

±28,799 SF AVAILABLE
13527 STAFFORD RD | STAFFORD, TX
BRAND NEW CLASS A BUILDING

Stafford Centre Business Park

Strategic Stafford location

With major tax advantages!

SNI 12655 STAFFORD LLC

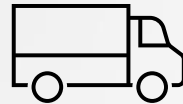
1421 LAKE POINTE PKWY, SUGAR LAND TX 77478



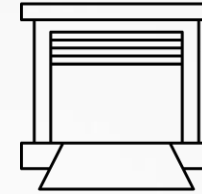
Stafford Centre business park



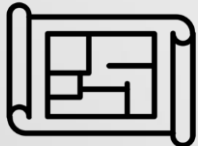
±33,000 SF
Total Available



185' (shared)
Truck Court



Front Load
Configuration



±2,364 SF
Building 2 Spec Office



ESFR
Sprinklers System



1.73% Tax Rate
Triple Freeport /
Inventory Tax Exemption

A newly developed, Class A industrial park offering approximately ±53,171 SF of high-quality industrial space in one of Fort Bend County's premier logistics corridors. The property features a 185' shared truck court, 6" reinforced concrete slab, and ESFR sprinkler system designed to accommodate modern warehouse and distribution operations. Building improvements include clerestory windows for enhanced natural lighting, HVAC louvers with freeze protection, and efficient site circulation for truck access and loading.

Utilities are serviced by Fort Bend County Water Control & Improvement District No. 2. Strategically located with excellent connectivity to Highway 59 South, Beltway 8, and Highway 90A, the property provides outstanding regional access for transportation, logistics, manufacturing, and distribution users.

Additional advantages include **significant inventory tax savings** through Triple Freeport Exemption along with a low 2024 property tax rate of 1.73% and no city tax, offering high visibility and convenient access in Southwest Houston, making it an ideal location for national tenants seeking to open a new location. **Additionally, the park benefits from significant inventory tax saving the Triple Freeport Exemption and low tax rate/no city tax.**

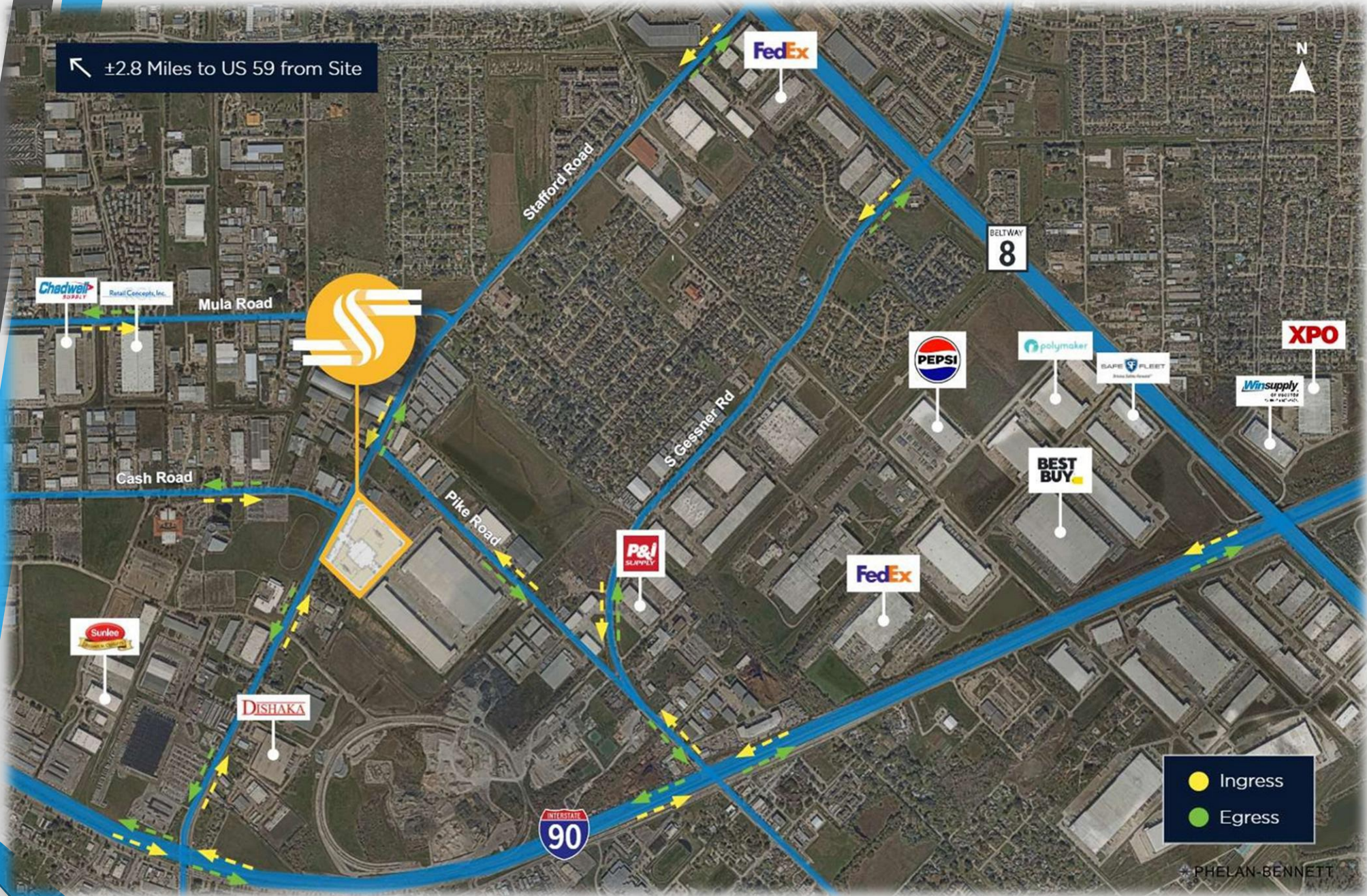
Building Two Overview



Spec Office ±2,364SF



TOTAL SF	± 53,171 SF
AVAILABLE SQFT	± 28,799 SF
CONFIGURATION	Front Load
CLEAR HEIGHT	28'
BUILDING DEPTH	135' – 145'
DOCK DOORS	Twelve (12)
RAMPS	Two(2) 12'x14x O/H Doors
LIGHTS	Two(2) Per Bay
PARKING STALLS	56 Spaces
POWER	750 Amps, 3 Phase

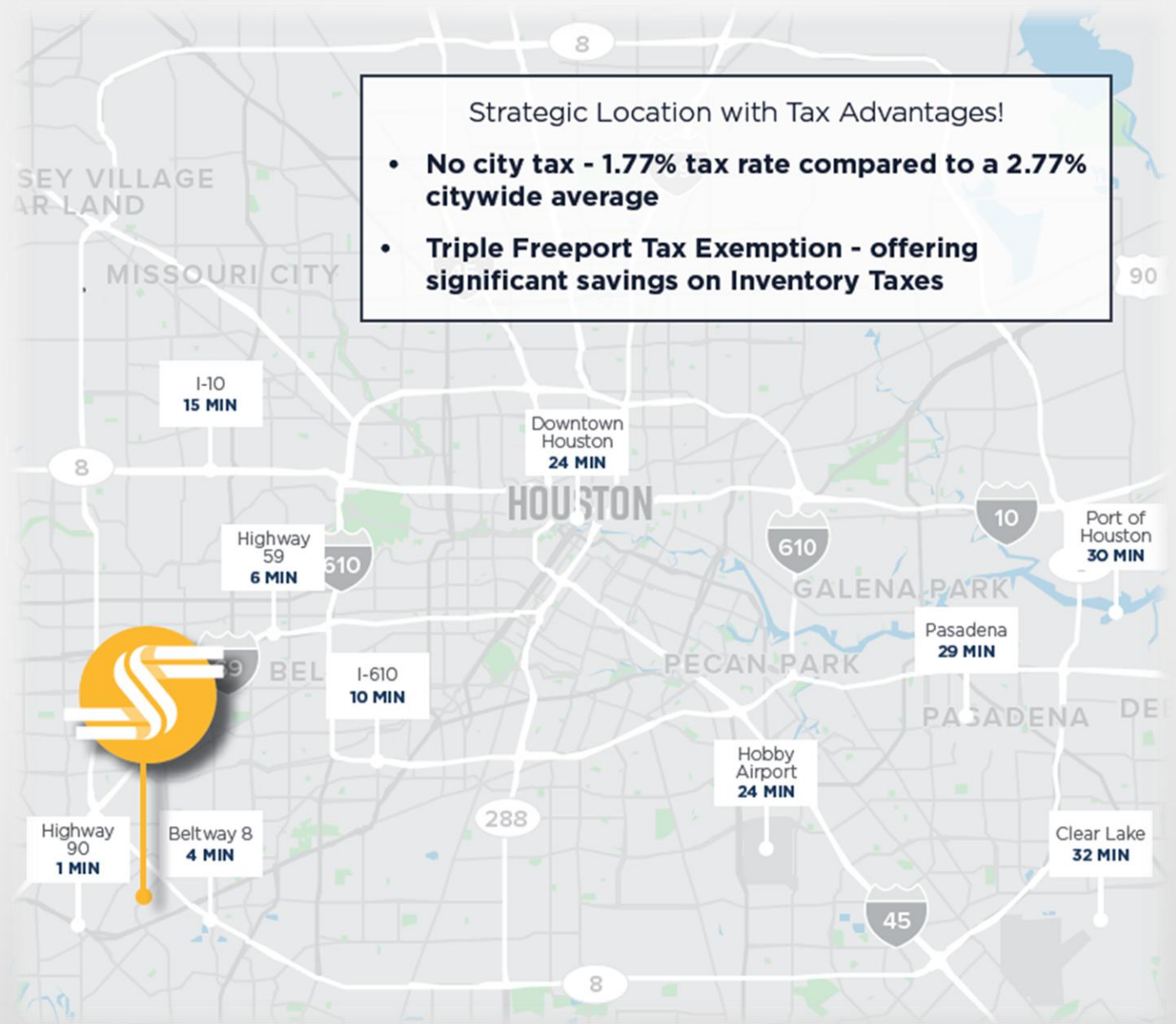


Location Overview

Contact

Tracy Ning
+1 281 799 3001
TREC: 0724263
tracyning@snicapital.com

Andrew Lai
+1 832 457 3927
andrewlai@nlhotelmgmt.com



Development by: Phelan-Bennett

Although information has been obtained from sources deemed reliable, SNI Capital LLC does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information obtained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. SNI Capital LLC does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient to this information has signed a confidentiality agreement with SNI Capital LLC regarding this matter, this information is subject to the terms of that agreement.

@2026 SNI Capital LLC All rights reserved.