



FOR SALE

206 STAFFORDSHIRE ROAD · STAFFORD, TEXAS 77477

15.8825 ACRES

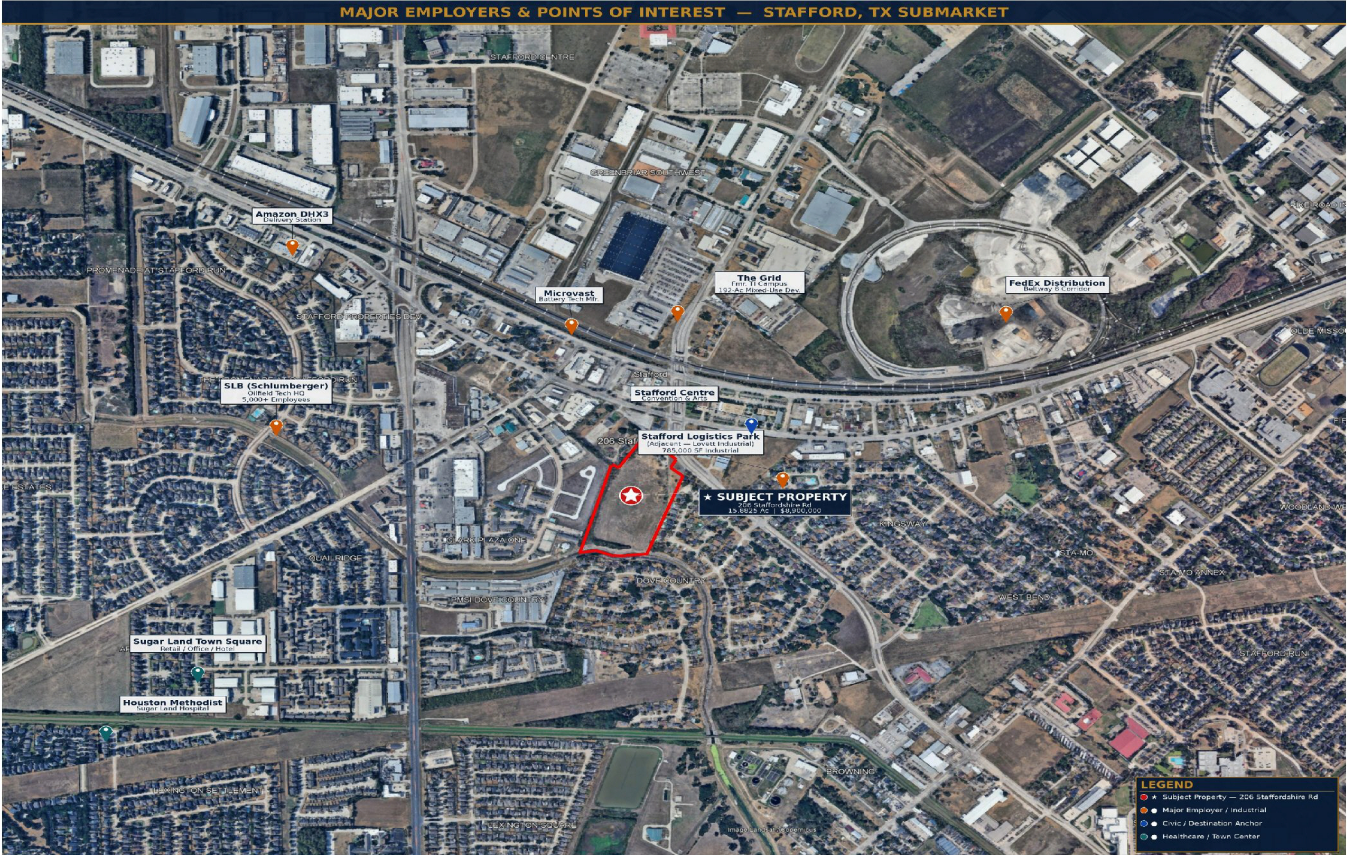
LIST PRICE \$8,900,000	PRICE / ACRE \$560,283 / Ac	TOTAL SF 692,060 SF	LOCATION Stafford, TX Fort Bend County
STAFFORD NO CITY PROPERTY TAX	ALL UTILITIES AVAILABLE	BELTWAY 8 < 0.5 MILES	HIGH-GROWTH SW HOUSTON SUBMARKET

PROPERTY OVERVIEW

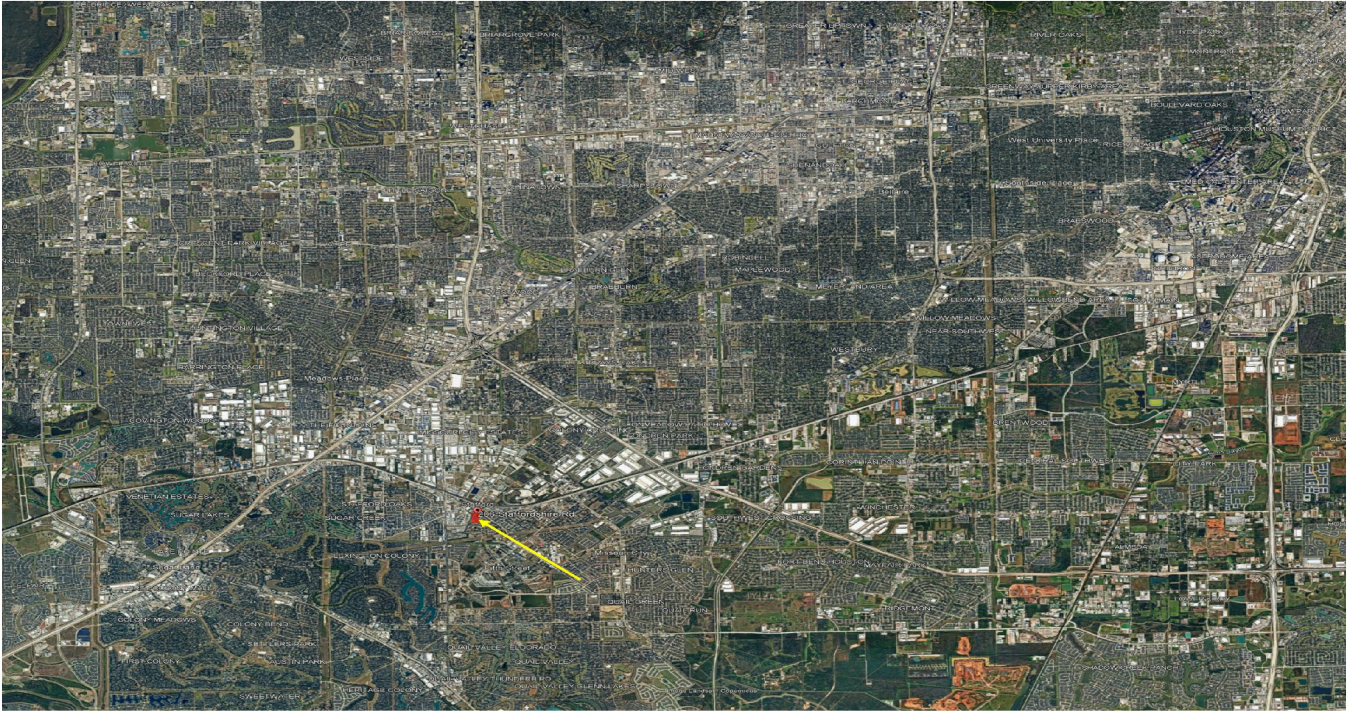
Jolly Realty Group is pleased to exclusively offer for sale 15.8825 acres (692,060 SF) of prime development land located at 206 Staffordshire Road in Stafford, Texas — one of the Greater Houston area's most sought-after suburban infill submarkets. The site sits within the City of Stafford, which holds the unique distinction of being the largest city in Texas with no city property tax, a compelling structural advantage that materially reduces the operating cost basis for any development. The tract offers excellent frontage on Staffordshire Road with direct access to the Beltway 8 / Sam Houston Tollway interchange, US Highway 90A, and Interstate 69 — providing unmatched regional connectivity for logistics, multifamily, or retail/restaurant uses.

PROPERTY DETAILS	LOCATION & PROXIMITY
Address: 206 Staffordshire Rd, Stafford, TX 77477 County: Fort Bend County Acreage: 15.8825 Acres (±692,060 SF) Survey Abstracts: F.P. Hoffman (Abs. 200) & William Neal (Abs. 64) Zoning: Buyer to verify with Fort Bend CAD / City of Stafford Utilities: Water, Sewer, Gas & Electric Available (Buyer to Verify) City Property Tax: NONE — City of Stafford has abolished the city property tax	Beltway 8 / Sam Houston Tollway: < 0.5 miles US Highway 90A: ~0.7 miles I-69 / US-59 (Southwest Freeway): ~3.5 miles Houston CBD: ~15 miles / ~20 min drive Texas Medical Center: ~15 miles Sugar Land Town Square: ~5 miles William P. Hobby Airport: ~18 miles

AERIAL MAPS



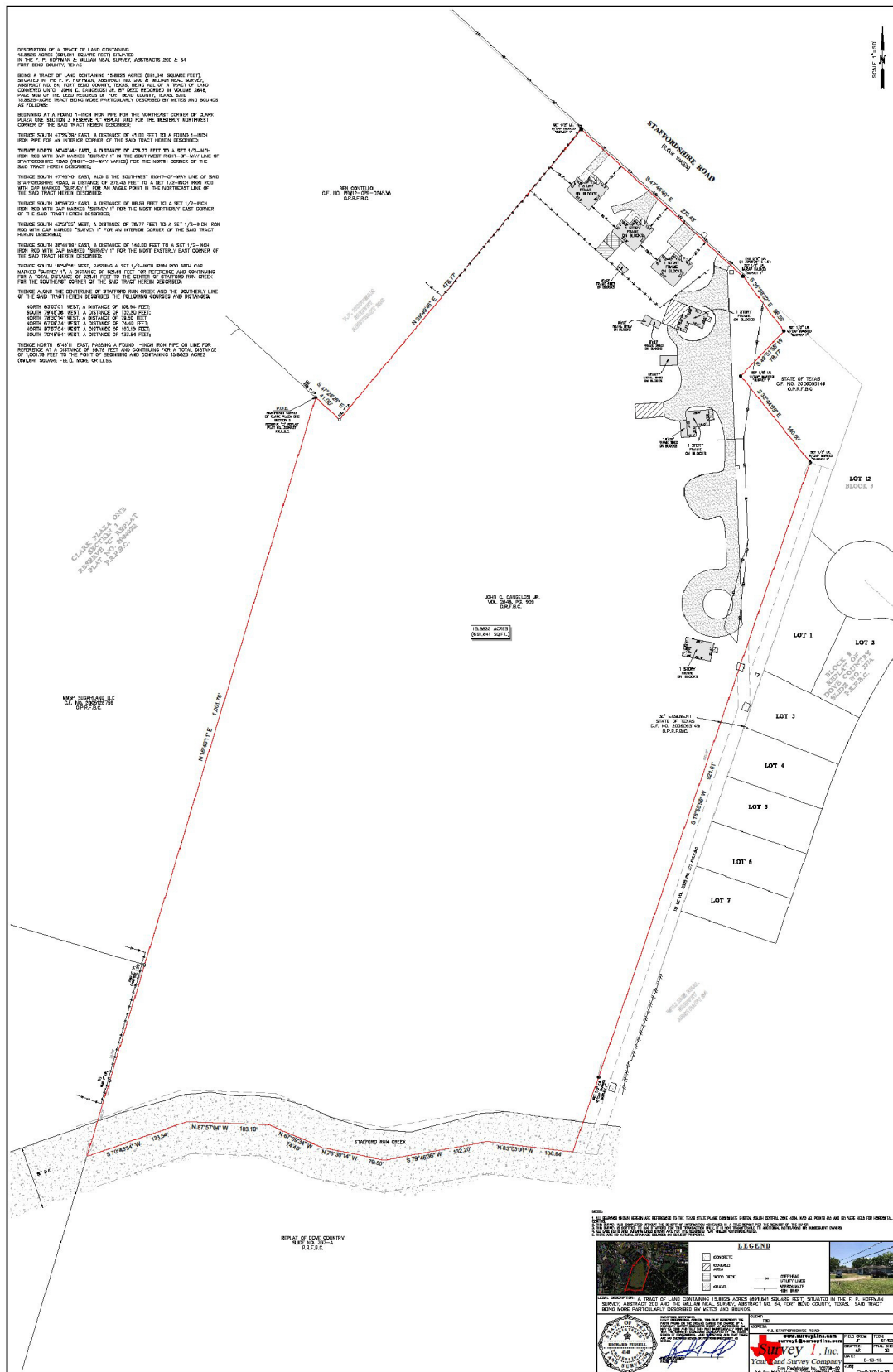
Surrounding Area — Site outlined in red | 206 Staffordshire Road, Stafford, TX



Greater Houston Context — Site pinned at 206 Staffordshire Road

< 0.5 mi Beltway 8 / Sam Houston Tollway	~0.7 mi US Hwy 90A	~3.5 mi I-69 / US-59	~5 mi Sugar Land Town Square	~15 mi Texas Medical Center	~15 mi Houston CBD
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SURVEY PLAT



Legal Description Summary

A tract of land containing 15.8825 acres (692,041 SF) situated in the F.P. Hoffman Survey, Abstract 200 and the William Neal Survey, Abstract 64, Fort Bend County, Texas, being all of a tract of land conveyed to John G. Cangelosi Jr. per the deed of record. The tract has frontage along Staffordshire Road to the north and Stafford Run Creek along the southern boundary. See survey plat for complete metes and bounds.

POTENTIAL DEVELOPMENT USES

Multifamily / Apartment Development
15+ acres in an established suburban infill location is ideal for a 200-350 unit Class A apartment community. Stafford's strong renter demographics (median age 32.3 years, diverse workforce) and no city property tax directly improve NOI versus competing submarkets.
Industrial / Logistics
The adjacent Stafford Logistics Park (785,000 SF, completed May 2025 by Lovett Industrial) confirms institutional demand for industrial product in this submarket. Southwest Houston industrial vacancy remains tight, making bulk warehouse and flex-industrial development highly viable. Freeport tax exemptions also apply.
Retail / Restaurant Pad Sites
Staffordshire Road frontage can accommodate multiple outparcel pad sites for QSR, fast-casual, or neighborhood retail to serve the dense surrounding residential community and daytime workforce. Demand drivers include limited sit-down dining and service retail within walkable proximity.
Residential Subdivision (Townhomes / Patio Homes)
The tract neighbors established single-family subdivisions to the east. A townhome or patio-home community would be compatible with surrounding land uses and benefit from Fort Bend ISD and Stafford MSD school access, plus proximity to major employment nodes.

STAFFORD'S MOST POWERFUL INVESTMENT ADVANTAGE

The City of Stafford is the largest city in Texas to have abolished its city property tax — covering both commercial and residential properties. This structural advantage reduces operating costs for every development type and is a direct contributor to the submarket's ability to attract institutional capital, Fortune 500 tenants, and national retailers. Buyers of this site inherit this competitive advantage immediately upon closing.

MAJOR EMPLOYERS — STAFFORD & FORT BEND COUNTY AREAX

The site sits at the confluence of the Southwest Houston Industrial Submarket, the Sugar Land/Fort Bend office and energy corridor, and the Houston Energy Corridor, generating a large diverse local workforce that drives demand for housing, retail, and logistics services.

EMPLOYER	INDUSTRY	LOCATION	EMPLOYEES / NOTES
Texas Instruments	Semiconductor / Technology	Stafford / SW Houston	~6,000+ Regional
Fluor Corporation	Engineering & Construction	Sugar Land	~3,500 Regional
SLB (Schlumberger)	Oilfield Technology	Sugar Land / Houston	~5,000+ Regional
Amazon	E-Commerce / Distribution	Fort Bend County	Multiple Facilities
Frito-Lay (PepsiCo)	Consumer Goods / Mfg.	Fort Bend County	Significant
FedEx	Logistics / Distribution	SW Houston / Fort Bend	Multiple Facilities
UPS	Logistics / Distribution	SW Houston / Fort Bend	Multiple Facilities
Dollar Tree	Retail / Distribution	Fort Bend County	Distribution Center
ChampionX	Oilfield Chemicals	Sugar Land	1,000+
Cosentino / Silestone	Stone Products / Mfg.	Stafford	300+
Microvast	Battery Technology / Mfg.	Stafford	500+
Fort Bend ISD	Education	Fort Bend County	10,000+
Houston Methodist Sugar Land	Healthcare	Sugar Land (~5 mi)	2,500+
Memorial Hermann Sugar Land	Healthcare	Sugar Land (~5 mi)	1,500+
Stafford Logistics Park (Lovett)	Industrial Dev. (Adjacent)	Stafford	785,000 SF Park

* Fort Bend County employment grew 4.09% year-over-year (2023-2024), from 416,000 to 433,000 jobs. Source: Data USA / U.S. Census Bureau

MARKET STATISTICS — STAFFORD, TX & FORT BEND COUNTY

DEMOGRAPHIC / METRIC	STAFFORD, TX	FORT BEND COUNTY	TEXAS STATE
Population (2024 Est.)	17,520	~965,000	31,200,000+
Population Growth (2010-2024)	Stable (mature infill)	+69.3%	+27%+
Median Age	32.3 years	37.3 years	35.5 years
Total Households	6,643	~310,000+	~11M+
Avg. Household Size	3.0 persons	3.1 persons	2.6 persons
Median Household Income	\$87,432	~\$110,000+	\$72,768
Average Household Income	\$99,388	~\$140,000+	~\$100,000
Per Capita Income	\$51,637	~\$50,000+	~\$37,000
Poverty Rate	7.98%	~5-7%	~14%
Homeownership Rate	~51%	~65%	~62%
Median Home Value (2024)	~\$280,000	~\$350,000+	~\$295,000
Median Rent / Month	~\$1,500	~\$1,800	~\$1,300
Home Value YoY Growth	~5%	~6-8%	~4-6%
Bachelor's Degree or Higher	~35%	~45%+	~32%
Foreign-Born Residents	~21%	~30%	~17%
Property Tax Rate (Est.)	~1.0-1.2% (no city P-tax)	~1.8-2.2%	~1.7%
City Property Tax	NONE (abolished)	County rate only	Varies by city
Land Area	7.0 sq. miles	875 sq. miles	268,596 sq. mi
Population Density	2,481 / sq. mi	~1,100 / sq. mi	~116 / sq. mi

Fort Bend County Growth Snapshot

+69.3%	+31,300	\$110K+	+4.09%	433,000	#2
Population Growth Since 2010	New Residents (2023-2024)	Median HH Income	Employment Growth (2023-24)	Total Jobs (2024 Est.)	County in TX for Quality of Life

Southwest Houston Industrial Submarket Note

The Stafford/Southwest Houston industrial submarket has experienced exceptional demand, with Lovett Industrial and PCCP completing the adjacent 785,138 SF Stafford Logistics Park (13650 Pike Road, completed May 2025) — described by JLL as one of Houston's premier logistics submarkets with "impressive growth fueled by consistently unsatisfied tenant demand." The subject site, at 15.88 acres, represents one of the last remaining infill development parcels of meaningful scale within Stafford city limits, offering a buyer the dual benefit of immediate industrial demand and long-term land value appreciation.

TRANSPORTATION & INFRASTRUCTURE

ROAD ACCESS	REGIONAL CONNECTIVITY	AIR / PORT
Staffordshire Road — direct frontage Beltway 8 / Sam Houston Tollway: < 0.5 mi US Highway 90A: ~0.7 mi FM 1092 / Murphy Road: ~1.0 mi Fort Bend Pkwy Toll Road: ~1.5 mi I-69 / US-59 (SW Frwy): ~3.5 mi	Houston CBD: ~15 miles / ~20 min Texas Medical Center: ~15 miles Galleria / Uptown: ~17 miles Sugar Land Town Square: ~5 miles Houston Energy Corridor: ~12 miles Port of Houston: ~25 miles	William P. Hobby Airport: ~18 mi George Bush Intercontinental: ~35 mi Port of Houston (Turning Basin): ~25 mi Metro Bus routes serve Stafford area Union Pacific / BNSF rail accessible via regional connections

UTILITIES

Water	Sewer	Natural Gas	Electric	Telecom / Fiber
Available — Buyer to confirm capacity	Available — Buyer to confirm capacity	Available — CenterPoint Energy area	Available — CenterPoint / Oncor	Available — Verify providers

BUYER DUE DILIGENCE CHECKLIST

Zoning / Entitlements	Verify current zoning designation with City of Stafford Planning Dept. and Fort Bend CAD. No known restrictions disclosed by seller; buyer to confirm independently.
FEMA Flood Zone	Buyer to verify flood zone classification at msc.fema.gov. Stafford Run Creek traverses the southern boundary; confirm 100-year floodplain limits and required setbacks.
Environmental / Phase I ESA	Recommend Phase I Environmental Site Assessment prior to closing. Land appears undeveloped historically; no known environmental issues disclosed by seller.
Title & Survey	Survey by Richard Fussell, RPLS #4148, Survey 1, Inc., dated 8-12-19. Buyer to obtain updated title commitment from a licensed Texas title company.
Utility Confirmation	Contact City of Stafford Public Works and CenterPoint Energy to confirm utility capacity and stub locations for water, sewer, gas, and electric.
Traffic Impact Analysis	Depending on development type and density, TxDOT and/or Fort Bend County may require a Traffic Impact Analysis (TIA) for access from Staffordshire Road.
School District Boundaries	Property may fall within Stafford Municipal School District (SMSD) and/or Fort Bend ISD. Confirm enrollment boundaries with both districts.

EXCLUSIVELY LISTED BY

Gurmukh Jolly

Jolly Realty Group

(281) 808-5779

206 Staffordshire Road | Stafford, Texas 77477 | 15.8825 Acres | \$8,900,000

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