

# Holiday Inn Express & Suites Houston Westchase

11303 Westheimer Rd, Houston TX 77077 · 127 Keys · Opened 2018 · IHG / Upper Midscale

**\$733K**

TTM NORMALIZED NOI  
24.0% margin

**+19.4%**

Q1 2026 REV GROWTH  
year over year

**115.8**

REVPAR INDEX  
vs Westchase compset

**2018**

YEAR BUILT  
among newest in set

## THE OPPORTUNITY

- **Market leader.** Tops its seven-hotel Westchase compset on occupancy, rate, and RevPAR (MPI 110.9 / ARI 104.4 / RGI 115.8) and gained share straight through the 2025 downturn.
- **Inflecting up.** Q1 2026 revenue +19.4% YoY; March 2026 was the strongest room-revenue month in two years as the Westchase submarket recovers.
- **A like-new building.** A full interior FF&E refresh plus a complete exterior repair and repaint complete this year, the third Holiday Inn Express renovation Texas Hotel Management has delivered in twelve months.
- **Untapped demand.** Loaded IHG corporate-negotiated rates with Fortune 500 energy, industrial, and healthcare employers, a base built with no dedicated sales manager in the seat. That role has now been filled.
- **Rate headroom.** Management targets a \$5 to \$10 ADR lift once the renovation is complete, on a property priced below its quality.

## SNAPSHOT

Brand	<b>Holiday Inn Express (IHG)</b>
Keys	<b>127</b>
Year built	<b>2018</b>
Submarket	<b>Houston Westchase</b>
TTM revenue	<b>\$3,052,996</b>
Normalized NOI	<b>\$733,269</b>
NOI margin	<b>24.0%</b>
RevPAR index (RGI)	<b>115.8</b>

## WHY IT IS AVAILABLE

A deliberate portfolio decision, not a distressed sale. Texas Hotel Management is concentrating on its active Houston and Dallas acquisitions and on larger, \$5M-plus-revenue hotels. A well-run asset of this size sits below that threshold, so it is being sold while on the upswing.

## SUBMARKET CATALYSTS

**Park Eight Place.** A \$1B, 70-acre, 2M SF Johnson Development redevelopment of the former Halliburton campus, bringing new residential, office, retail, and hospitality to the Westchase District.

## SUPPLY DISCIPLINE

**No new rooms coming.** No select-service hotel is under construction in the compset, so recovering demand is not chasing new supply. Hard-corner Westheimer location, newest product against a set built mostly from the 1980s to 2000s.