



## Old Katy Multipurpose / Flex Property

5235 E 5th St, Katy, TX 77493



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# Old Katy Multipurpose / Flex Property

\$1,650,000

Rare flex-use opportunity on over one acre in Old Towne Katy. This residential or commercial property features a completely remodeled home/office with up to five office or workspace areas, offering flexibility for a wide range of businesses or live/work uses. The large lot includes dual access from E. 5th Street and E. 3rd Street, supporting efficient circulation, parking, and potential expansion.

Well suited for owner-users, investors, or small businesses seeking land and versatility in a prime location with convenient access to I-10 and the Grand Parkway (Hwy 99)

NOTE:

\*The front portion of the property, including the remodeled office / house, is currently tenant-occupied with...

- Prime Visibility Location
- Multipurpose / Flex Property
- 1.1+ Acre - Dual Access from 5th Street and 3rd Street



Price:	\$1,650,000
Property Type:	Flex
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	50,400 SF
Gross Building Area:	1,736 SF
Rentable Building Area:	1,736 SF
No. Stories:	1
Year Built:	1930
Tenancy:	Multi
Zoning Description:	Residential or Commercial



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# Property Photos



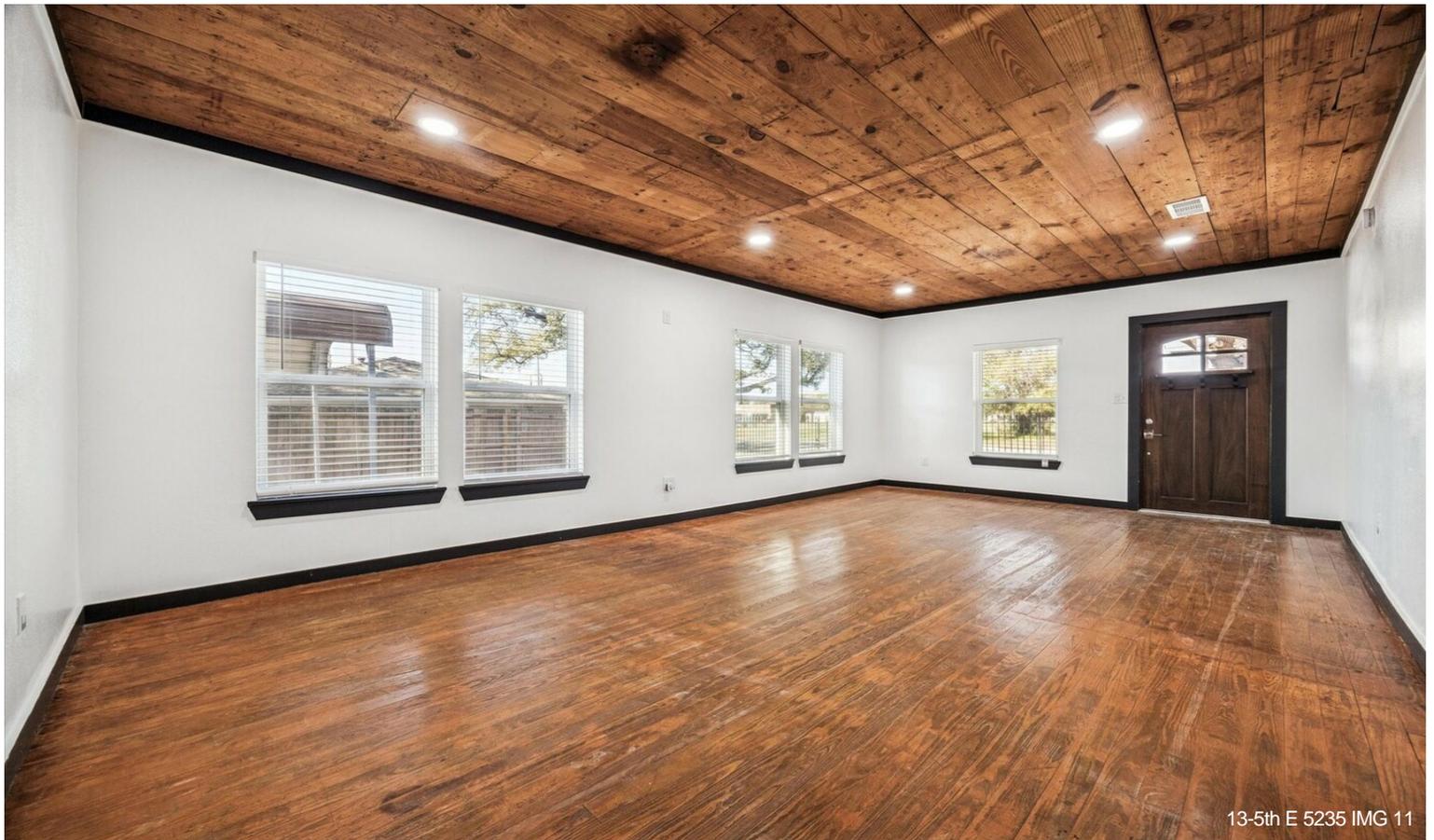
# Property Photos



# Property Photos



35-5th E 5235 IMG 33

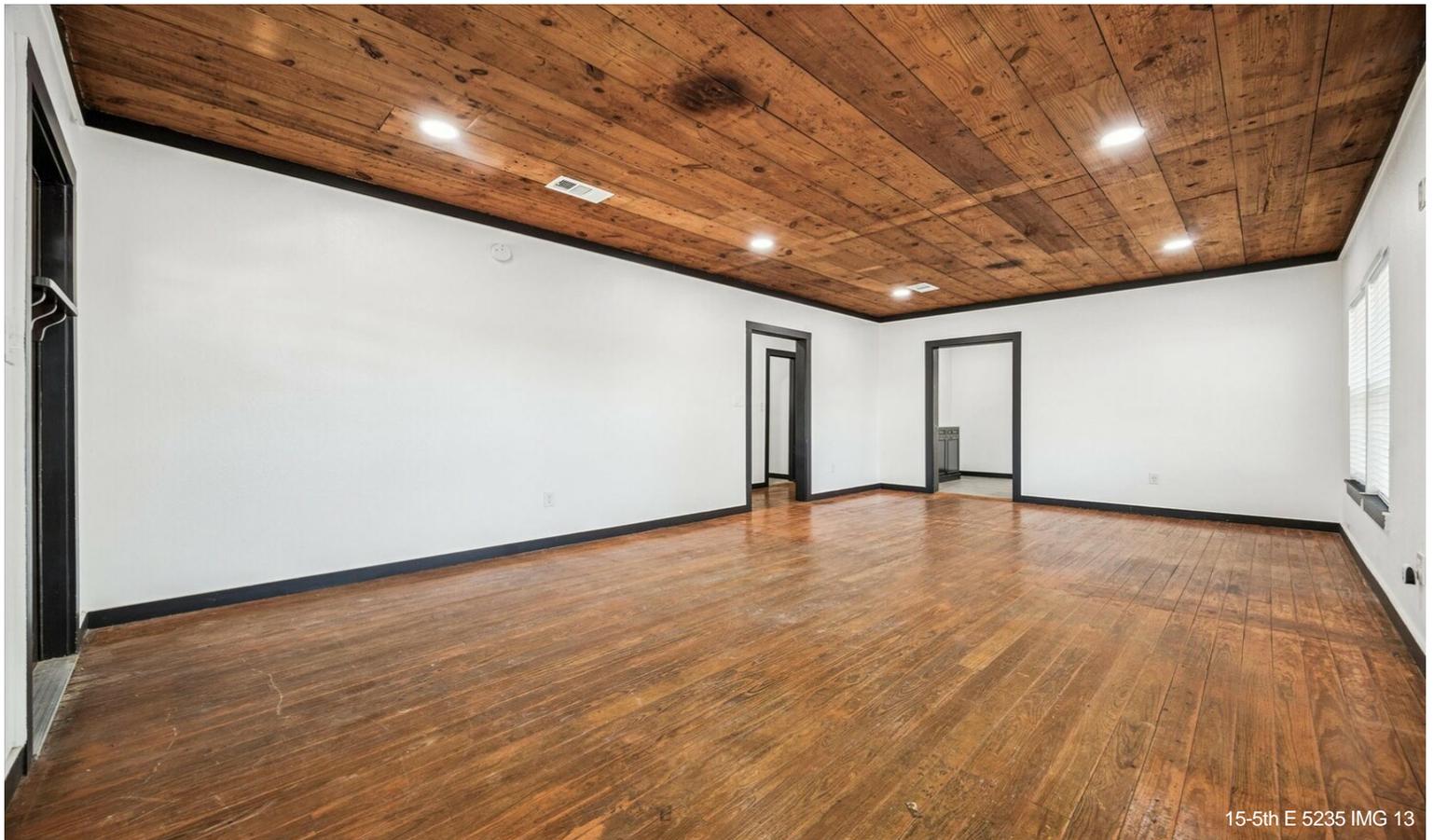


13-5th E 5235 IMG 11

# Property Photos



14-5th E 5235 IMG 12



15-5th E 5235 IMG 13

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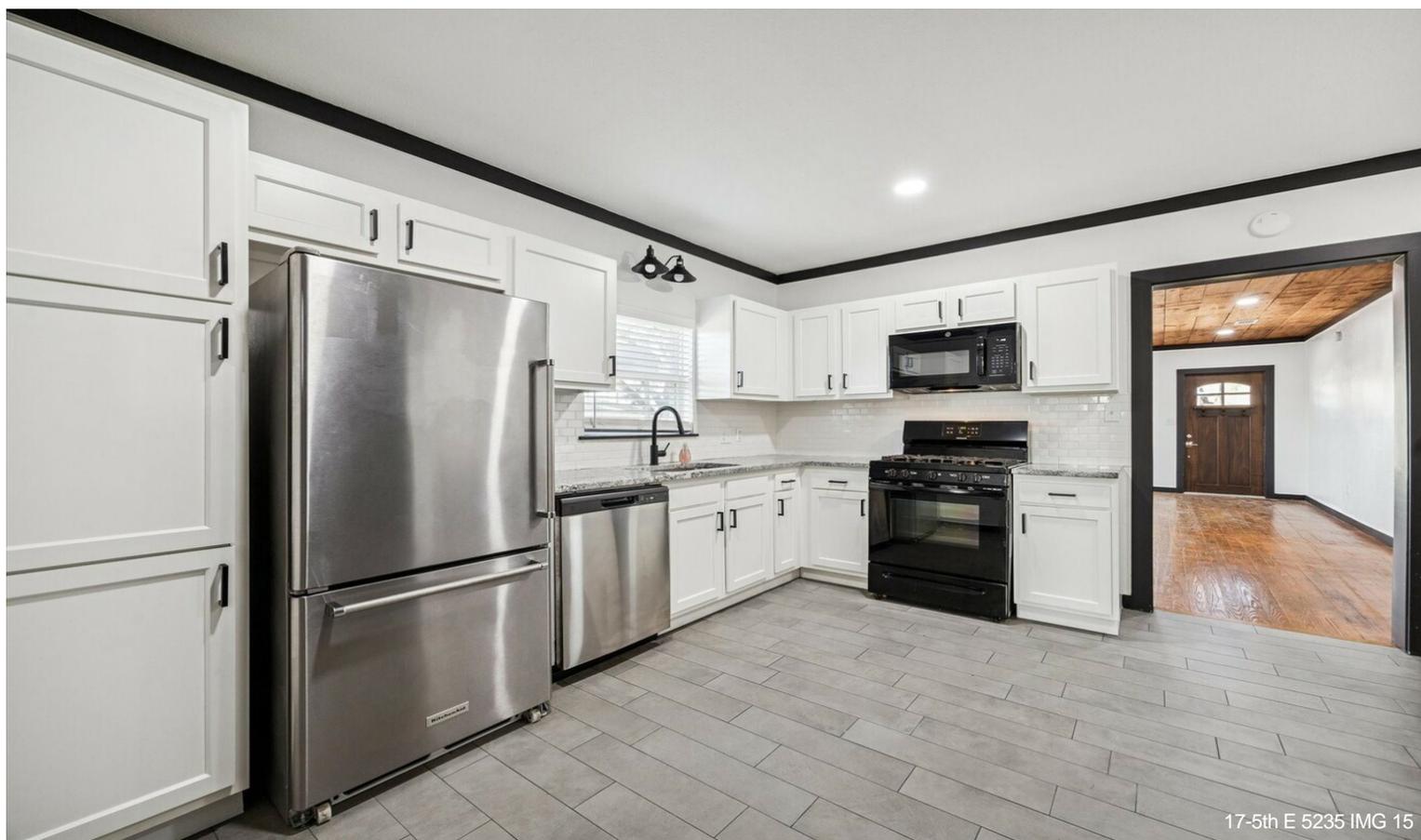
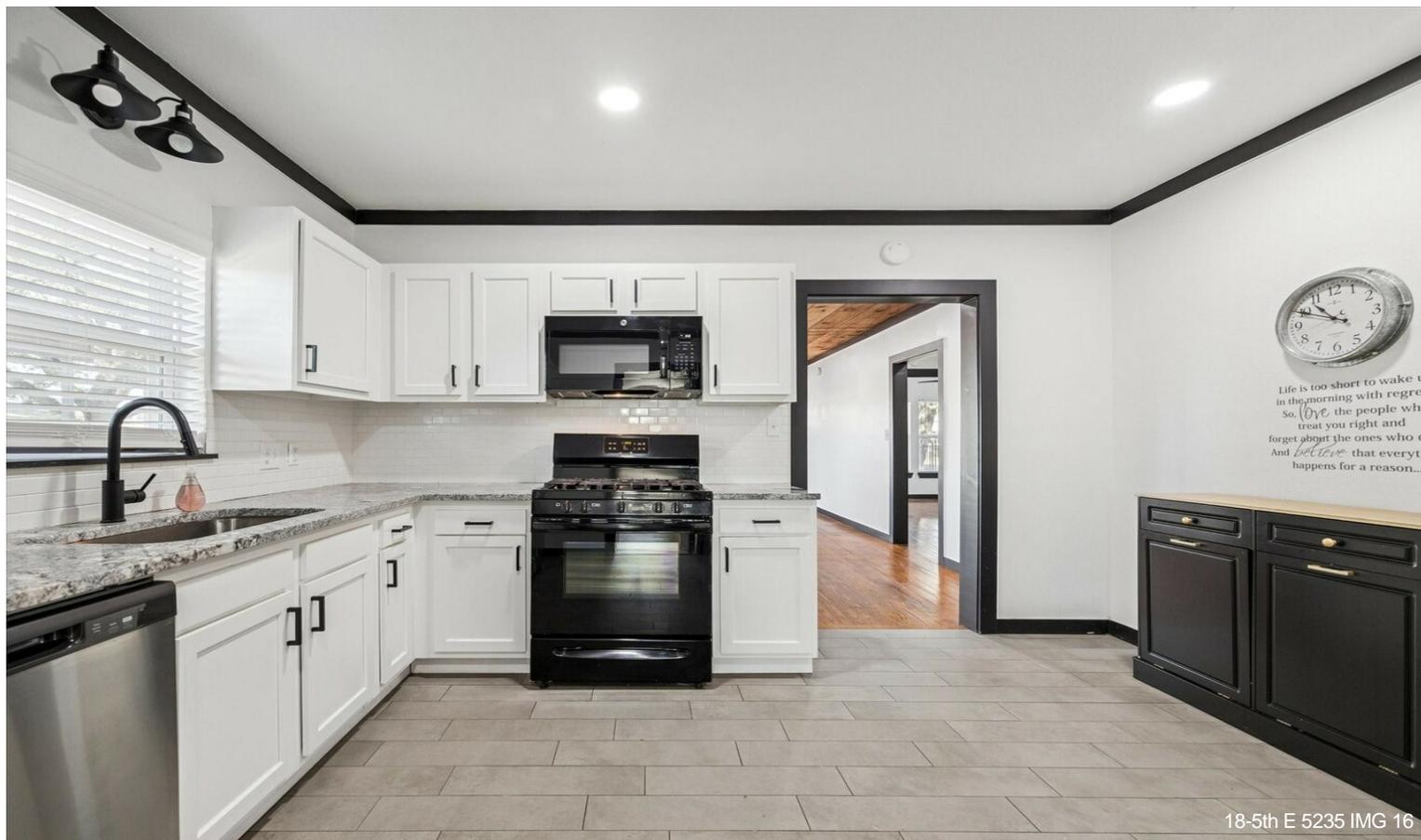


12-5th E 5235 IMG 10

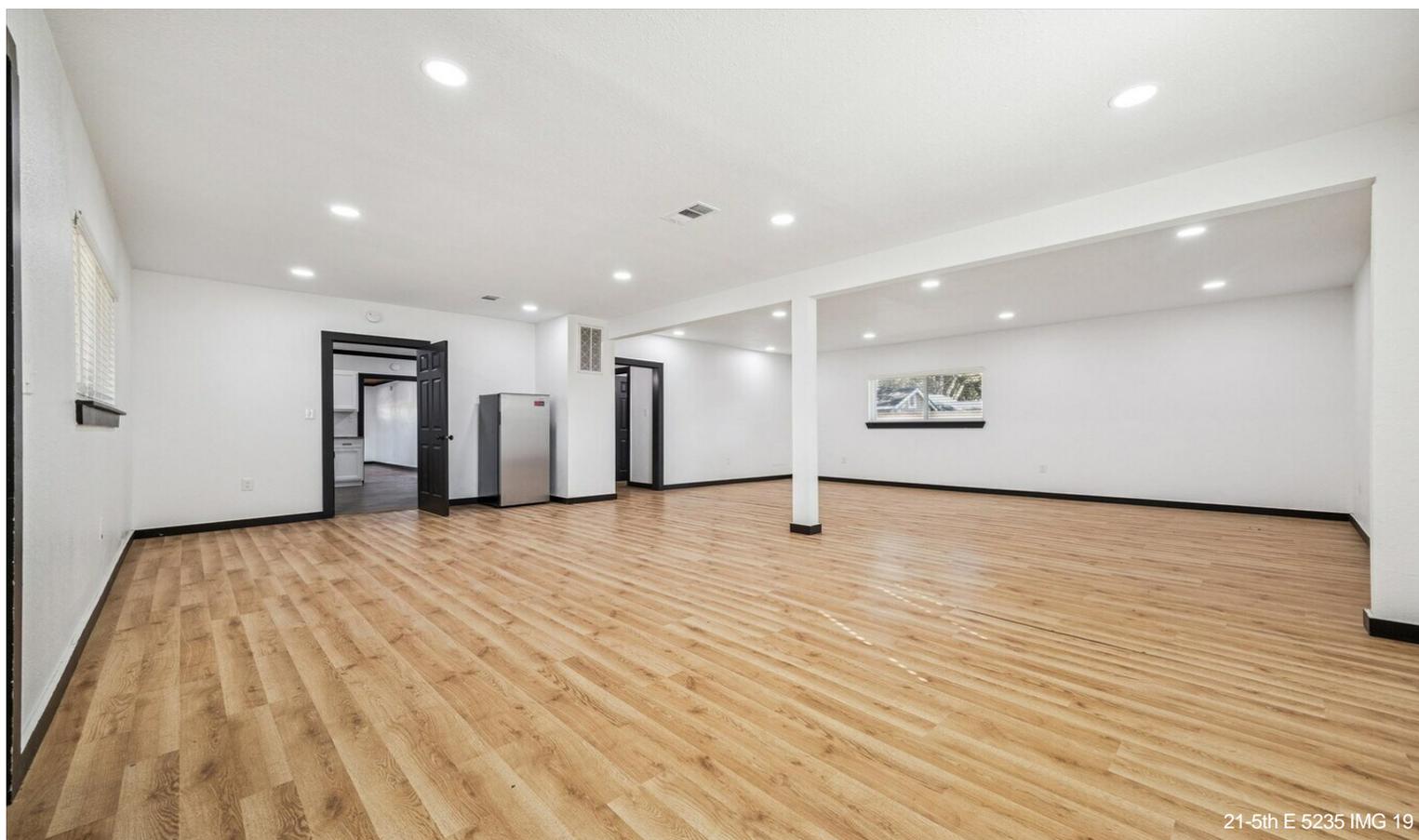
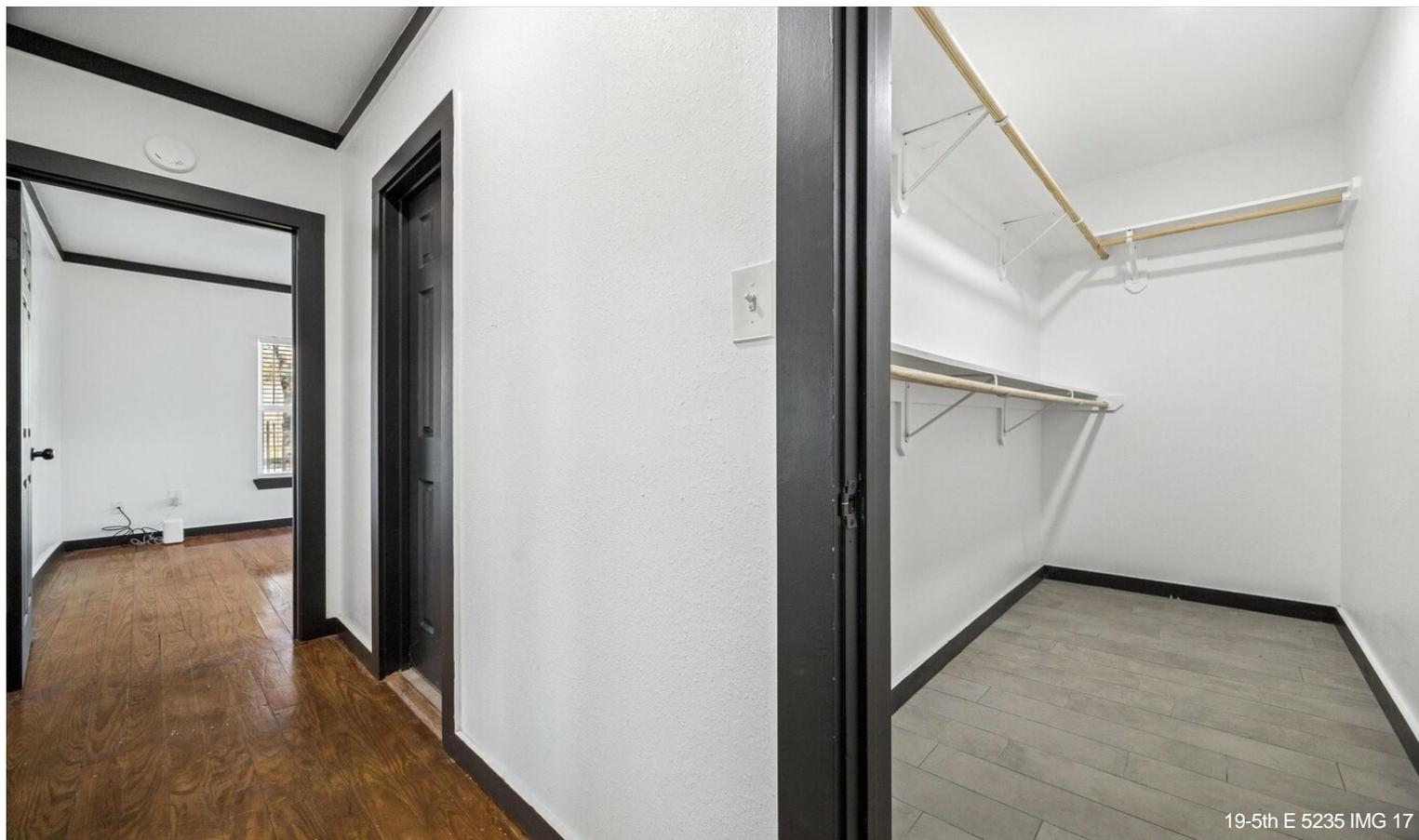


16-5th E 5235 IMG 14

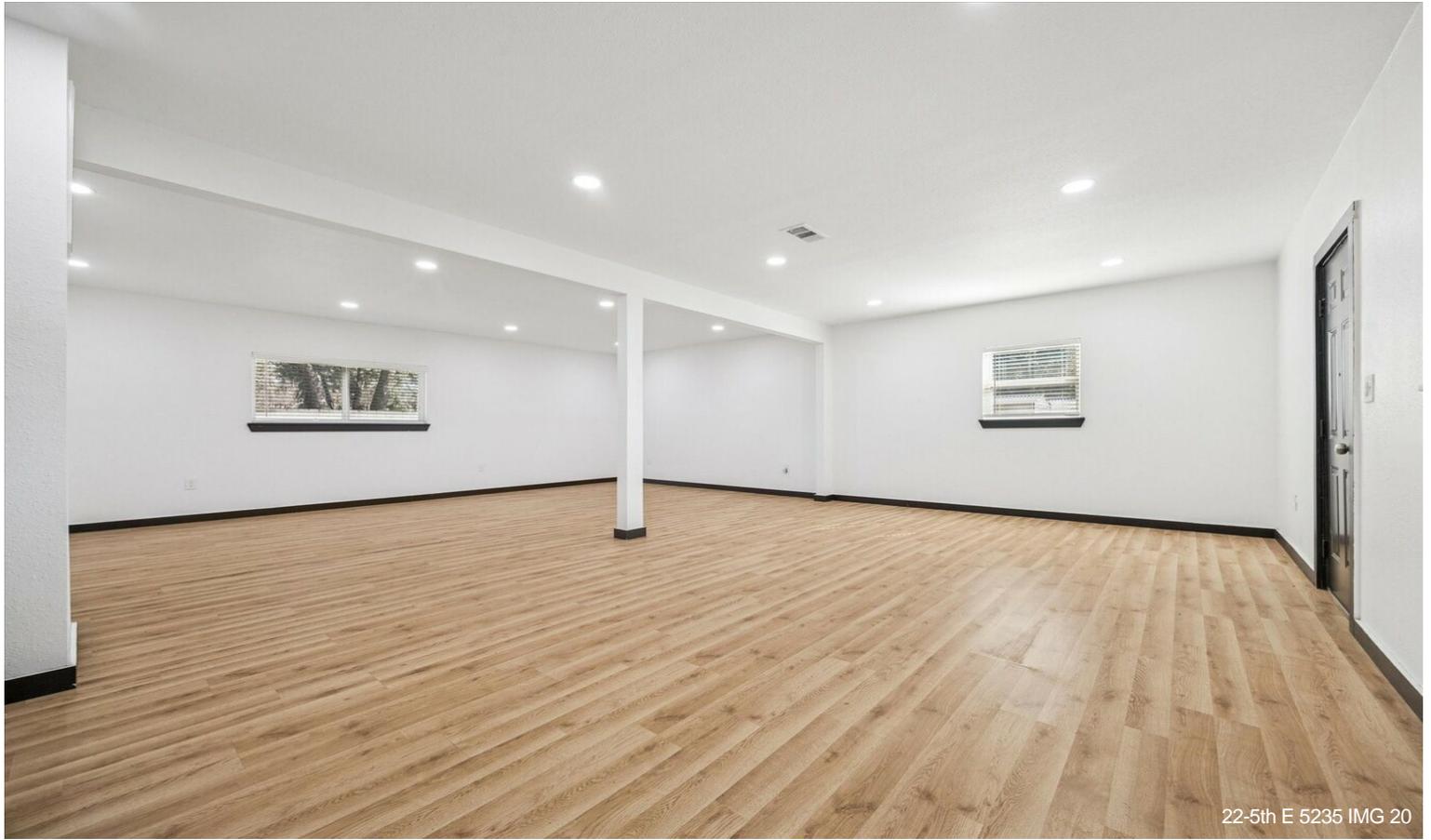
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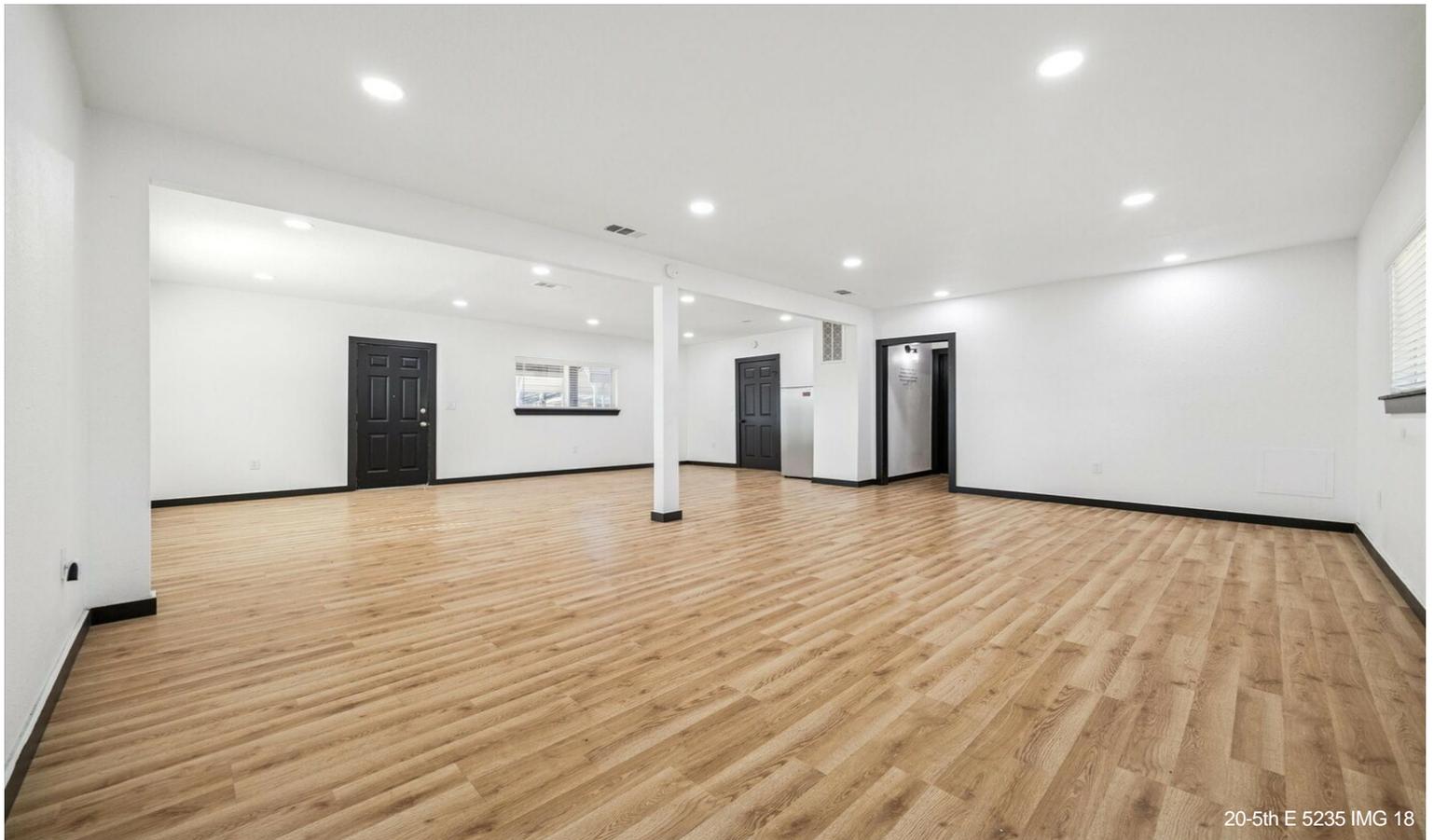
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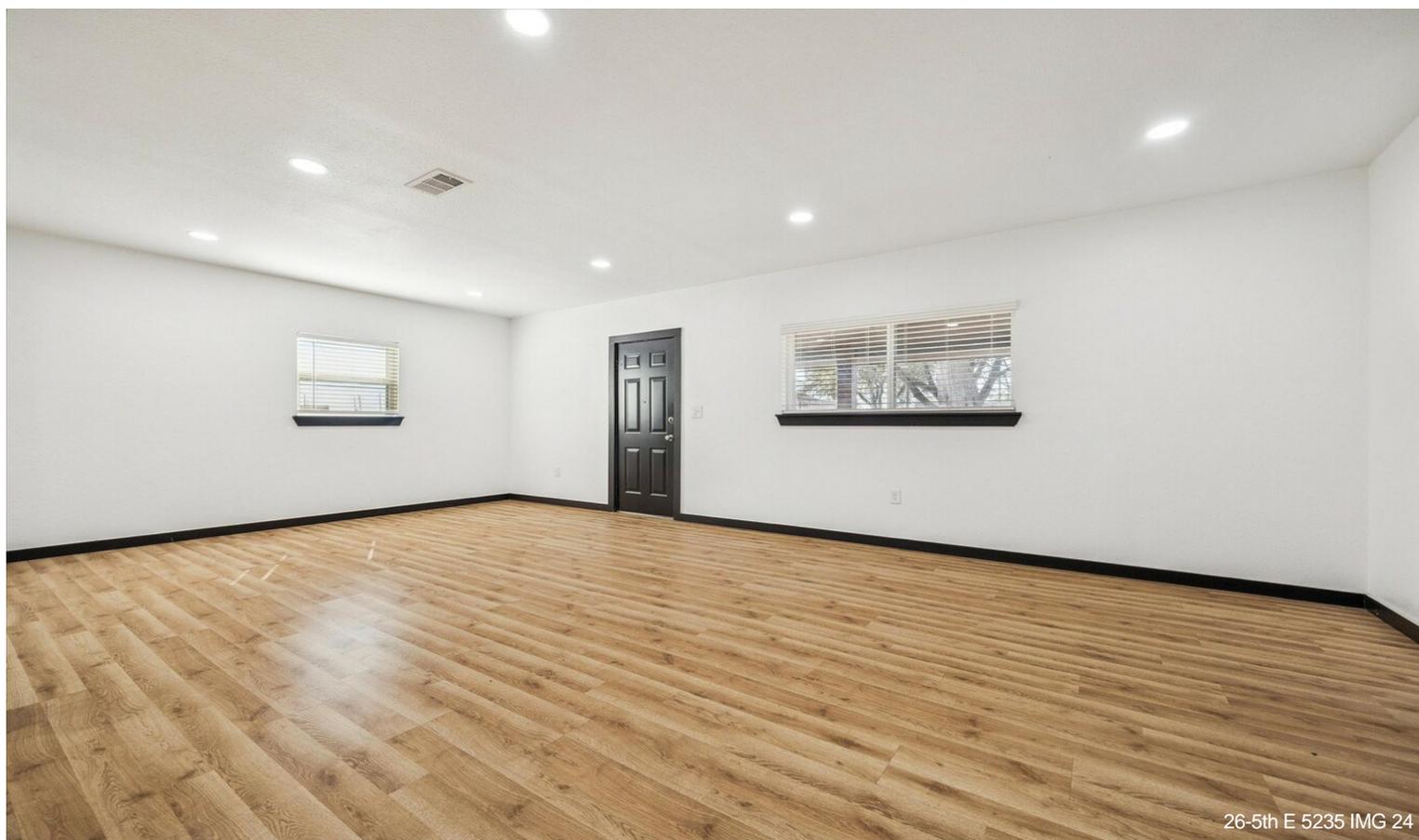
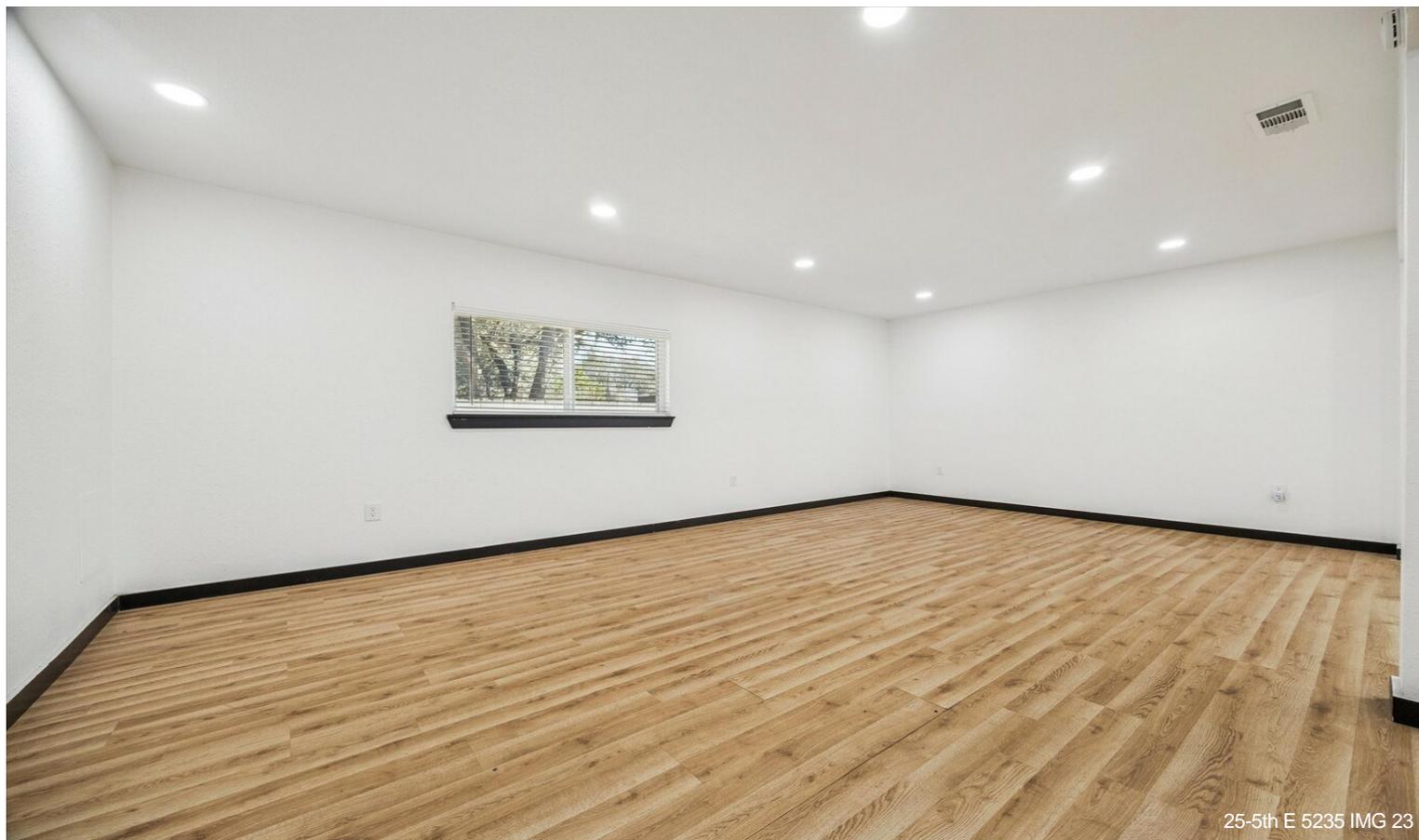


22-5th E 5235 IMG 20



20-5th E 5235 IMG 18

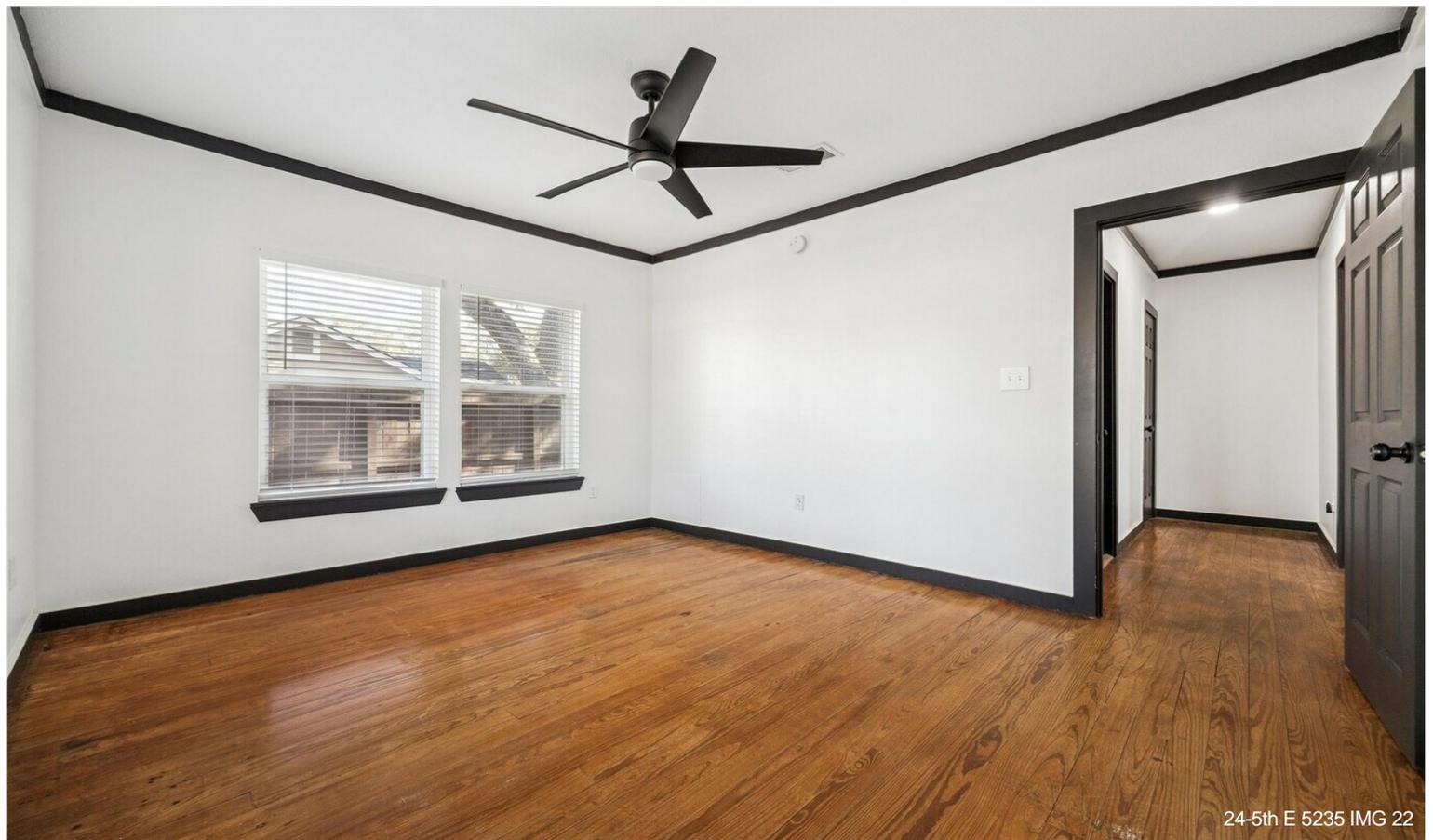
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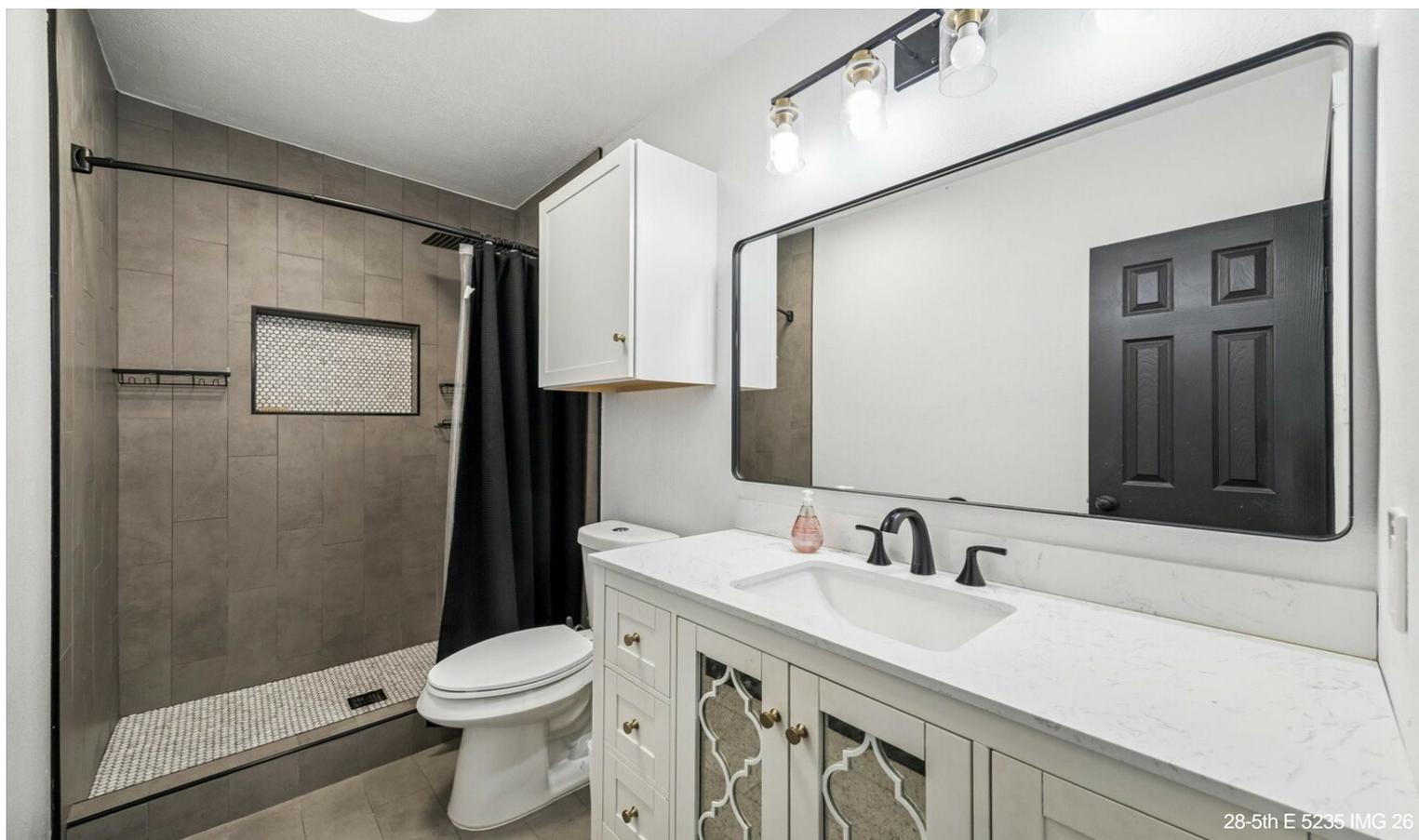


23-5th E 5235 IMG 21



24-5th E 5235 IMG 22

# Property Photos



# Property Photos



29-5th E 5235 IMG 27



30-5th E 5235 IMG 28

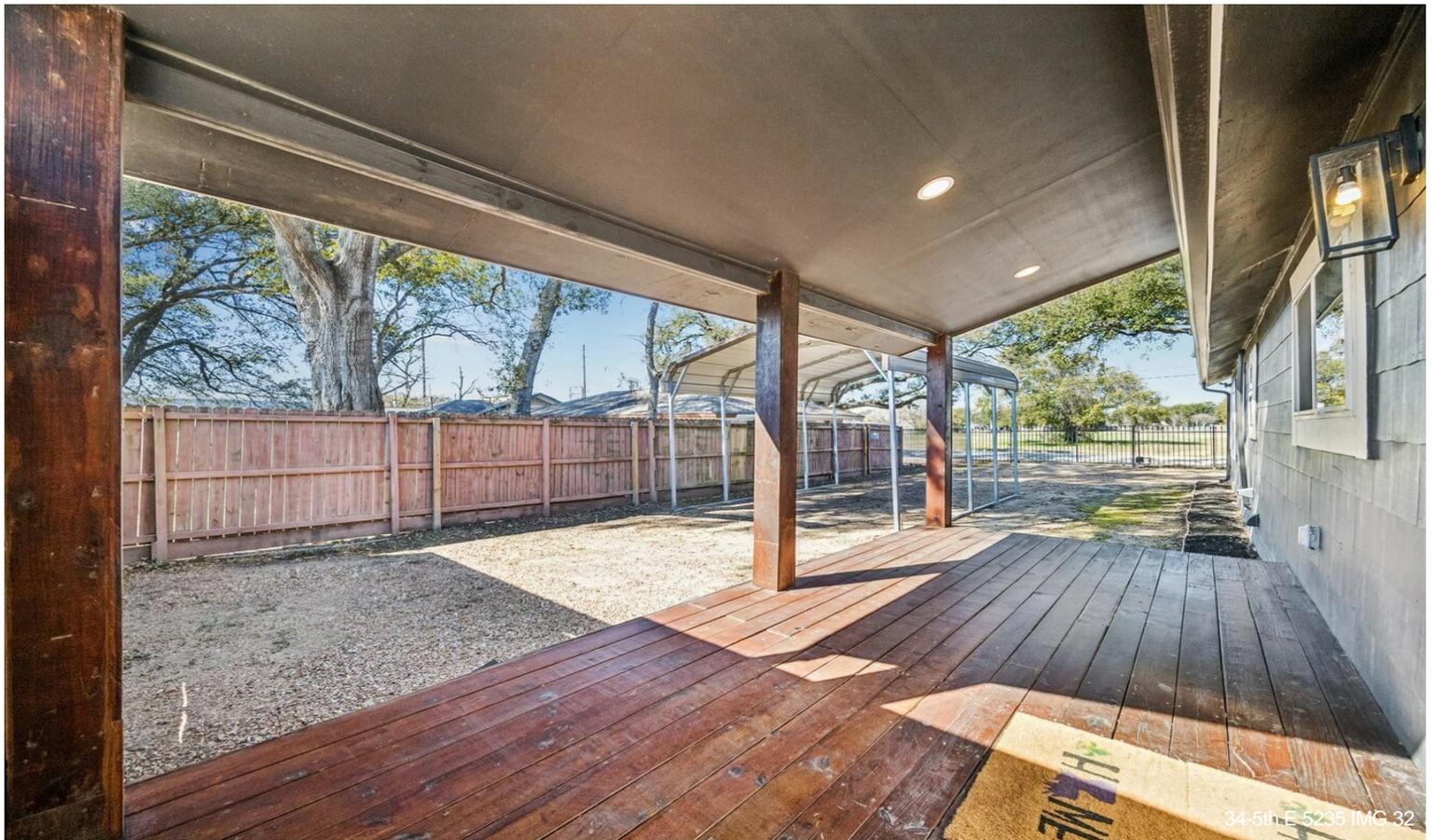
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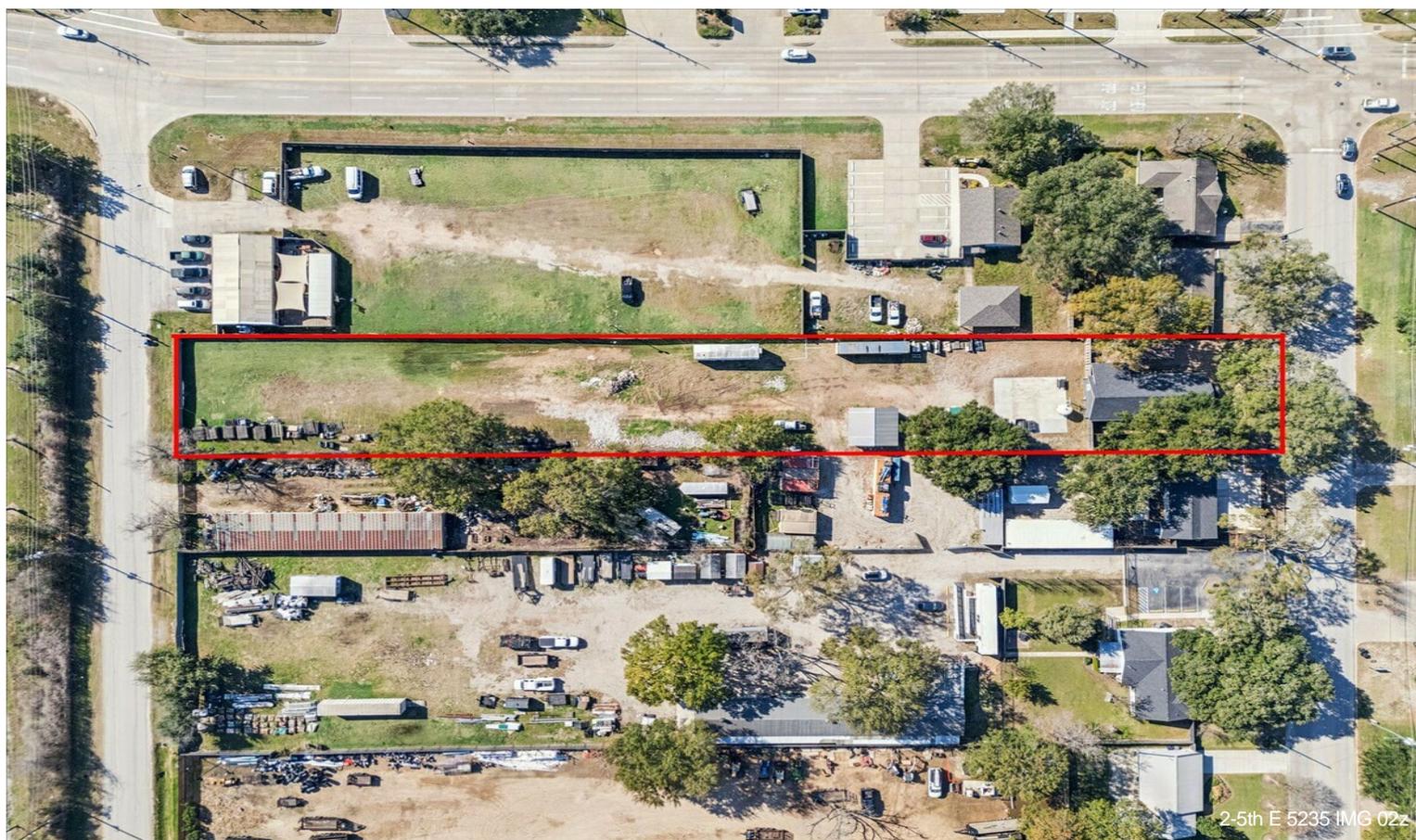


32-5th E 5235 IMG 30



34-5th E 5235 IMG 32

# Property Photos



# Property Photos



01-5th E 5235 IMG 01



04-5th E 5235 IMG 03

# Property Photos



**TOTAL: 1684 sq. ft**

1st floor: 1684 sq. ft

EXCLUDED AREAS: PORCH: 47 sq. ft, COVERED DECK: 184 sq. ft, WALLS: 90 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.