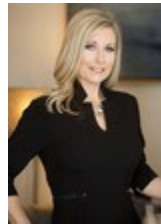




Old Katy Multipurpose / Flex Property

5235 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

\$1,900,000

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)

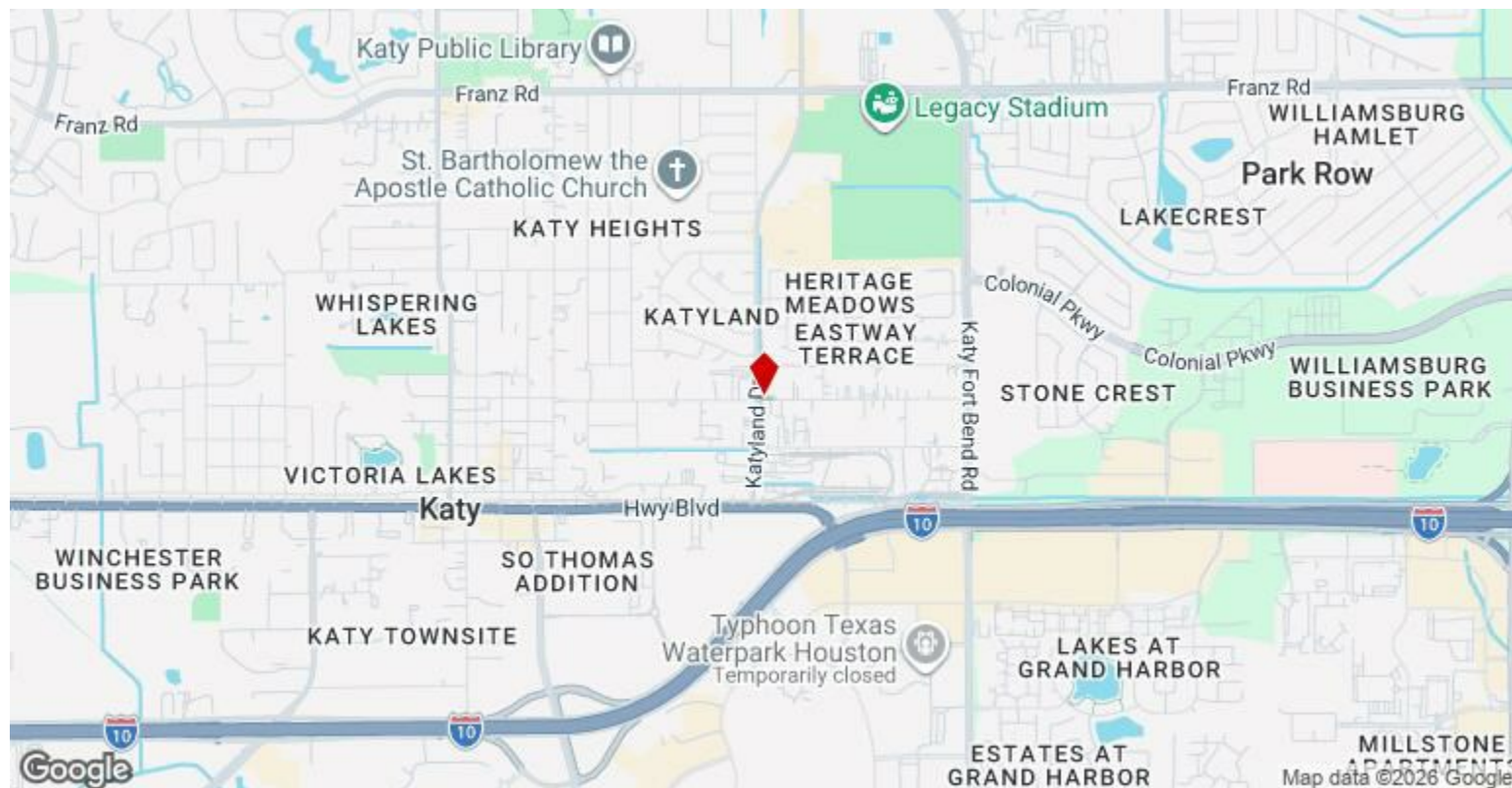
NOTE:

*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:	\$1,900,000
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
Zoning Description:	Residential or Commercial



5235 E 5th St, Katy, TX 77493

Property Photos



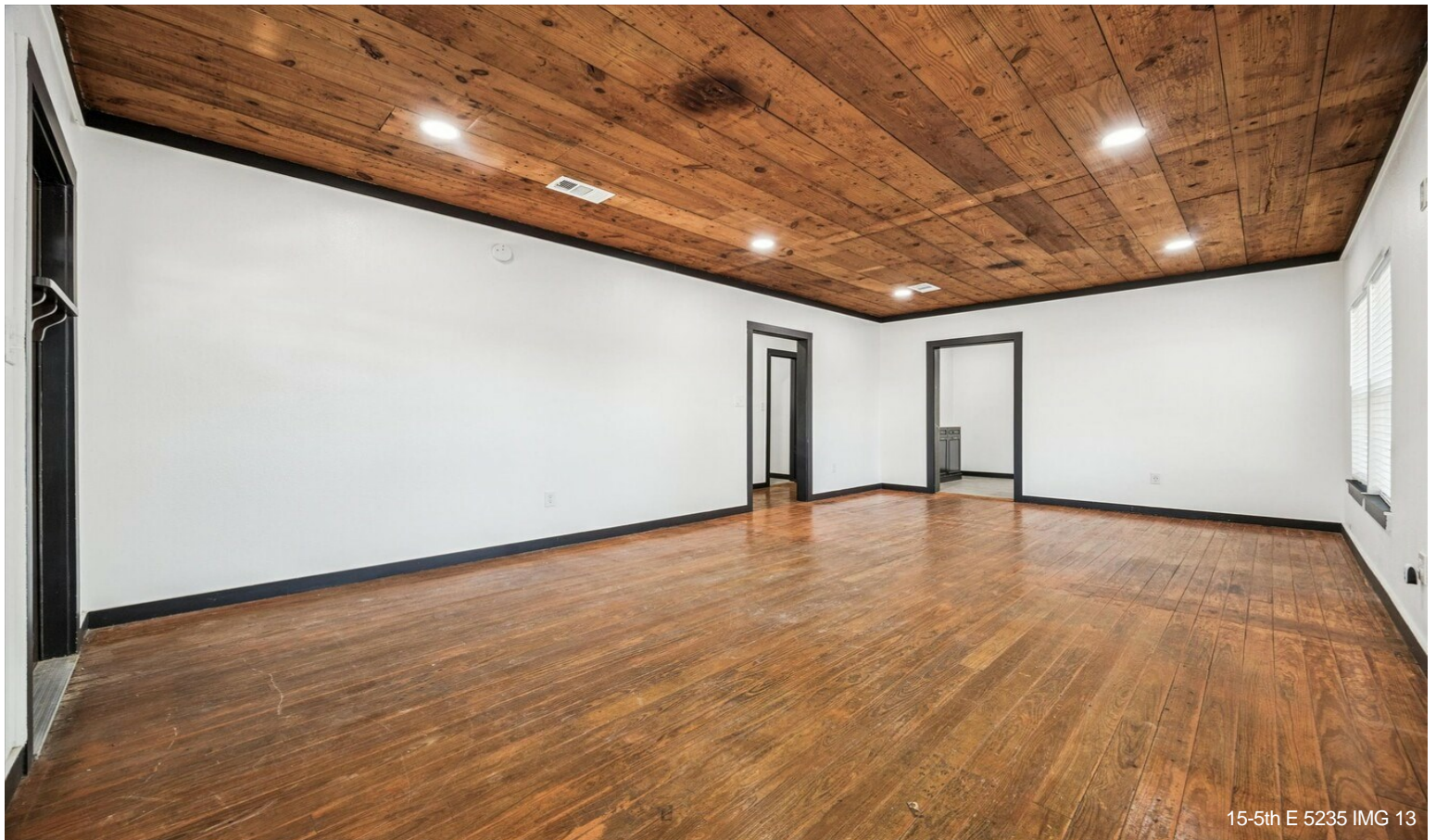
Property Photos



Property Photos



Property Photos



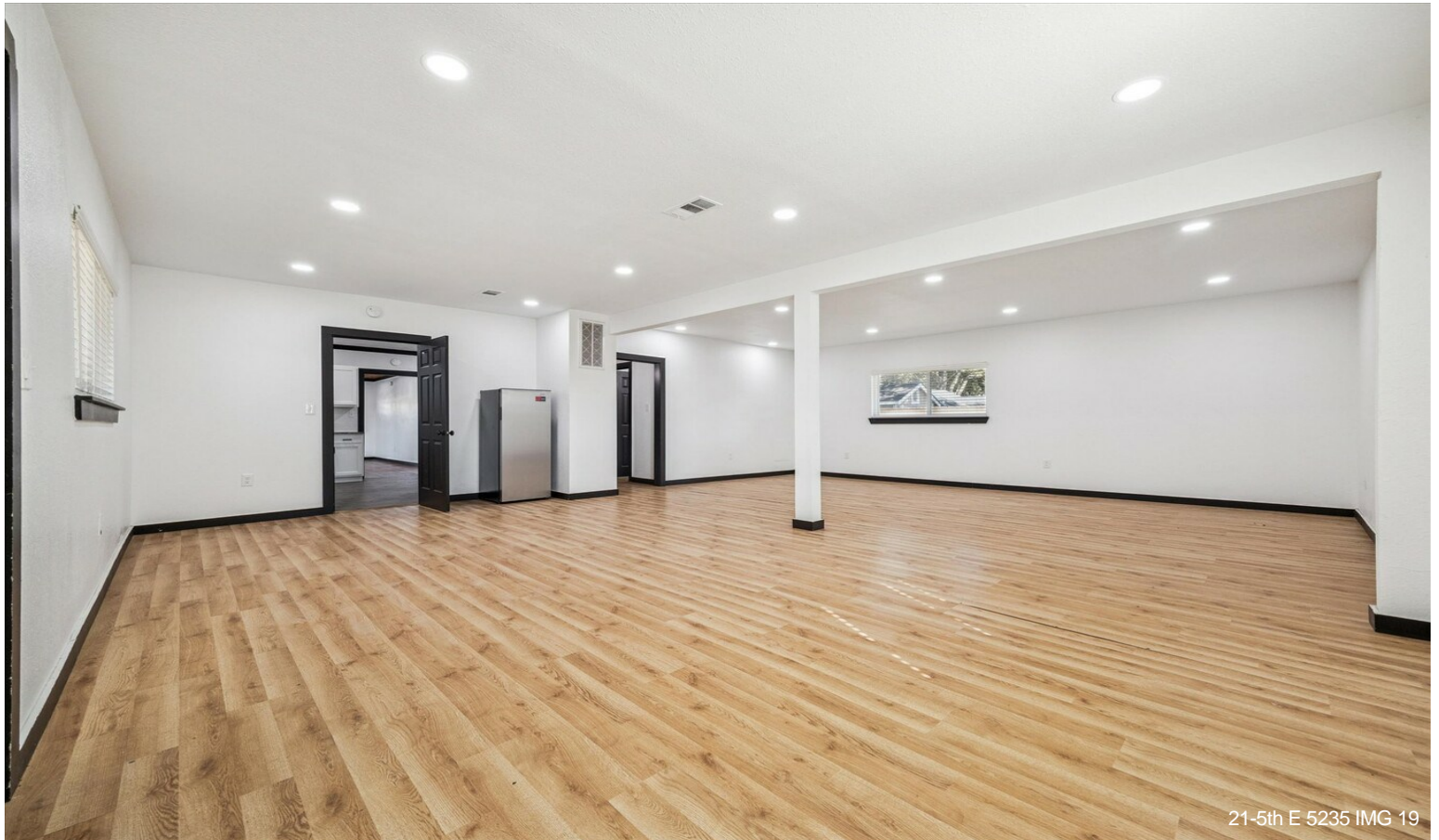
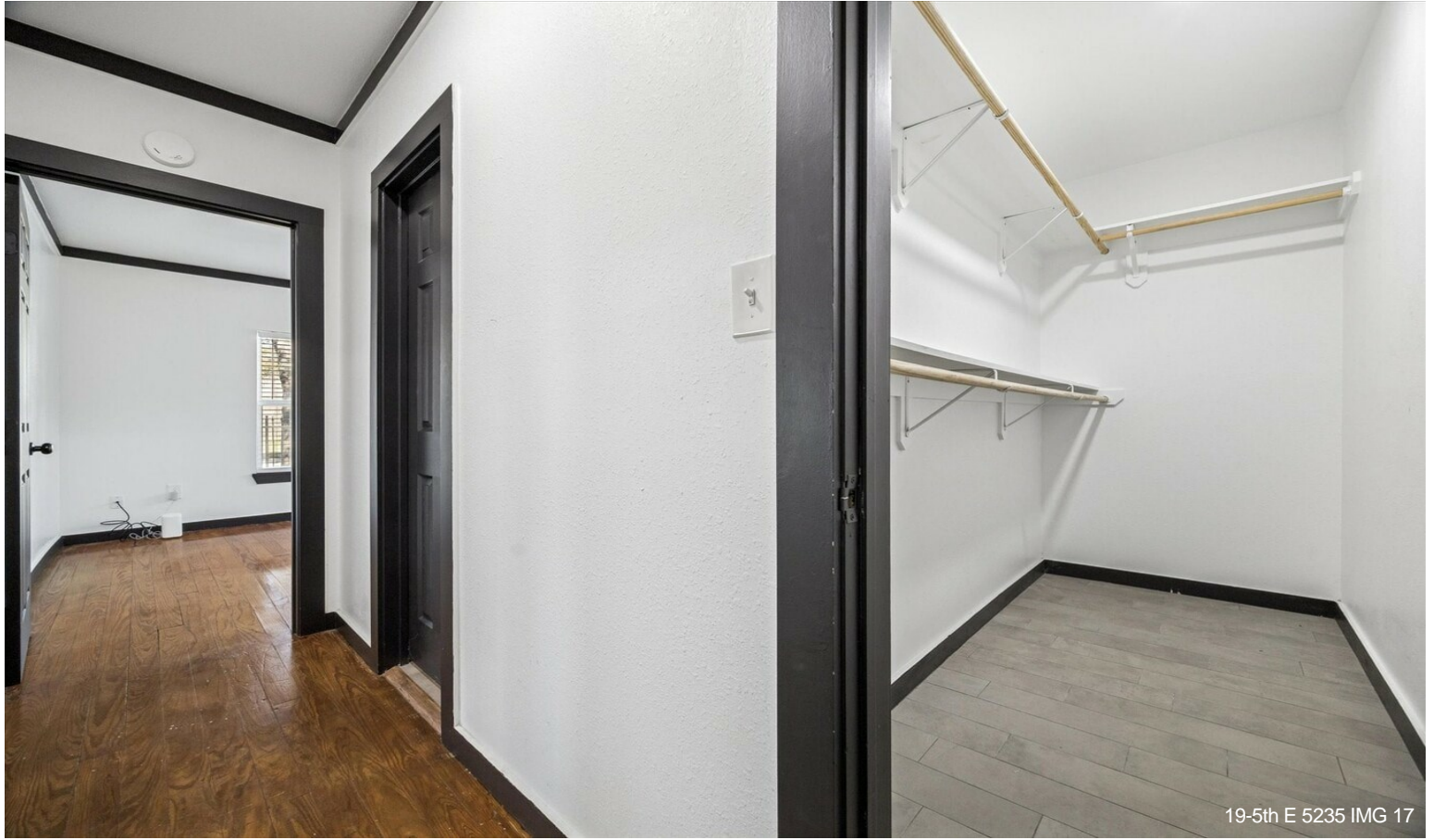
Property Photos



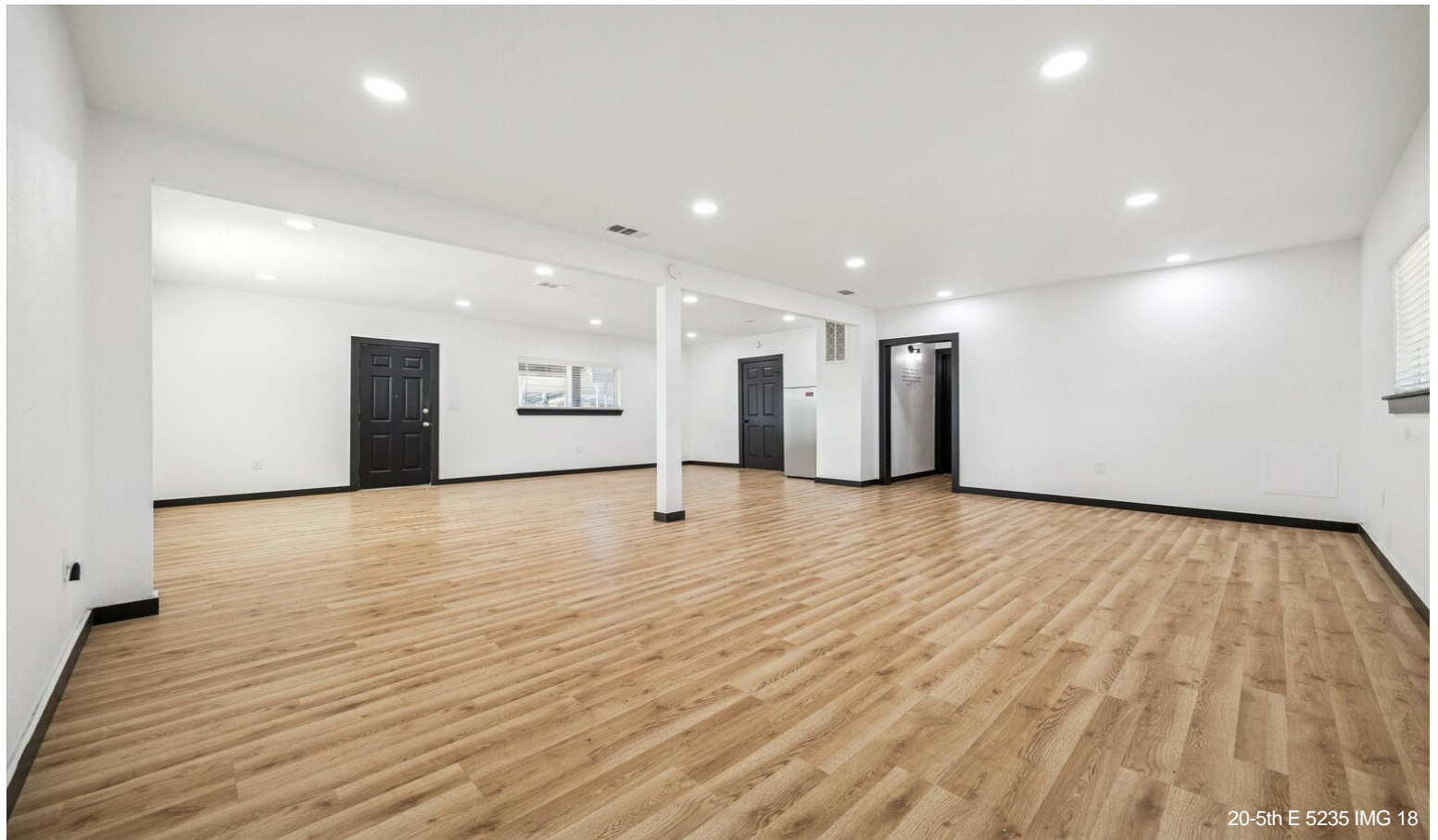
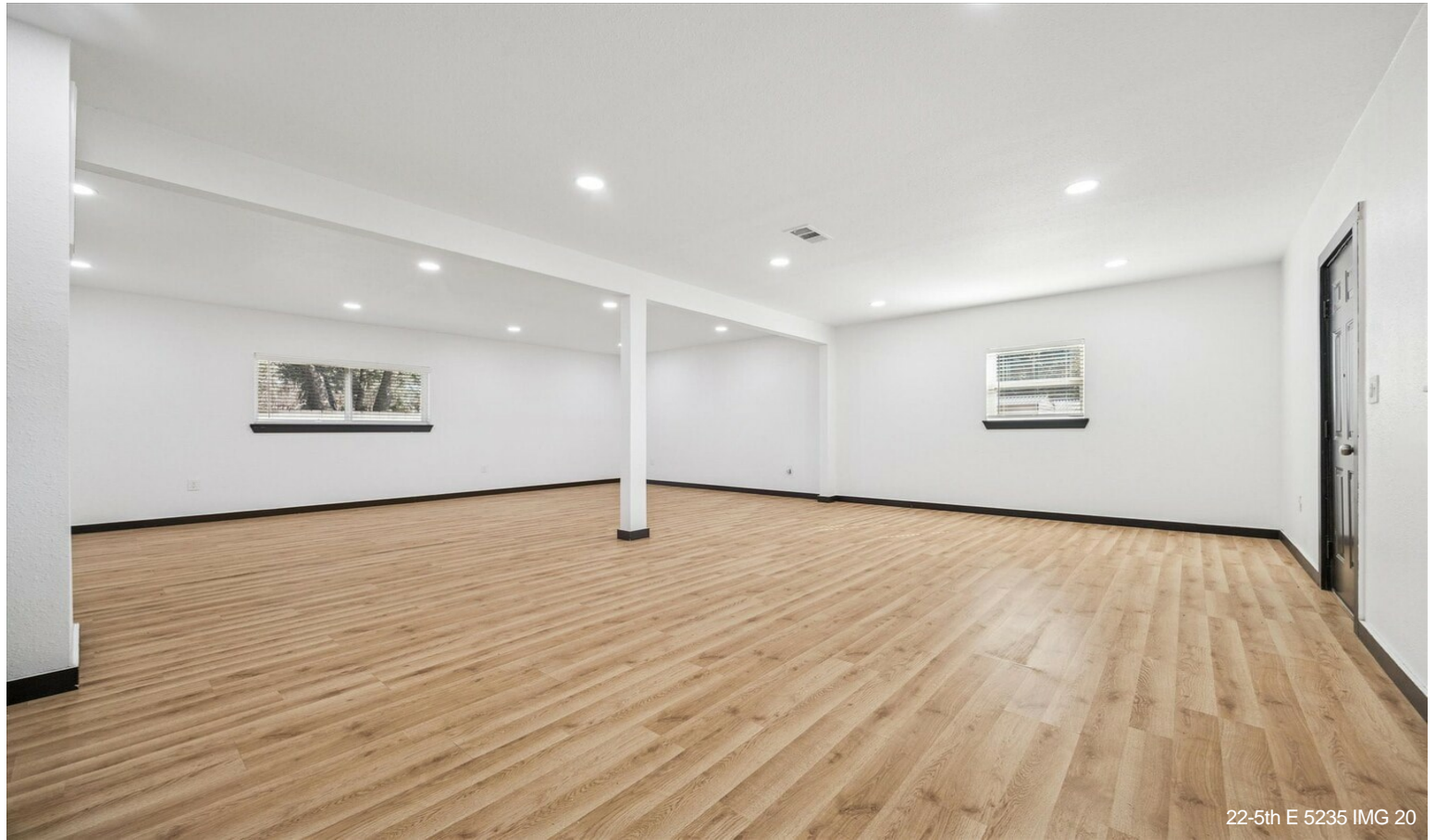
Property Photos



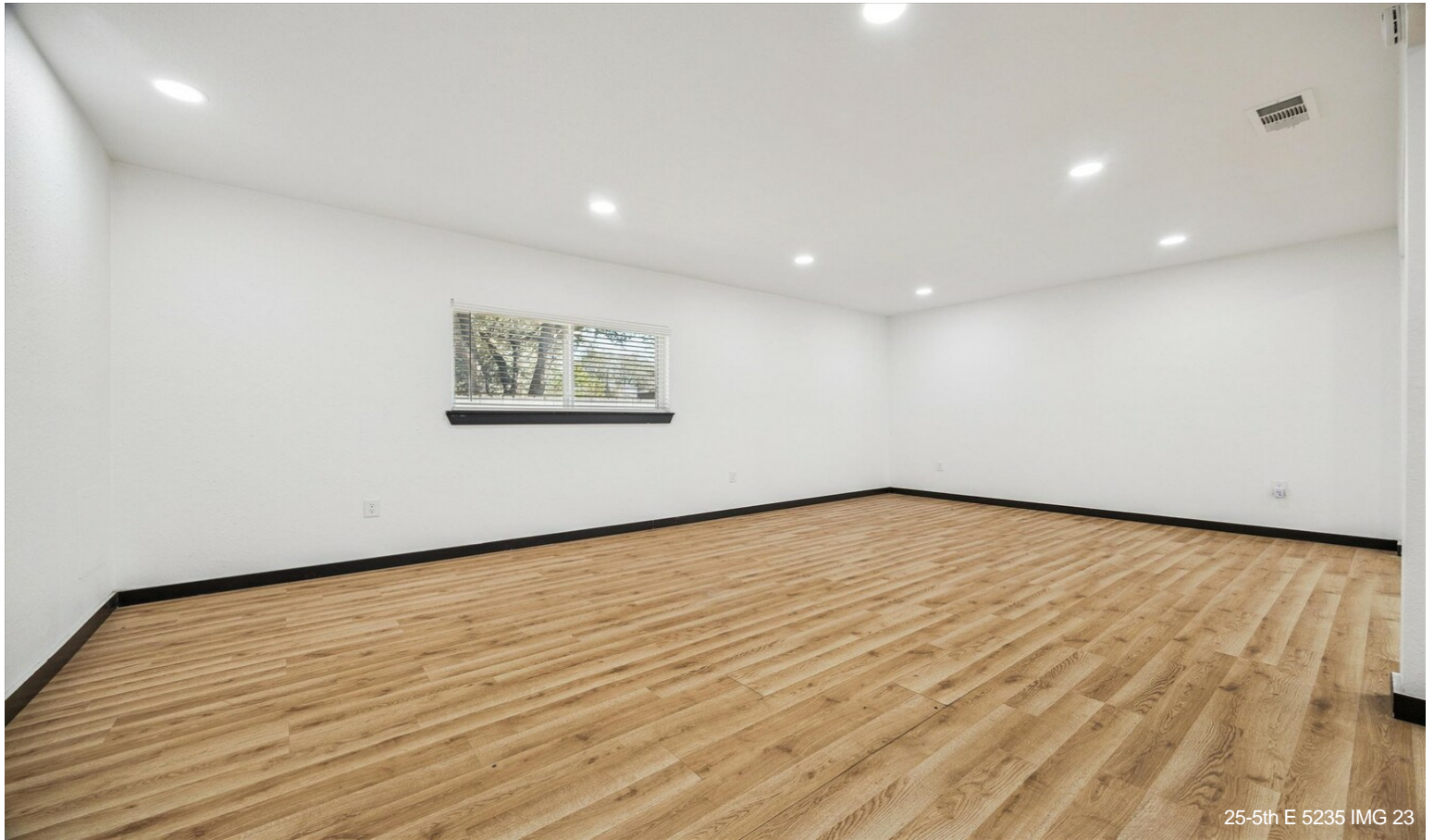
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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.