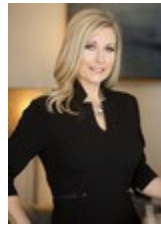




Old Katy Multipurpose / Flex Property

5225 E 5th St, Katy, TX 77493



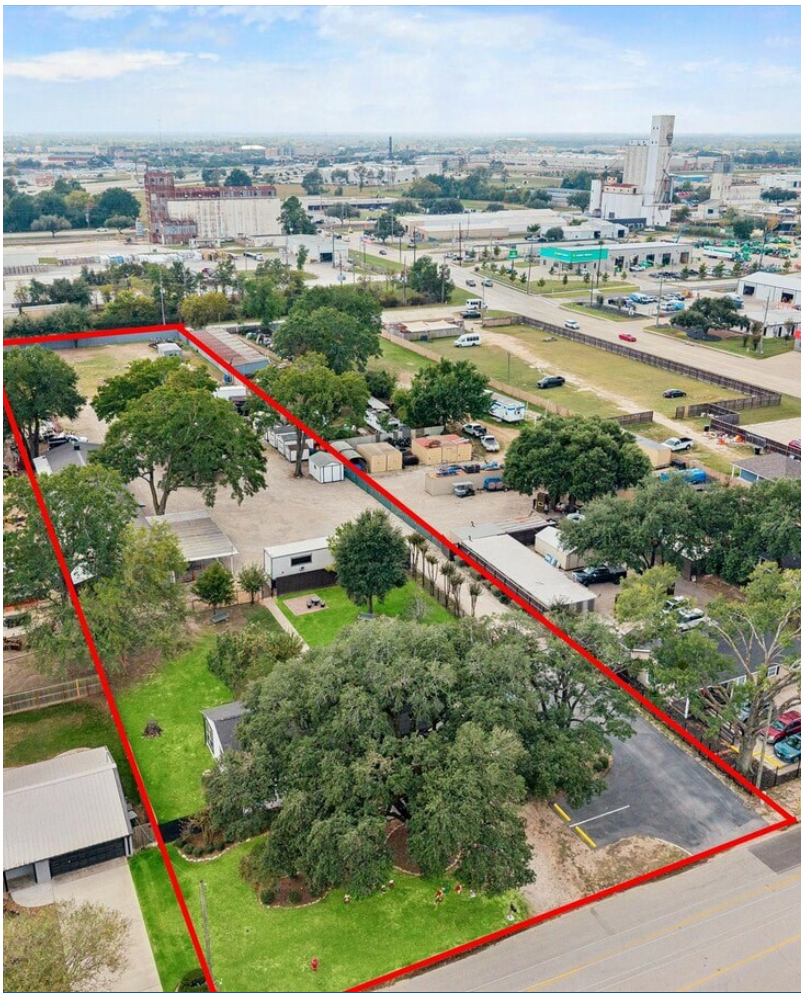
Tanesha McKinley

Premier Properties

20212 Champion Forest Dr, Suite 700-130, Spring, TX 77379

tanisha.premier@gmail.com

(832) 659-9191



Old Katy Multipurpose / Flex Property

\$2,590,000

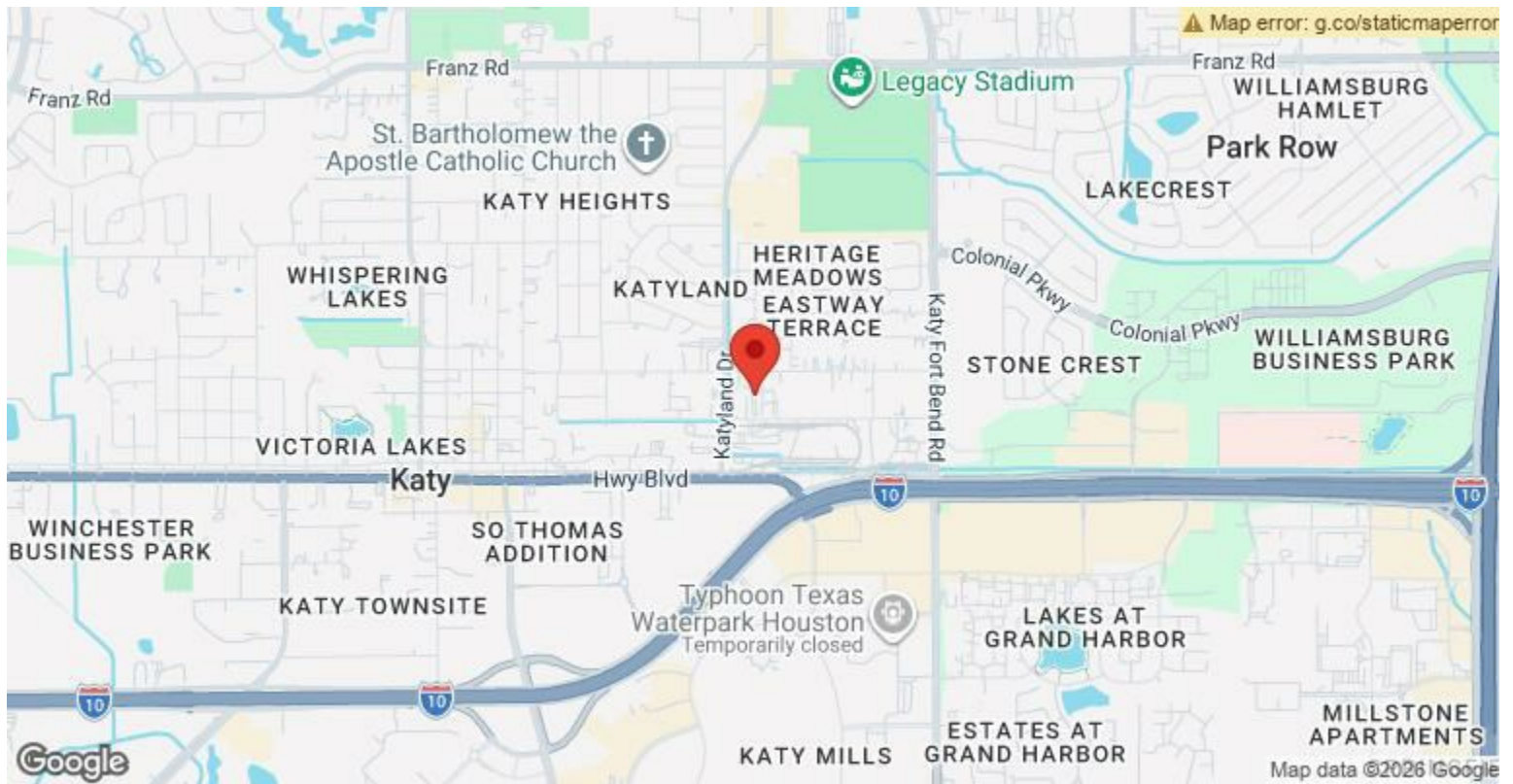
This is a Rare Opportunity to Own 2 Acres of Commercial Property in Old Katy with Dual Access From Both 5th Street and 3rd Street. 5th Street is a High-traffic Road Located Just Minutes of Interstate 10. The Property Includes a Beautifully Remodeled 1800 sq ft Office Building Featuring Multiple Private Offices and a Large Climate-controlled (and Non Climate-controlled) Building. A Portable Storage Trailer and Abundant Parking Are Also Included. The Possibilities for Your Business are Endless!

NOTE: Seller has a second 1.15 acre property available on the same street, offering potential for portfolio expansion. See listing on 5235 E 5th Street....

- Prime Visibility Location
- 2 Acres - Dual Access from 5th Street and 3rd Street
- Multipurpose / Flex Property



| | |
|-------------------------|--------------------------|
| Price: | \$2,590,000 |
| Property Type: | Flex |
| Property Subtype: | Light Manufacturing |
| Building Class: | B |
| Sale Type: | Investment or Owner User |
| Lot Size: | 2.00 AC |
| Gross Building Area: | 6,500 SF |
| Rentable Building Area: | 6,500 SF |
| No. Stories: | 1 |
| Year Built: | 1954 |
| Tenancy: | Multi |
| APN / Parcel ID: | 0740740000031 |



5225 E 5th St, Katy, TX 77493

Property Photos



01-5th E 5225 IMG 04

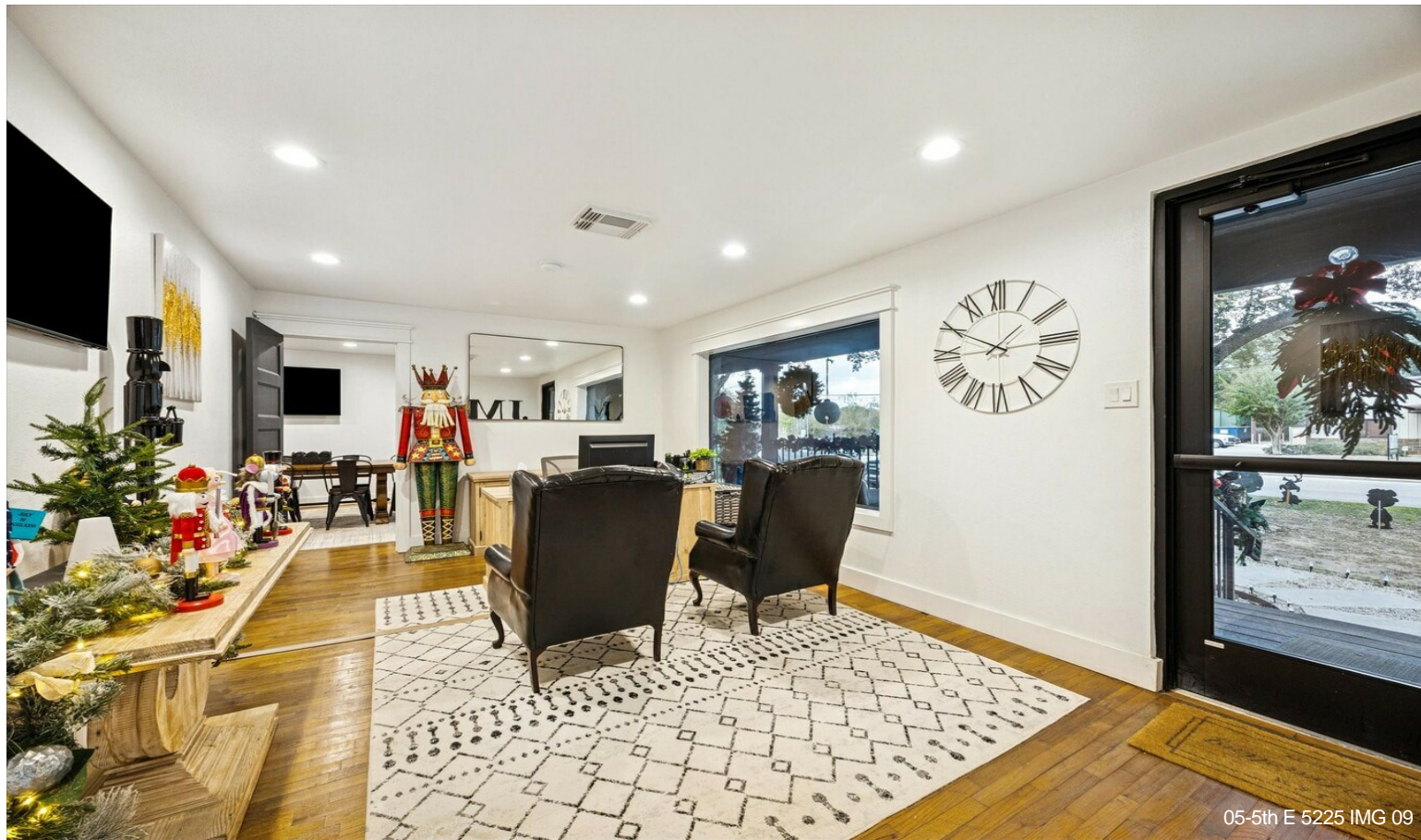


02-5th E 5225 IMG 05

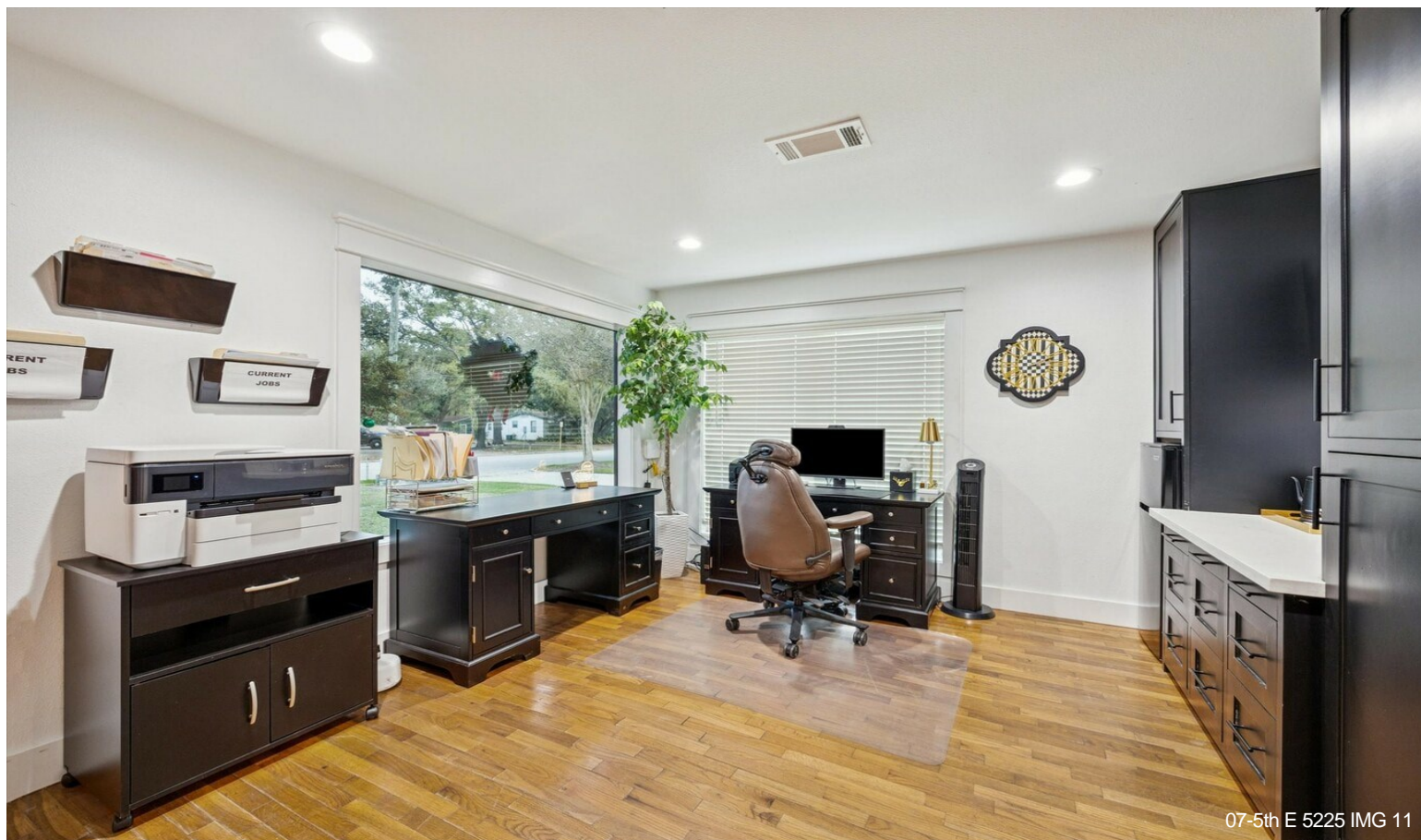
Property Photos



Property Photos



Property Photos

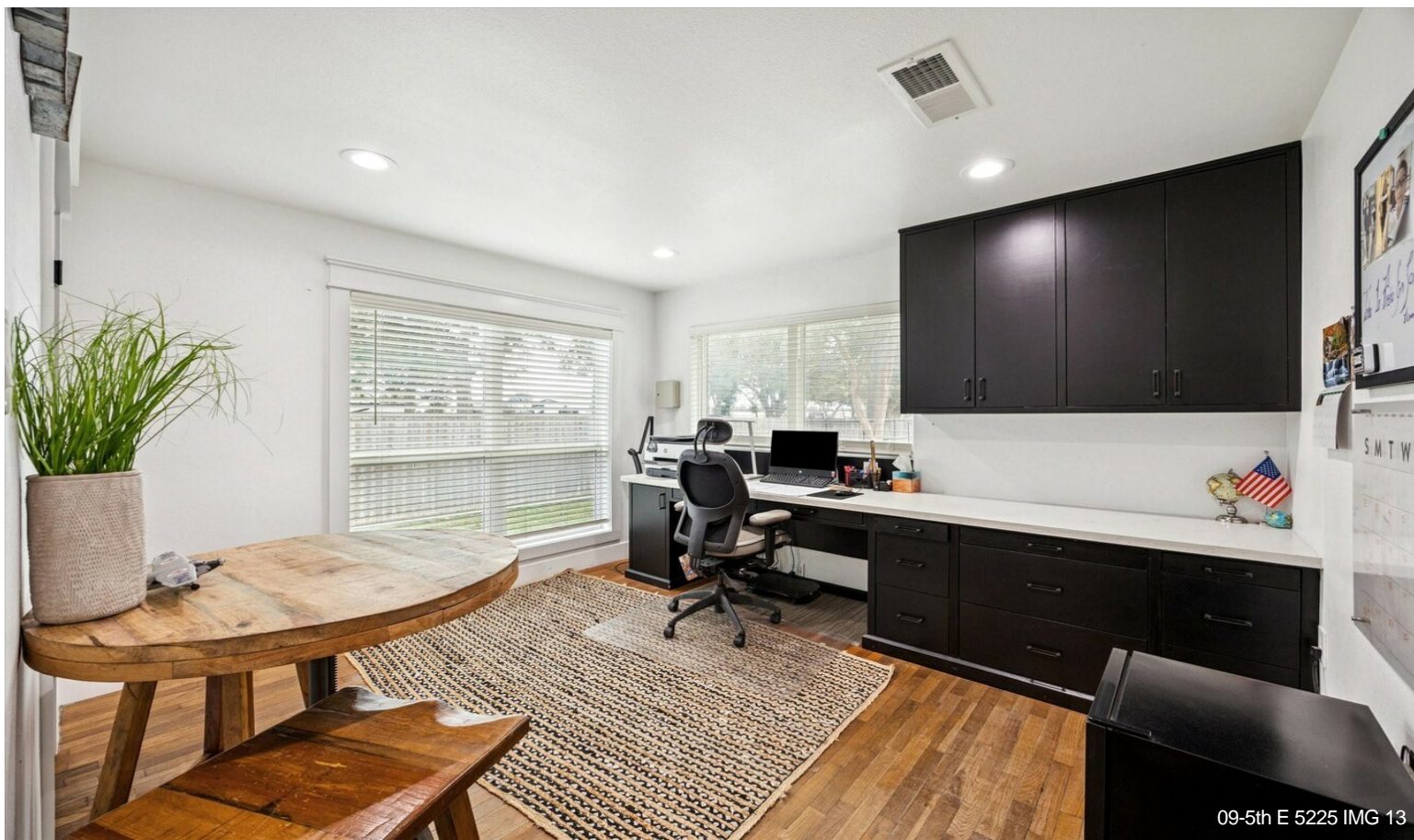


07-5th E 5225 IMG 11

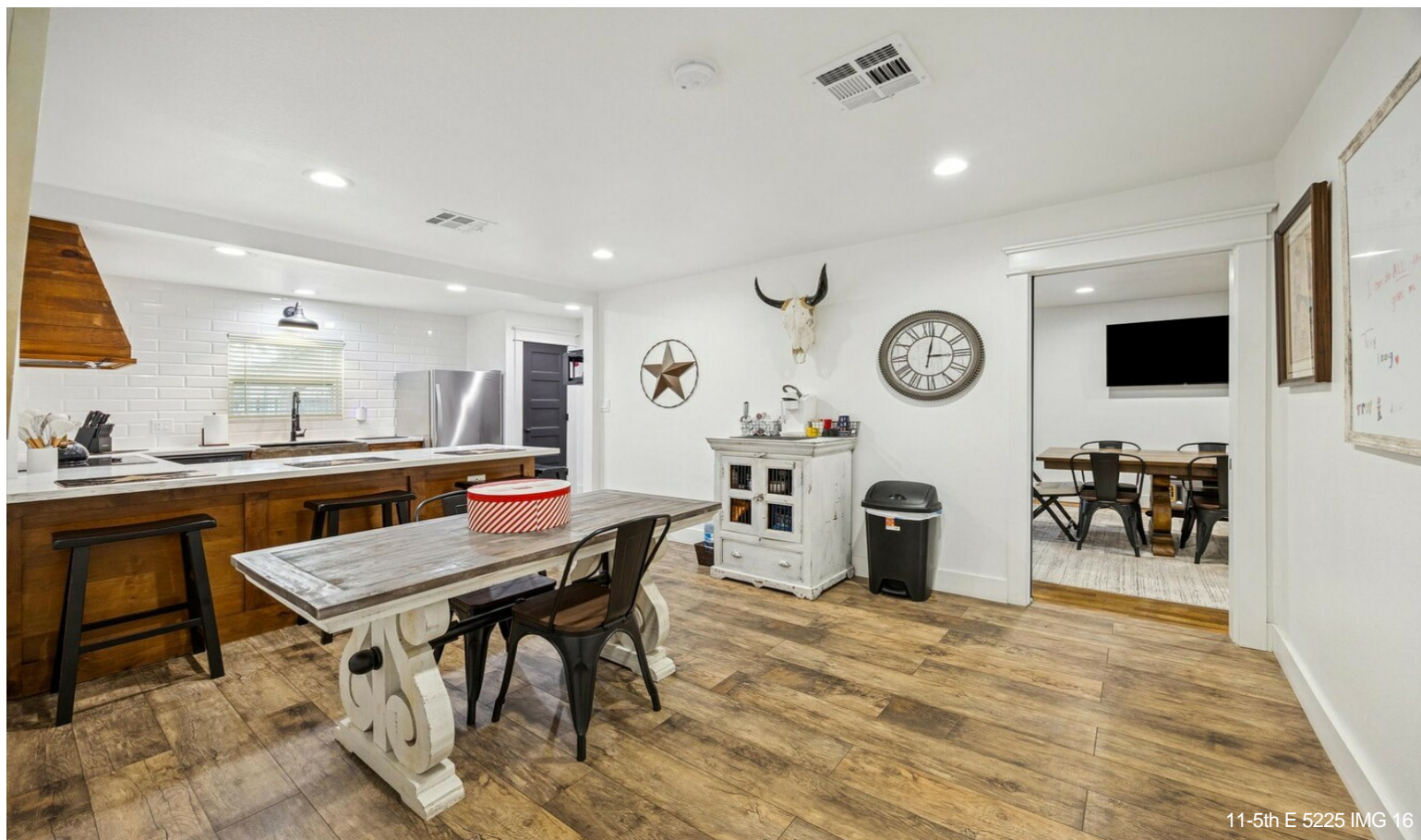


08-5th E 5225 IMG 12

Property Photos



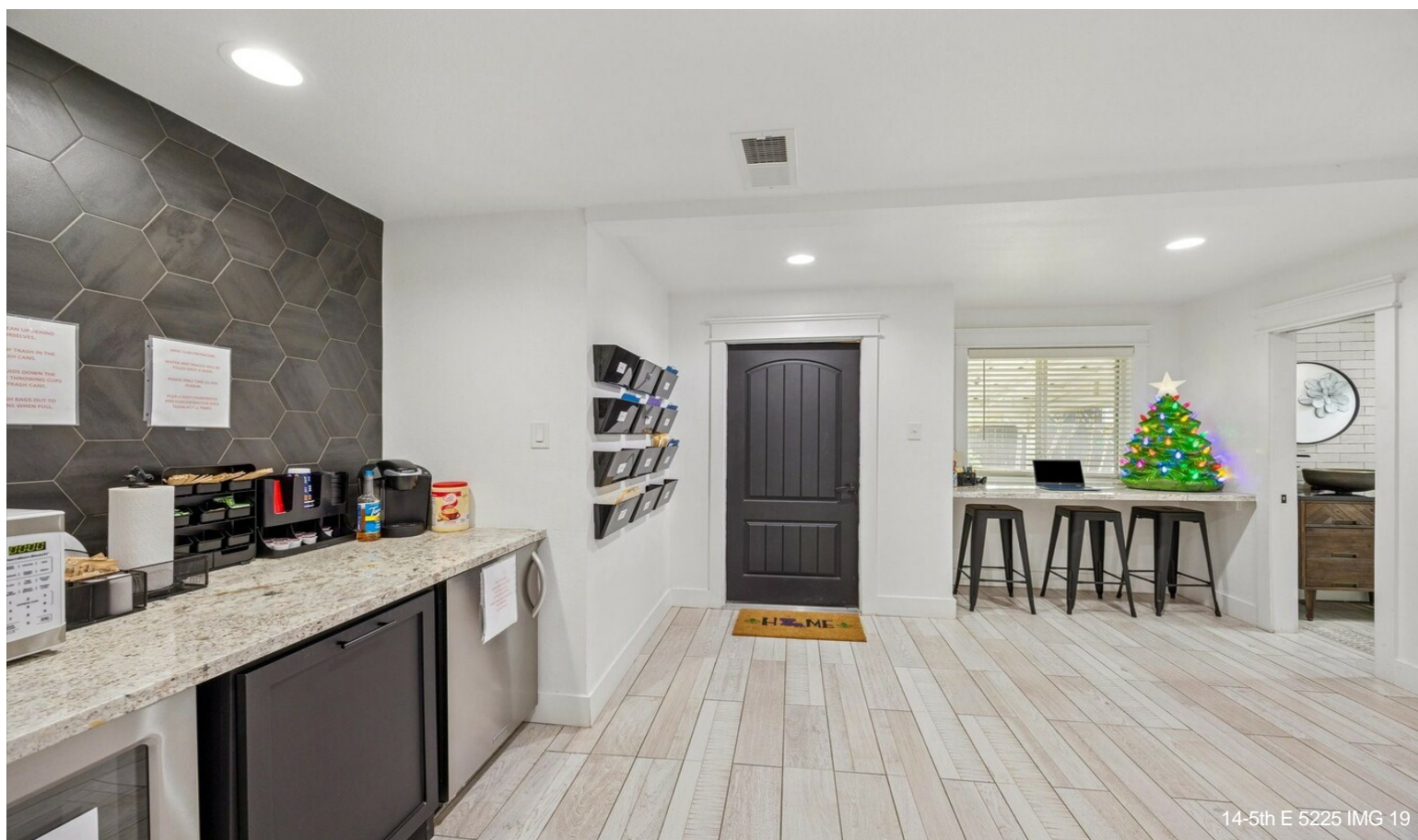
Property Photos



Property Photos

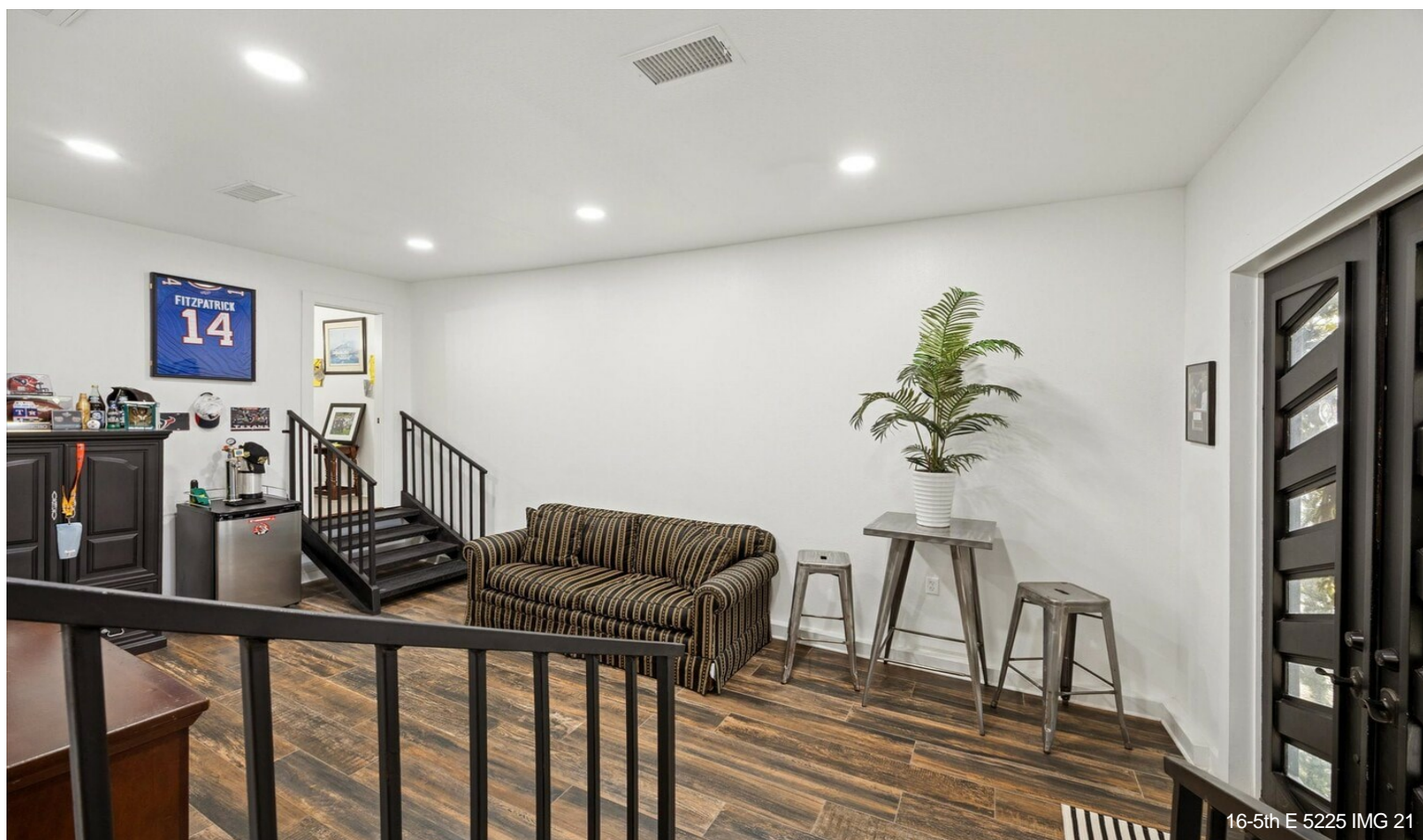
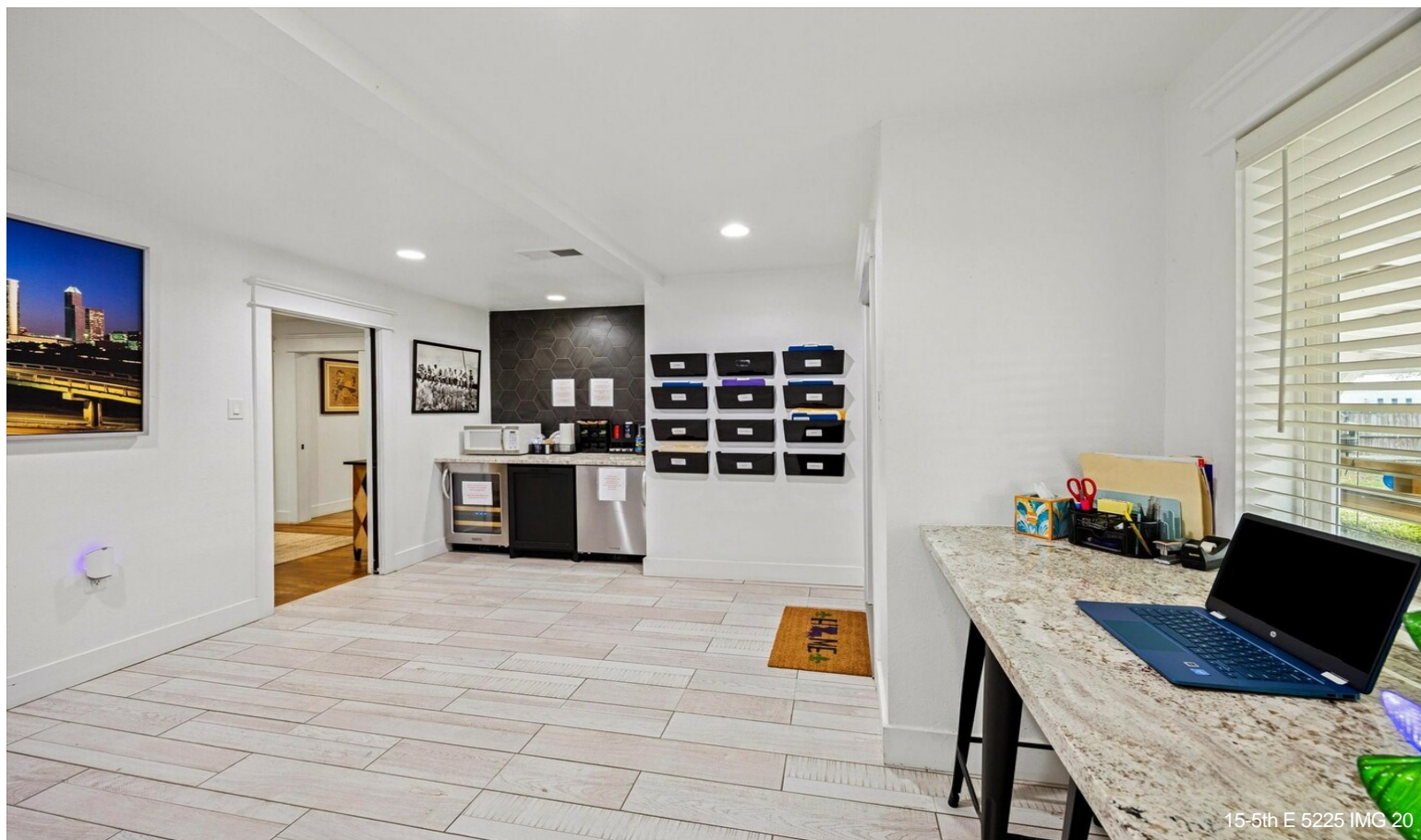


13-5th E 5225 IMG 18

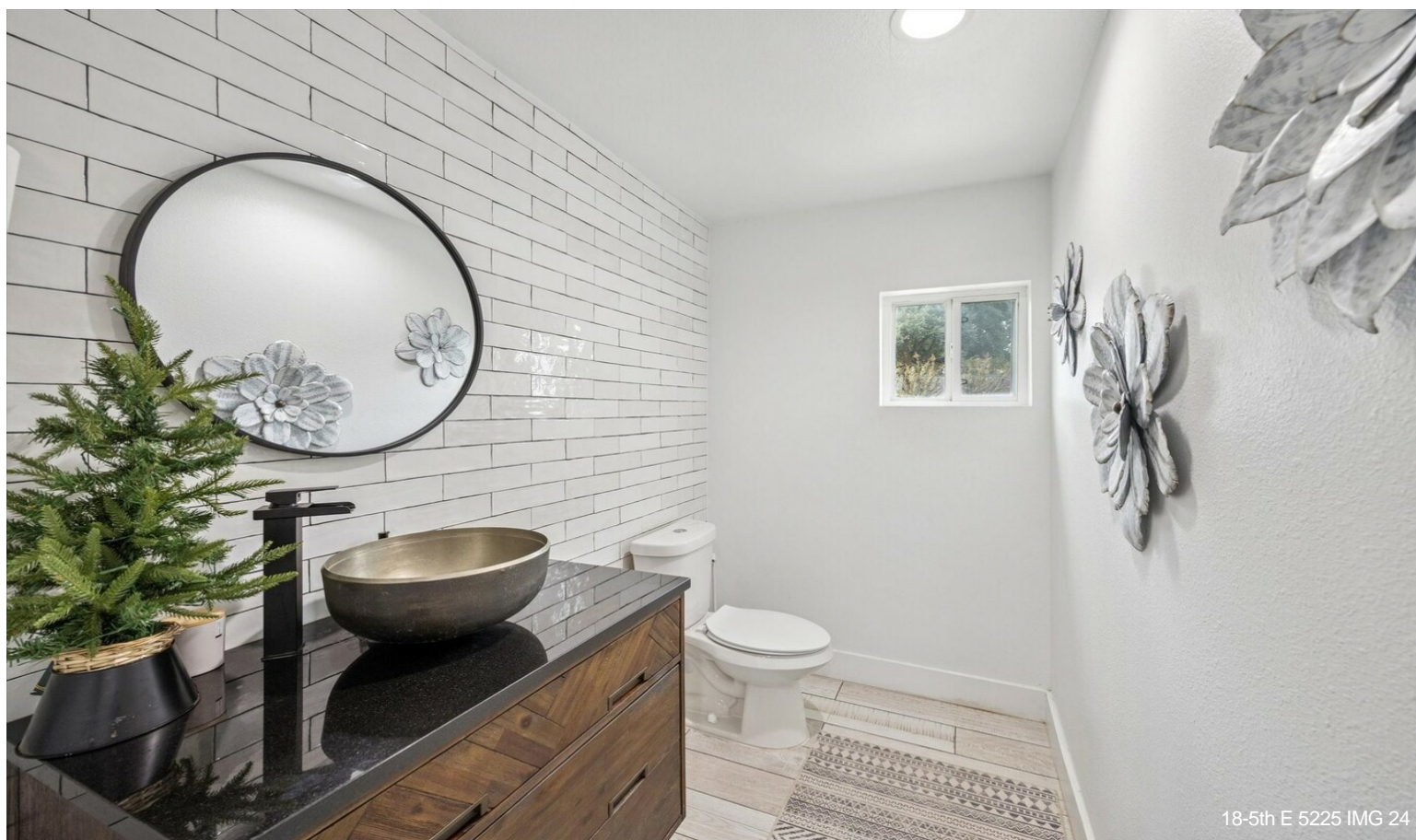


14-5th E 5225 IMG 19

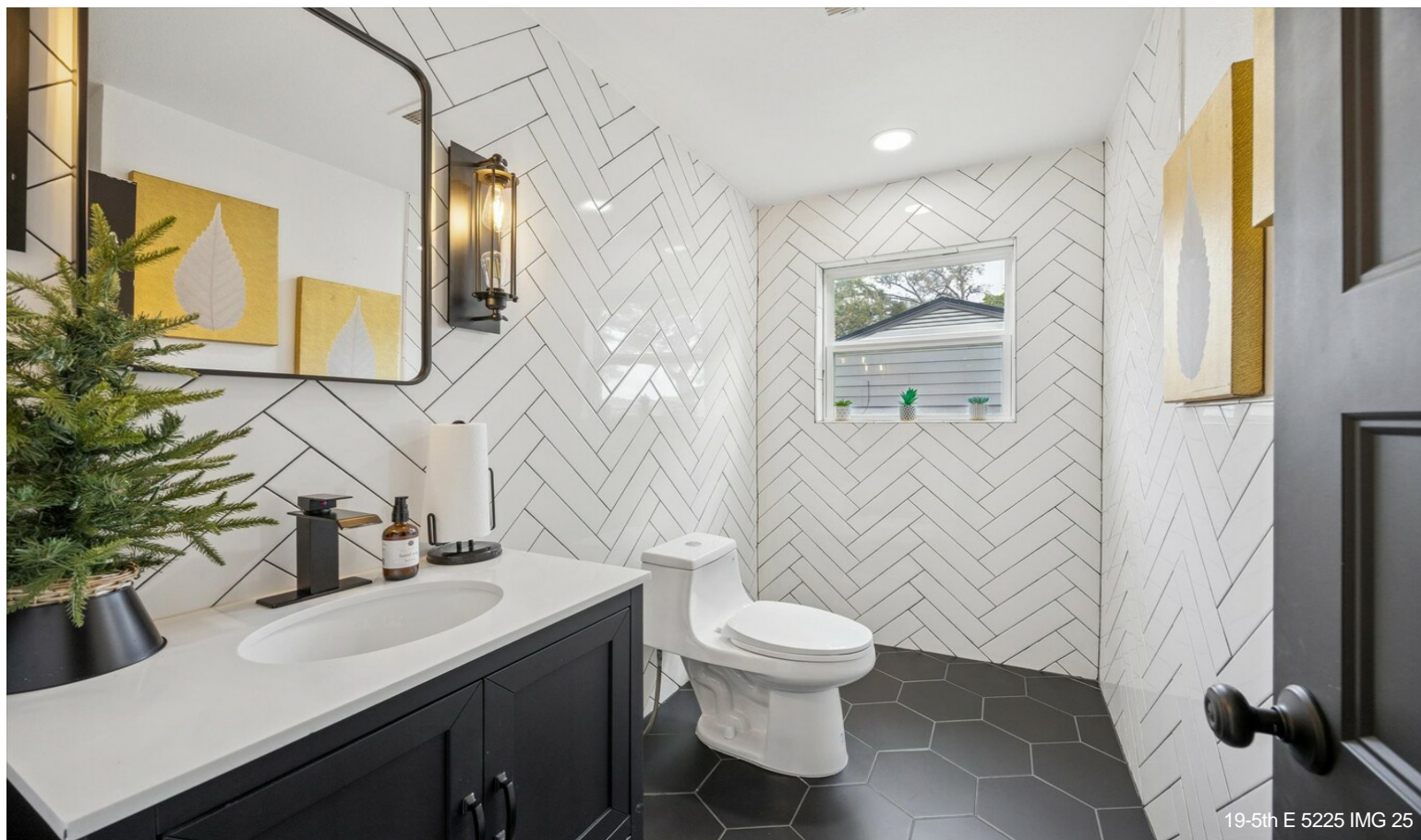
Property Photos



Property Photos



Property Photos



19-5th E 5225 IMG 25



20-5th E 5225 IMG 26

Property Photos



Property Photos



23-5th E 5225 IMG 32



24-5th E 5225 IMG 33

Property Photos



25-5th E 5225 IMG 34



26-5th E 5225 IMG 35

Property Photos



27-5th E 5225 IMG 37



28-5th E 5225 IMG 38

Property Photos



29-5th E 5225 IMG 39



30-5th E 5225 IMG 40

Property Photos

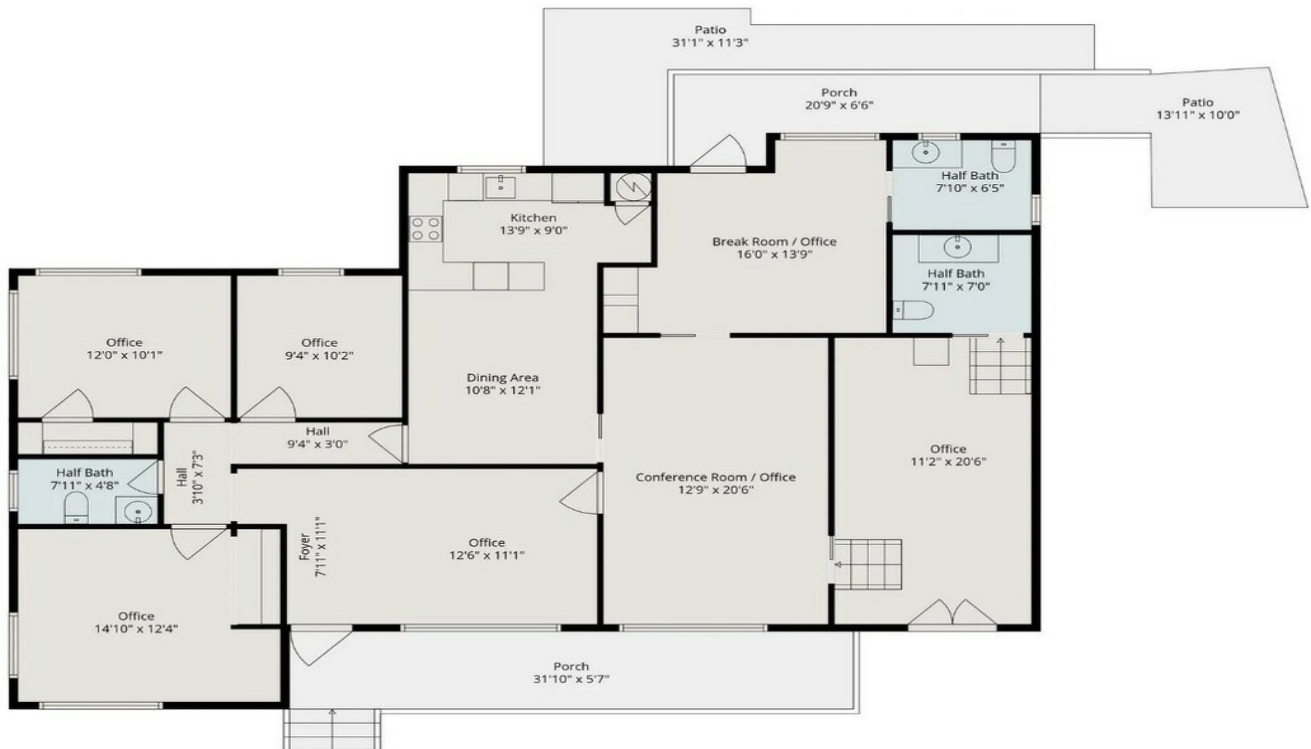


31-5th E 5225 IMG 41



32-5th E 5225 IMG 42

Property Photos



TOTAL: 1800 sq. ft

1st floor: 1800 sq. ft

EXCLUDED AREAS: PORCH: 290 sq. ft, PATIO: 264 sq. ft, WALLS: 98 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.