

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the box is a thin horizontal bar with a yellow-to-red gradient.

Accelerating success

A photograph of a two-story commercial building with a light-colored, textured facade and numerous windows. The building is situated behind a parking lot. In the foreground, there is a street intersection with a "DO NOT ENTER" sign and a "ONE WAY" sign pointing right. Several vehicles, including red pickup trucks and a silver SUV, are parked in the lot. A concrete pillar with the number "303" is visible near the entrance. The sky is blue with some clouds.

For Sale

Unique Owner-User Opportunity

303 & 309 Stafford St
Houston, Texas 77079

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Rare Energy Corridor Owner-User Opportunity

303 & 309 Stafford St offer a unique two-building office opportunity in the heart of Houston's Energy Corridor. Located at the corner of Stafford St and Fortsmith Ln with immediate access to Highway 6 and I-10, the property combines a well-maintained 9,400 SF, two-story owner-user office building at 303 Stafford with the adjacent 309 Stafford, providing flexible expansion potential for office, retail, parking, or storage.

Surrounded by one of the area's most walkable retail and dining destinations, the property is within steps of popular restaurants and amenities, creating an exceptional environment for employees and clients alike.



303 Stafford St



309 Stafford St

Purchase Price

Contact listing Brokers

Property Details

303 Stafford St

- Two story, single-tenant office building
- Building: $\pm 9,400$ SF
- Land: ± 0.286 Acre ($\pm 12,500$ SF)
- Built: 1981
- Construction type: Stone/masonry
- Located on the corner of Stafford St & Fortsmith Ln, with ample parking available in front and on the side street
- Building has been well maintained
- Generator on-site
- Within walking distance to several restaurants
- 19 parking spaces
- Gated courtyard

309 Stafford St

- Building: ± 920 SF
- Land: ± 0.143 Acre ($\pm 6,250$ SF)
- Built: 1929
- Construction type: Wood
- 15 parking spaces
- Gated parking
- Currently being used for storage. Could be used for retail or demolished for extra parking.

Amenities



Transit Stop

Services

1. Wells Fargo
2. Post Office
3. Aesthetica MD Spa

Restaurants/Café

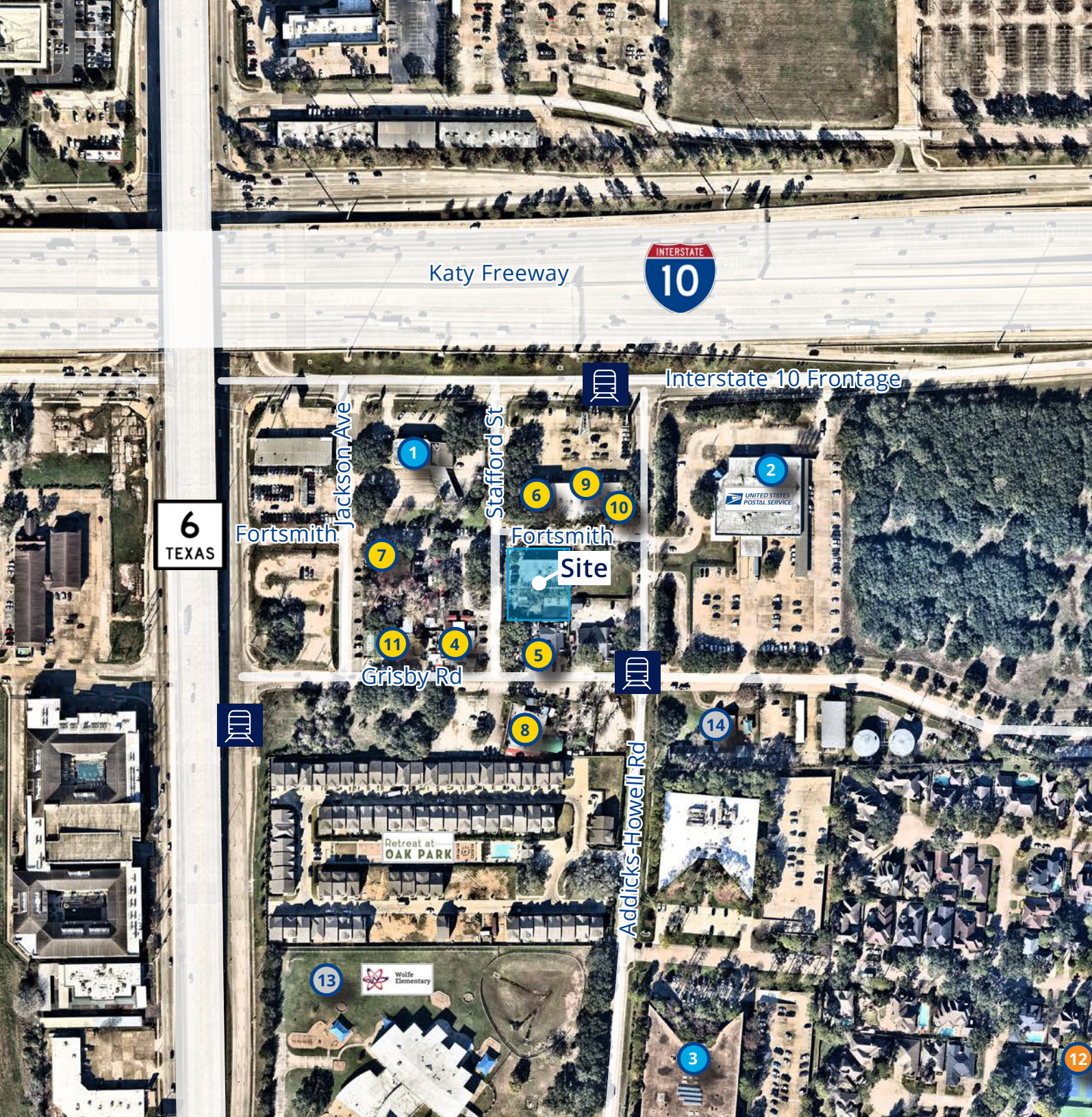
4. Lupe Tortilla
5. Lomonte's Italian
6. North China
7. Ginger Thai
8. Blue Agave Cantina
9. Adrian's Mexican
10. Salata
11. Watson's House of Ales

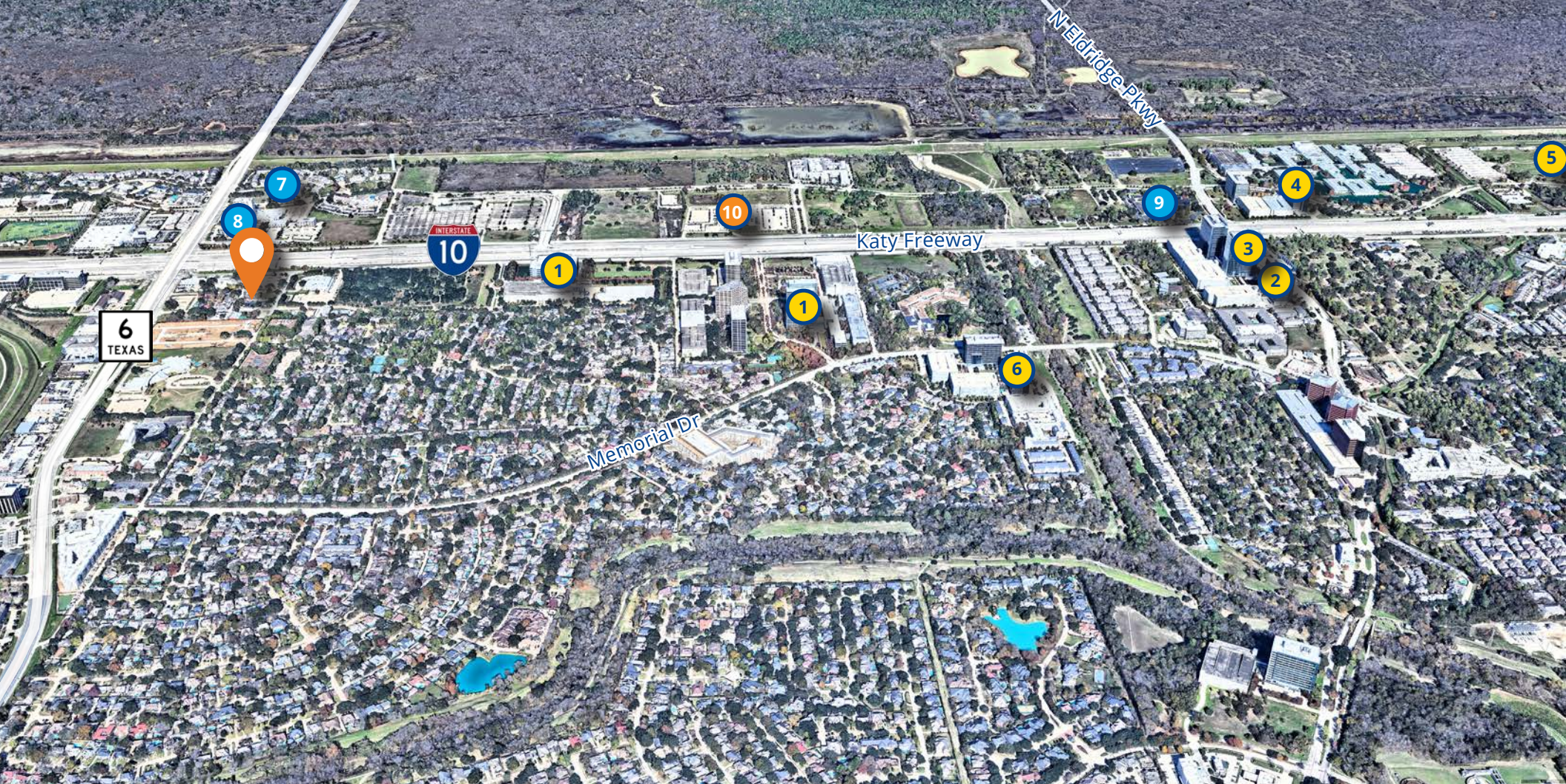
Recreation

12. Barkers Landing Tennis Courts

Schools

13. Wolf Elementary
14. Smaller Scholars Montessori Academy





Energy Corridor

Corporate Locations

1. BP Energy Corp
2. McDermott
3. Conoco Philips World Headquarters
4. Baker Hughes
5. Shell Woodcreek Complex
6. Technip Energies

Hotels

7. Homewood Suites by Hilton
8. Best Western Plus
9. Hyatt Regency Houston West

Hospital

10. MD Anderson Cancer Center

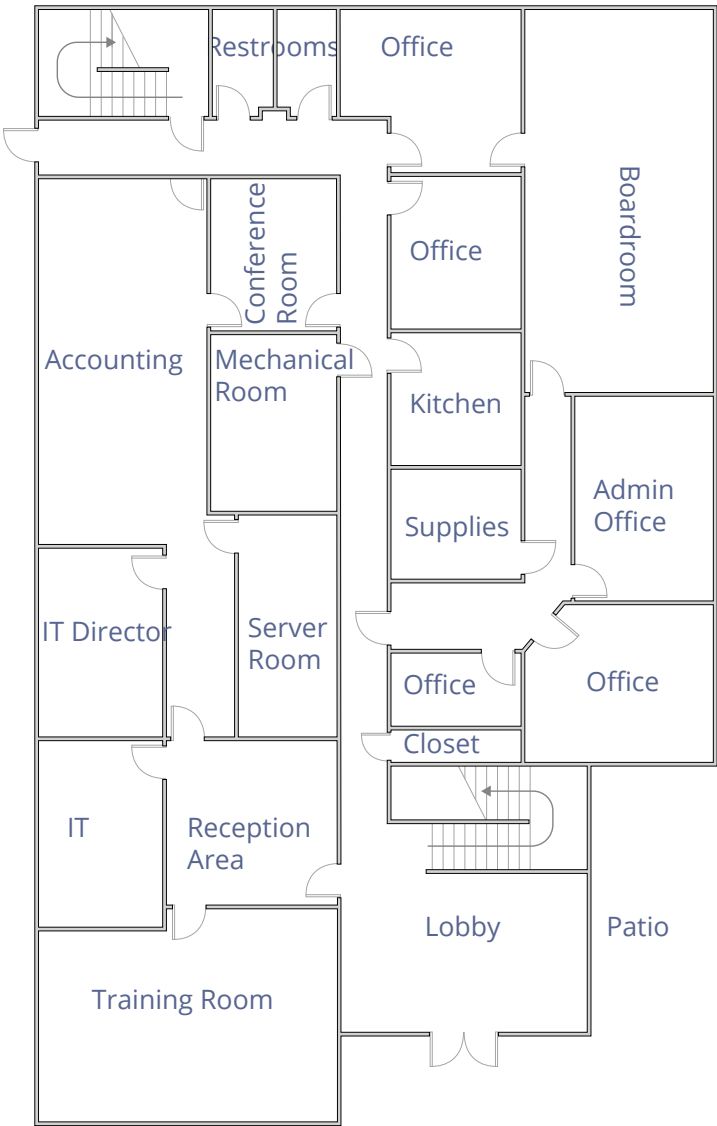
Travel Times

Katy Freeway: 1 min | .25 miles
Beltway 8 (W Houston): 7 min | 5.1 miles
West Loop 610: 12 min | 11.6 miles
Interstate 45 N: 21 min | 17.1 miles
Central Business District: 20 min | 18 miles

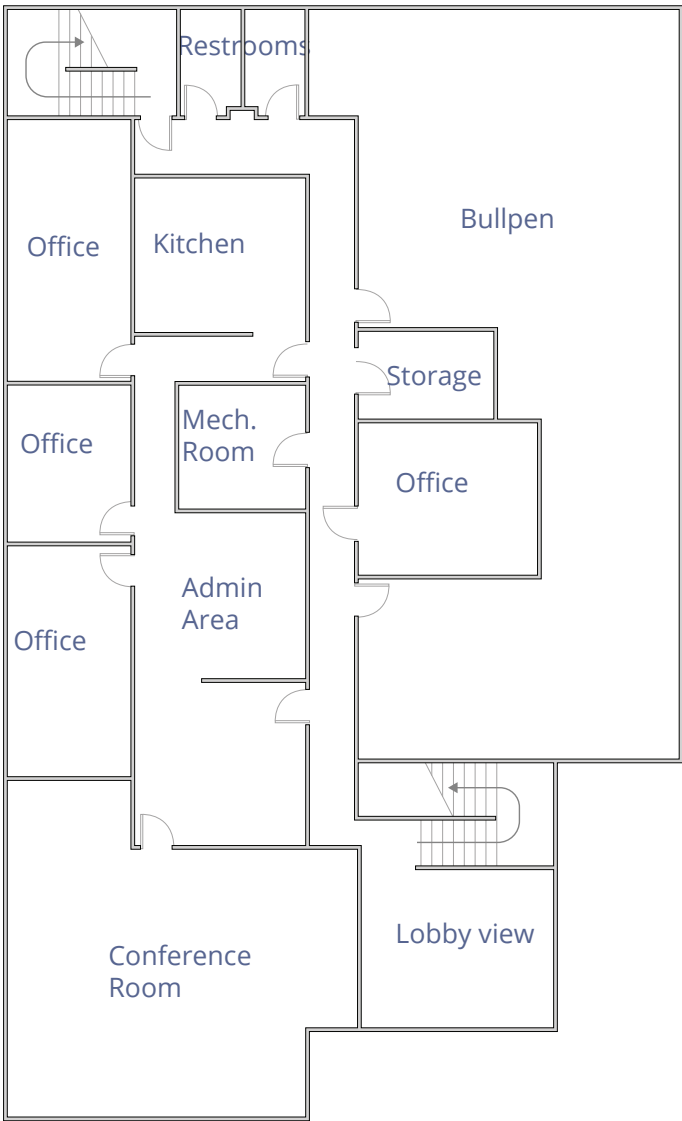
Floor Plan

303 Stafford St
Houston, TX 77079

First Floor



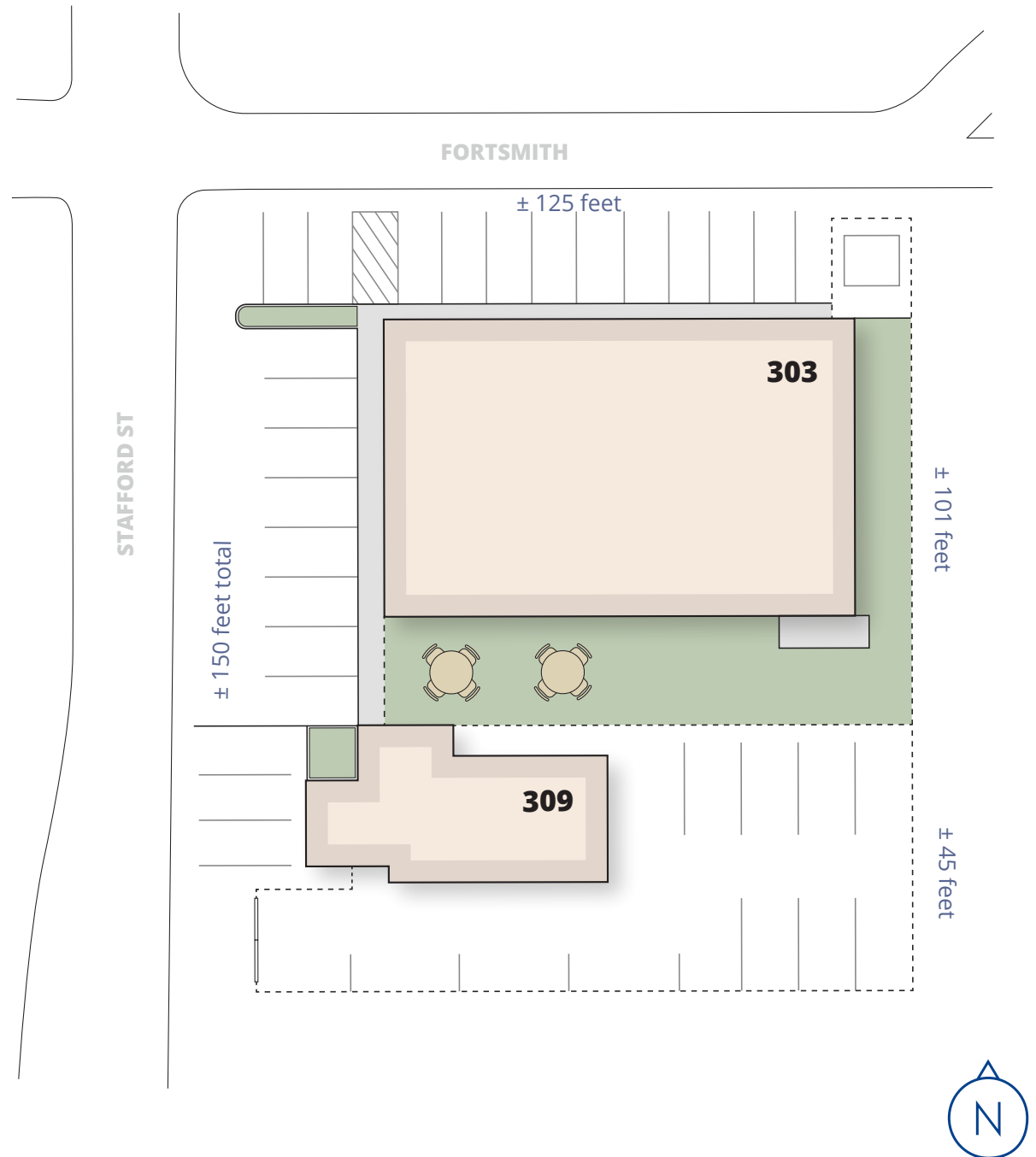
Second Floor



303 & 309 Stafford St
Houston, TX 77079

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- 2 Buildings: 10,320 SF total
- Land: $\pm$.429 Acre (18,750 SF) total
- $\pm$ 150 feet (total) of frontage on Stafford St
- $\pm$ 125 feet of frontage on Fortsmith
- Parking available on Stafford St, Fortsmith and within the gated parking.





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials	Date
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