

Houston / Galveston Motel 6 & Studio 6 Site Visit Report

Six target properties reviewed for field visits. This packet combines current brand-page data, Booking review signals, public directory/review summaries, a LoopNet check, and current photo pulls captured on 06/08/2026.

PREPARED

**06/08/2026
10:42 AM CDT**

MARKETS

**Baytown,
Webster,
Houston,
Galveston,
Stafford**

TARGETS REVIEWED

6 Properties

BEST ONLINE SETUP

**Webster /
Galveston**

Executive Read

PROPERTY	QUICK READ	WHY IT MATTERS	MAIN WATCH ITEM
Galveston MOST ACTIONABLE	Best acquisition-style online story. Only property where a clear current LoopNet sale listing surfaced.	Cruise / island demand, recent remodel callout, and a public listing with operating upside claims make this worth extra attention.	Validate whether the remodel quality and current room condition match the listing narrative.
Webster STRONGEST OPERATING SIGNAL	Best combination of current brand rating, decent Booking score, and clean-looking photo set.	NASA / Clear Lake / Ellington adjacency gives it a clearer demand story than the other Houston-area assets.	Public comments still mention service gaps, odor, and pests; confirm the real floor-by-floor condition.
Stafford MIXED	Reasonable exterior presentation and strong location utility, but review sentiment is inconsistent across platforms.	Extended-stay layout near Sugar Land / Galleria / Smart Financial Center could work if physical condition is better than weaker review sets suggest.	Check housekeeping, stairs, and room odor immediately on arrival.
Hobby CONDITION DEPENDENT	Extended-stay format is useful, but public comments lean toward deferred maintenance and uneven cleanliness.	Airport / NASA / Ellington access is helpful, and the exterior reads better than some review text suggests.	Make sure actual rooms match the marketing photos; smoke alarm, mold, and hard-bed comments show up publicly.
Medical Center / NRG LOCATION CARRY	Demand location is excellent, but the operating-quality signal is soft.	Medical, hospital-visitor, and event traffic can support occupancy if property execution is improved.	Pest, smell, and basic room-equipment complaints are persistent enough to check carefully.
Baytown HIGHEST RISK READ	Price point and staff comments are positive, but the weakest public quality/safety signal in this set.	Baytown industrial / freeway demand exists, but the property appears to need closer security and housekeeping diligence.	Inspect parking lot activity, corridor feel, and room-by-room condition before spending much time underwriting upside.

COMMON SITE VISIT PRIORITIES

- Walk the parking lots first at each property and note lighting, cameras, sight lines, loitering, and long-term resident mix.

- Check 3 to 5 random rooms per asset for odor, soft goods, bathroom tile/tub quality, AC performance, and evidence of pests.
- At Studio 6 properties, verify that kitchenettes are complete, functional, and consistently stocked across room types.
- Pay close attention to stairs, corridor railings, pool areas, laundry rooms, and vending/lobby space; those appear repeatedly in public photos and reviews.
- Ask management for current mix between nightly, weekly, and monthly stays; that will matter more than headline room count alone.

Note: automated Google Maps review extraction was inconsistent, so public review signal here leans on current Motel 6 / Studio 6 pages, Booking, Loc8NearMe, and TripAdvisor where it materially helped. LoopNet produced a strong current hit only for Galveston.

Dual Brand Motel 6 / Studio 6 - Baytown

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**

WHAT THE INTERNET SAYS

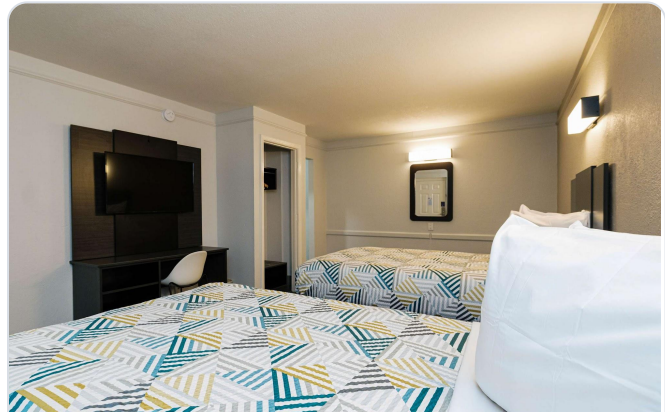
- Brand page positions the property off I-10 and Garth Road, within 10 miles of San Jacinto Mall, San Jacinto Monument, Battleship of Texas, and Lee College.
- Booking surfaces a weak overall score but decent location and Wi-Fi subscores; public review text centers on basic value rather than comfort.
- Loc8NearMe summary is the most concerning in this set: strong staff comments on one side, but repeated complaints around unsafe atmosphere, fights, drug activity, odors, and random animals on the other.
- I did not surface a current public LoopNet sale listing for this exact asset during this pass.

SITE VISIT FOCUS

- Start with lot security, lighting, fence condition, and after-dark traffic behavior.
- Check whether renovated rooms are isolated to a few photo-ready units or typical of the stack.
- Inspect pool deck, exterior paint, railings, and corridor concrete for deferred maintenance.
- Ask about police-call frequency, weekly stay mix, and recent pest control cadence.



Exterior / arrival read from current public photo set.



Representative room photo from the current public set.

SOURCE CHECK

- Motel 6 Baytown official property page
- Booking review page
- Booking hotel page
- Loc8NearMe property page

Dual Brand Motel 6 / Studio 6 - Webster

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**

WHAT THE INTERNET SAYS

- Best-looking online operating signal in this set: stronger official rating, solid photo package, and a clean extended-stay value proposition with kitchenettes and pool.
- Demand story is clearer here than elsewhere: NASA Johnson Space Center, Clear Lake, Ellington access, Baybrook Mall, Walmart, and dining are all repeated in the public materials.
- Booking and Loc8 both still show friction around service consistency, housekeeping, odors, broken room items, and occasional pest comments.
- No active public LoopNet sale listing surfaced in this pass; only address references/property-record style traces appeared.

SITE VISIT FOCUS

- Confirm if the stronger online presentation holds across standard rooms, not just the photographed units.
- Check pool, laundry, and kitchenette completeness; this property needs to win as a practical extended-stay asset.
- Test door seals, TV/connectivity, hot water, and ventilation in a few random units.
- Ask management how much business is NASA/medical/contractor-driven versus pure transient nightly stay.



Exterior / pool deck view from the current public set.



Representative room photo from the current public set.

SOURCE CHECK

- Studio 6 Webster official property page
- Booking review page
- Booking hotel page
- Loc8NearMe property page

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

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**

WHAT THE INTERNET SAYS

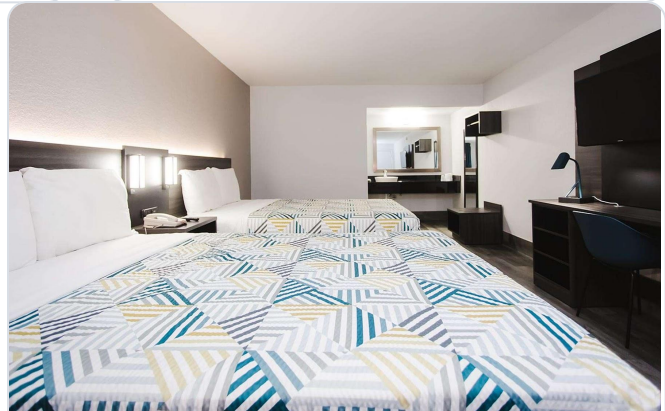
- Location is the entire story here: NRG Stadium, Texas Medical Center, Rice, Houston Zoo, Museum District, and the Galleria are all within a usable drive radius.
- That said, public guest signal is mediocre: Booking reviews repeatedly mention odors, pests, missing fridge/ microwave, and inconsistent front-desk presence.
- Official Motel 6 and Studio 6 pages indicate the same address and rating base, which supports the dual-brand positioning but also means execution problems likely hit both products.
- I did not surface a current active LoopNet sale listing for this exact asset in this pass.

SITE VISIT FOCUS

- Verify room-package separation between Motel 6 and Studio 6 inventory: kitchenette presence, finish level, and rate difference.
- Inspect pest-control evidence, corridor smell, and housekeeping pace.
- Confirm whether the asset is capturing hospital / event overflow demand or simply discount traffic.
- Check parking ratios, elevator quality, and the front-office interaction at peak arrival time.



Exterior courtyard / pool-side read from the current public set.



Representative room photo from the current public set.

SOURCE CHECK

- [Motel 6 Medical Center / NRG official page](#)
- [Studio 6 Medical Center / NRG official page](#)
- [Booking review page](#)
- [Booking hotel page](#)
- [Loc8NearMe Houston Motel 6 directory page](#)

Dual Brand Motel 6 / Studio 6 - Galveston

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**

WHAT THE INTERNET SAYS

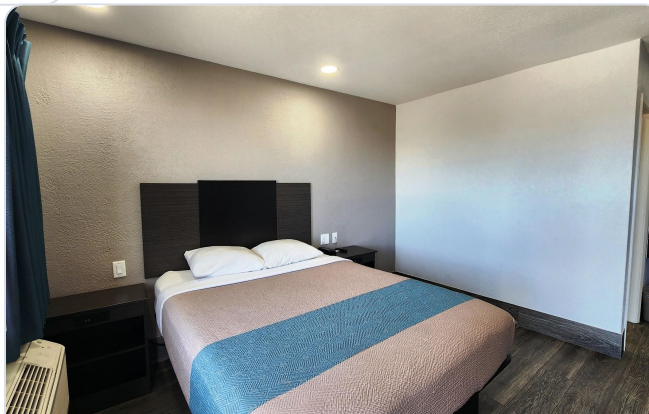
- This is the only asset in the group where a clear current LoopNet hospitality listing surfaced. That matters.
- LoopNet says ownership completed a major 2022/2023 renovation under Motel 6's Gemini design initiative, reported average GOP of 43.0% from 2022 through 2024, and markets a stabilized 46% to 52% GOP target for a hands-on operator.
- Demand story is clear: cruise parking, beach/island traffic, Moody Gardens, Texas A&M Galveston, ferry/convention access, and broad Gulf Coast leisure positioning.
- Recent public comments look better than Baytown/Medical: several mention friendly staff, cruise convenience, reasonable price, and a nice remodel.

SITE VISIT FOCUS

- Pressure-test the LoopNet upside narrative against the actual property condition and manager bench.
- Check whether the dual-brand room mix is truly differentiated or mostly branded the same with different flags.
- Inspect stormwear, salt-air wear, drainage, and pool deck condition more closely than inland assets.
- Ask about cruise parking economics, seasonal mix, and average stay length by season.



Exterior / pool-side read from the current public set.



Representative room photo from the current public set.

SOURCE CHECK

- [LoopNet listing](#)
- [Motel 6 Galveston official page](#)
- [Booking review page](#)
- [Booking hotel page](#)
- [Visit Galveston listing](#)
- [Loc8NearMe property page](#)

Studio 6 - Hobby

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**

WHAT THE INTERNET SAYS

- Extended-stay format is the value proposition here: kitchenettes, refrigerator, laundry, pet-friendliness, and access off IH-45 at Fuqua.
- Official materials tie the property to Houston Hobby Airport, Ellington Field, and NASA-related travel patterns.
- The weaker side of the read is room condition: public comments mention shabbiness, mold smells, hard beds, disabled smoke alarms, and uneven cleaning.
- The exterior looks more stable than the review text suggests, so this one needs an on-site truth test rather than an automatic pass/fail.

SITE VISIT FOCUS

- Open random occupied-ready rooms and compare directly against online photography; this one has the biggest marketing-vs-reality risk.
- Check HVAC odor, bathroom caulking, smoke alarms, and kitchenette completeness immediately.
- Ask about airport crew / contractor / weekly stay mix and whether the property is actually getting that demand.
- Confirm current deposit and pet-fee structure with management; public brand copy shows daily deposit and pet-fee layers.



Exterior / front-office read from the current public set.



Representative room photo from the current public set.

SOURCE CHECK

- [Studio 6 Hobby South official page](#)
- [Booking review page](#)
- [Booking hotel page](#)
- [Loc8NearMe property page](#)
- [Motel 6 regional proximity page](#)

Studio 6 - Stafford

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**

WHAT THE INTERNET SAYS

- Location utility is decent: US 59 / Highway 90 access, minutes to Sugar Land, the Galleria, Smart Financial Center, and walkable dining.
- Sentiment is mixed. Official brand rating is okay, TripAdvisor looks strong, but Booking is much softer and recent comments mention smell, insects, cleanliness issues, and room quality inconsistency.
- The exterior photo set reads better than the weaker Booking comments, which makes this another asset where in-person validation matters a lot.
- A City of Stafford September 2023 violation summary lists trash and debris at this address. It is dated, but still a useful exterior-housekeeping watch item.

SITE VISIT FOCUS

- Inspect stairs, rails, parking lot cleanliness, and dumpster area before even entering rooms.
- Check whether room condition is truly extended-stay functional: kitchenette pieces, surfaces, lighting, and odor.
- Ask management what portion of guests are long-stay workers versus short-stay leisure or overflow demand.
- Compare this asset directly against the best Webster/Hobby room stacks; it needs a cleaner execution story to win.



Exterior / front-entry read from the current public set.



Representative room photo from the current public set.

SOURCE CHECK

- Studio 6 Stafford official page
- Booking review page
- Booking hotel page
- Loc8NearMe property page
- TripAdvisor listing
- City of Stafford violation summary