, Webster, TX 77598

**Room Size:** 23 x 11

**Keys:** 122

**Brand Rating Snapshot:** 4.5 / 5 from 1,179 ratings

**Booking Review Score:** 6.5 / 10 from 58 reviews

### PUBLIC READ

- Strongest online operating package in the set: better ratings, cleaner photo set, and clearer extended-stay functionality.
- Demand story is stronger here with NASA, Clear Lake, Ellington, Baybrook, and nearby retail support.
- Review friction still exists around housekeeping, odor, broken items, and occasional pest issues.
- No strong current LoopNet sale listing surfaced in this pass.

### FIELD FOCUS

- Confirm the photographed room quality is typical.
- Check kitchenettes, pool, laundry, and ventilation closely.
- Test Wi-Fi, hot water, and front desk responsiveness.
- Ask what share of demand is NASA / medical / contractor based.



Exterior / pool deck view.



Representative room photo.

## Dual Brand Motel 6 / Studio 6 - Medical Center / NRG Stadium

**Address:** 3223 S Loop W, Houston, TX 77025

**Room Size:** 25 x 11

**Keys:** 110

**Brand Rating Snapshot:** Motel 6: 3.3 / 5, Studio 6: 4.0 / 5

**Booking Review Score:** 5.9 / 10 from 360 reviews

### PUBLIC READ

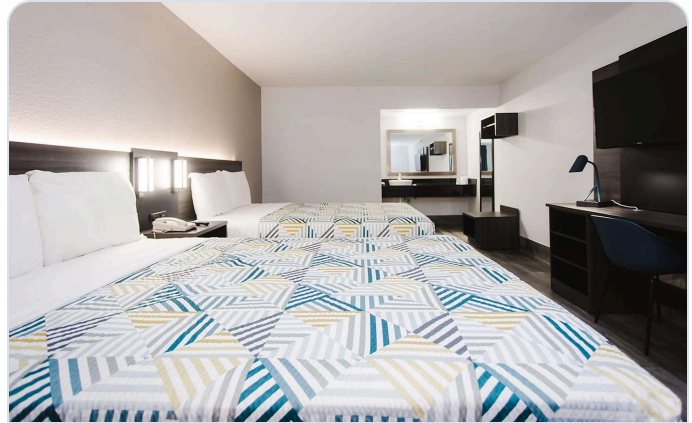
- Location is the value driver: NRG, Medical Center, Rice, Zoo, Museum District, and Galleria are all relevant.
- Public guest signal is soft, with repeated notes around odor, pests, inconsistent staff presence, and missing fridge/microwave.
- The shared-address dual-brand setup means the execution problems likely bleed across both flags.
- No strong current LoopNet sale listing surfaced for this exact asset.

### FIELD FOCUS

- Verify room package separation between Motel 6 and Studio 6 inventory.
- Inspect corridor smell, pest-control evidence, and housekeeping pace.
- Check whether the property is actually capturing hospital / event overflow demand.
- Test parking, office interaction, and basic room equipment completeness.



Exterior / courtyard read.



Representative room photo.



## Dual Brand Motel 6 / Studio 6 - Galveston

**Address:** 7404 Avenue J, Galveston, TX 77554

**Room Size:** 18.5 x 11

**Keys:** 114

**Brand Rating Snapshot:** 3.8 / 5 from 2,393 ratings

**Booking Review Score:** 6.7 / 10 from 920 reviews

### PUBLIC READ

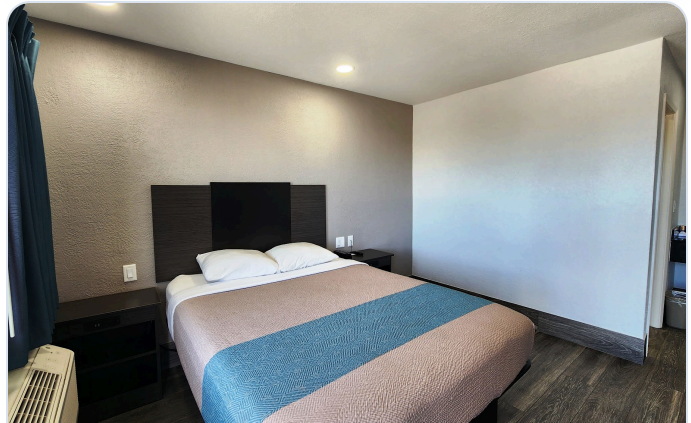
- Only asset in the set with a clear current LoopNet hospitality listing.
- LoopNet markets a 2022/2023 renovation, Gemini design initiative alignment, and reported average GOP of 43.0% from 2022 through 2024 with upside under stronger hands-on operation.
- Demand story is obvious: cruise, beach, Moody Gardens, convention, and island traffic.
- Public comments read materially better than Baytown or Medical, including friendly-staff and cruise-convenience mentions.

### FIELD FOCUS

- Pressure-test the LoopNet upside narrative against actual room condition and management depth.
- Check stormwear, drainage, and salt-air exterior wear carefully.
- Verify dual-brand differentiation rather than assuming both flags are meaningfully separated.
- Ask about cruise parking economics and seasonality.



Exterior / pool-side read.



Representative room photo.

## Studio 6 - Hobby

**Address:** 12700 Featherwood Dr, Houston, TX 77034

**Room Size:** 19.5 x 12

**Keys:** 134

**Brand Rating Snapshot:** 3.6 / 5 from 605 ratings

**Booking Review Score:** 6.7 / 10 from 10 reviews

### PUBLIC READ

- Extended-stay format is the core value proposition: kitchenettes, laundry, and airport-access utility.
- Official positioning ties the property to Houston Hobby, Ellington, and NASA-adjacent travel.
- Public comments still call out shabbiness, mold smells, hard beds, disabled smoke alarms, and uneven cleanliness.
- The exterior reads better than the weak review comments, so this one needs an in-person truth test.

### FIELD FOCUS

- Compare random rooms directly against the marketing photos.
- Check HVAC odor, life-safety basics, caulking, and kitchenette completeness.
- Ask whether airport crew / contractor / weekly demand is real and recurring.
- Confirm current deposit and pet-fee structure with management.



Exterior / front-office read.



Representative room photo.

# Studio 6 - Stafford

**Address:** 12827 Southwest Fwy, Stafford, TX 77477  
**Room Size:** 19.5 x 12  
**Keys:** 135

**Brand Rating Snapshot:** 3.6 / 5 from 468 ratings  
**Booking Review Score:** 5.8 / 10 from 14 reviews

## PUBLIC READ

- Good location utility off US 59 with access to Sugar Land, southwest Houston, and nearby dining.
- Sentiment is mixed: brand rating is okay, some TripAdvisor comments are stronger, but Booking and directory comments lean softer.
- Comments mention smell, insects, cleanliness inconsistency, and room-quality variance.
- A dated 09/2023 City of Stafford violation summary mentions trash and debris at this address, which is worth checking on arrival.

## FIELD FOCUS

- Inspect stairs, rails, parking lot cleanliness, and dumpster area first.
- Check whether room condition is actually extended-stay functional or just passable in photos.
- Ask about long-stay worker demand and current average length of stay.
- Benchmark this asset directly against Webster and Hobby room stacks.



Exterior / front-entry read.



Representative room photo.

## Key Source Links

| PROPERTY             | PRIMARY SOURCES USED                                                                                       |
|----------------------|------------------------------------------------------------------------------------------------------------|
| Baytown              | Motel 6 official page, Booking hotel/reviews, Loc8NearMe                                                   |
| Webster              | Studio 6 official page, Booking hotel/reviews, Loc8NearMe                                                  |
| Medical Center / NRG | Motel 6 + Studio 6 official pages, Booking hotel/reviews, Loc8NearMe                                       |
| Galveston            | LoopNet listing, Motel 6 official page, Booking hotel/reviews, Visit Galveston, Loc8NearMe                 |
| Hobby                | Studio 6 official page, Booking hotel/reviews, Loc8NearMe                                                  |
| Stafford             | Studio 6 official page, Booking hotel/reviews, Loc8NearMe, TripAdvisor, City of Stafford violation summary |

Public archive copy: <https://bobs-mac-mini.tail1eade5.ts.net/reports/eagle-suites-houston-site-visit-report-2026-06-08.pdf>