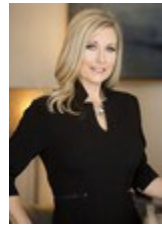




Dual Access 1 Acre Commercial Flex Property

5235 E 5th St, Katy, TX 77493



Tanesha McKinley

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(832) 659-9191



Dual Access 1 Acre Commercial Flex Property

\$1,390,000

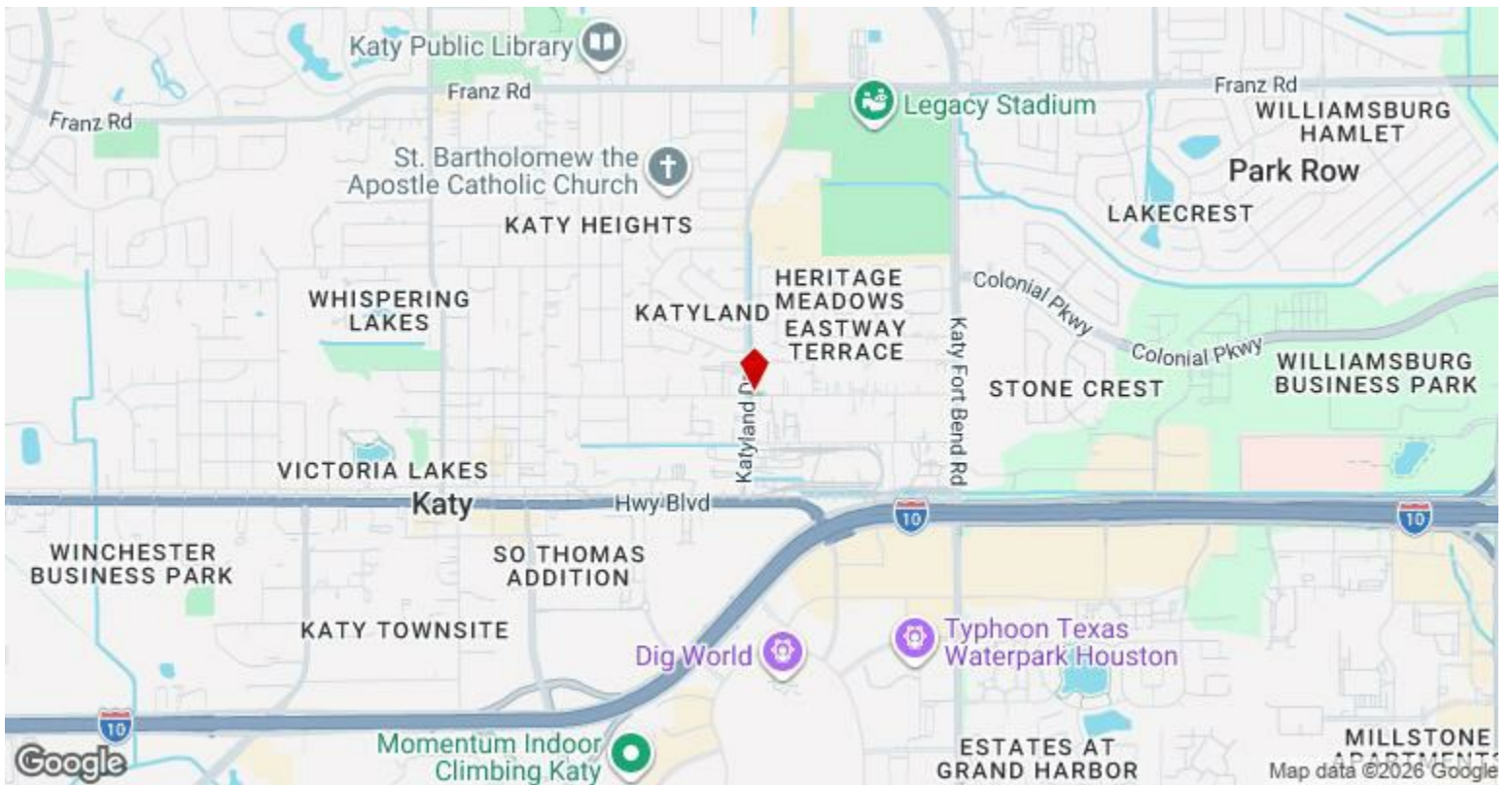
Rare opportunity to acquire over one acre in the heart of Old Towne Katy. This versatile commercial property features a completely remodeled building with up to five private offices or workspace areas, making it ideal for professional offices, owner-users, investors, service businesses, or live/work use.

One of the property's most valuable features is its dual access from both E. 5th Street and E. 3rd Street, providing exceptional ingress and egress, flexible parking arrangements, improved traffic flow, and future development potential. Properties offering this level...

- Prime Visibility Location
- Multipurpose / Flex Property
- 1.1+ Acre - Dual Access from 5th Street and 3rd Street
- Up to Five Offices or Flex Workspace Areas
- Commercial or Live / Work Potential
- Quick Access to I-10 & Grand Parkway



Price:	\$1,390,000
Property Type:	Office
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
Walk Score ©:	50 (Fairly friendly)



5235 E 5th St, Katy, TX 77493

Property Photos



07-5th E 5235 IMG 05



11-5th E 5235 IMG 09

Property Photos



Property Photos



35-5th E 5235 IMG 33



13-5th E 5235 IMG 11

Property Photos



14-5th E 5235 IMG 12

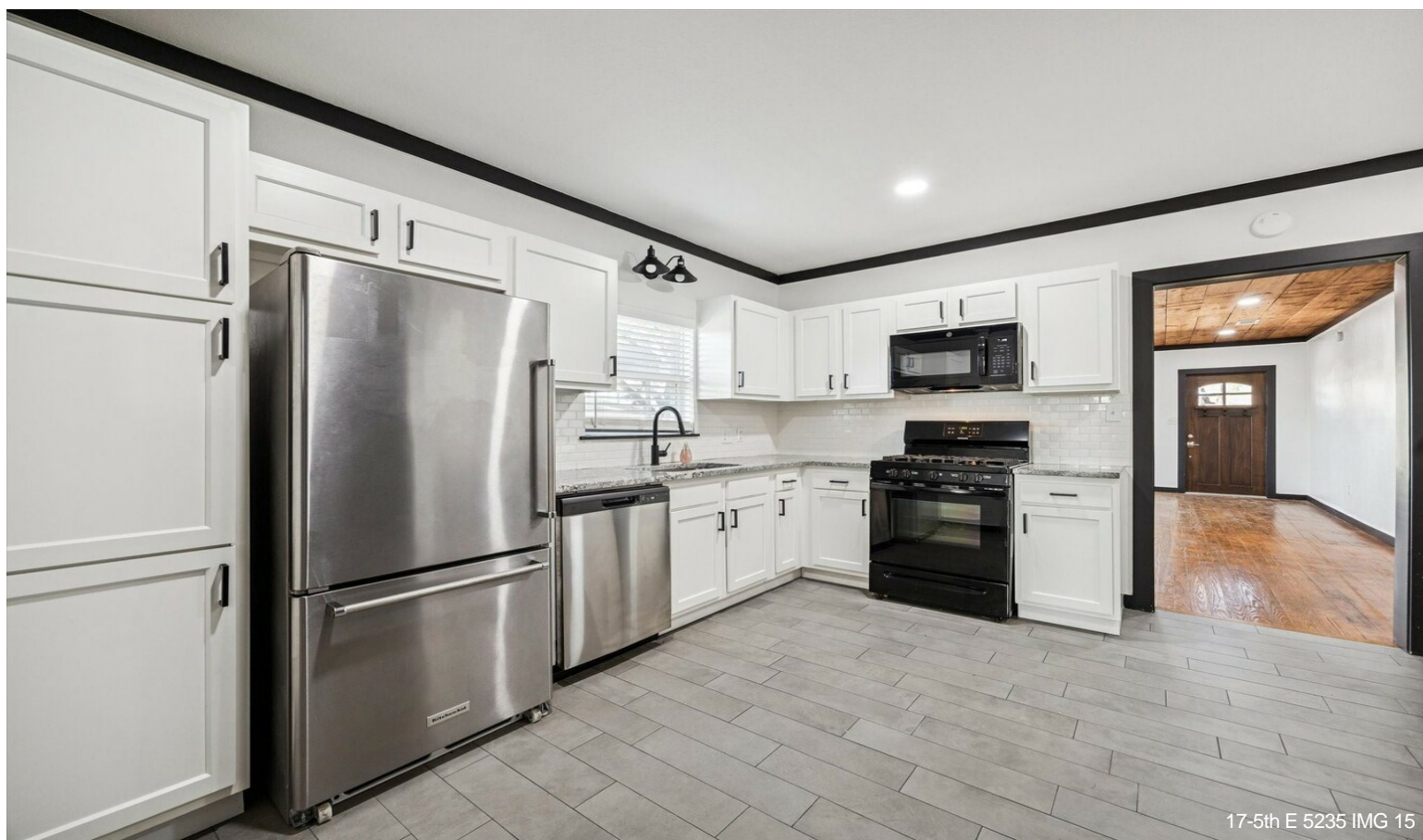


15-5th E 5235 IMG 13

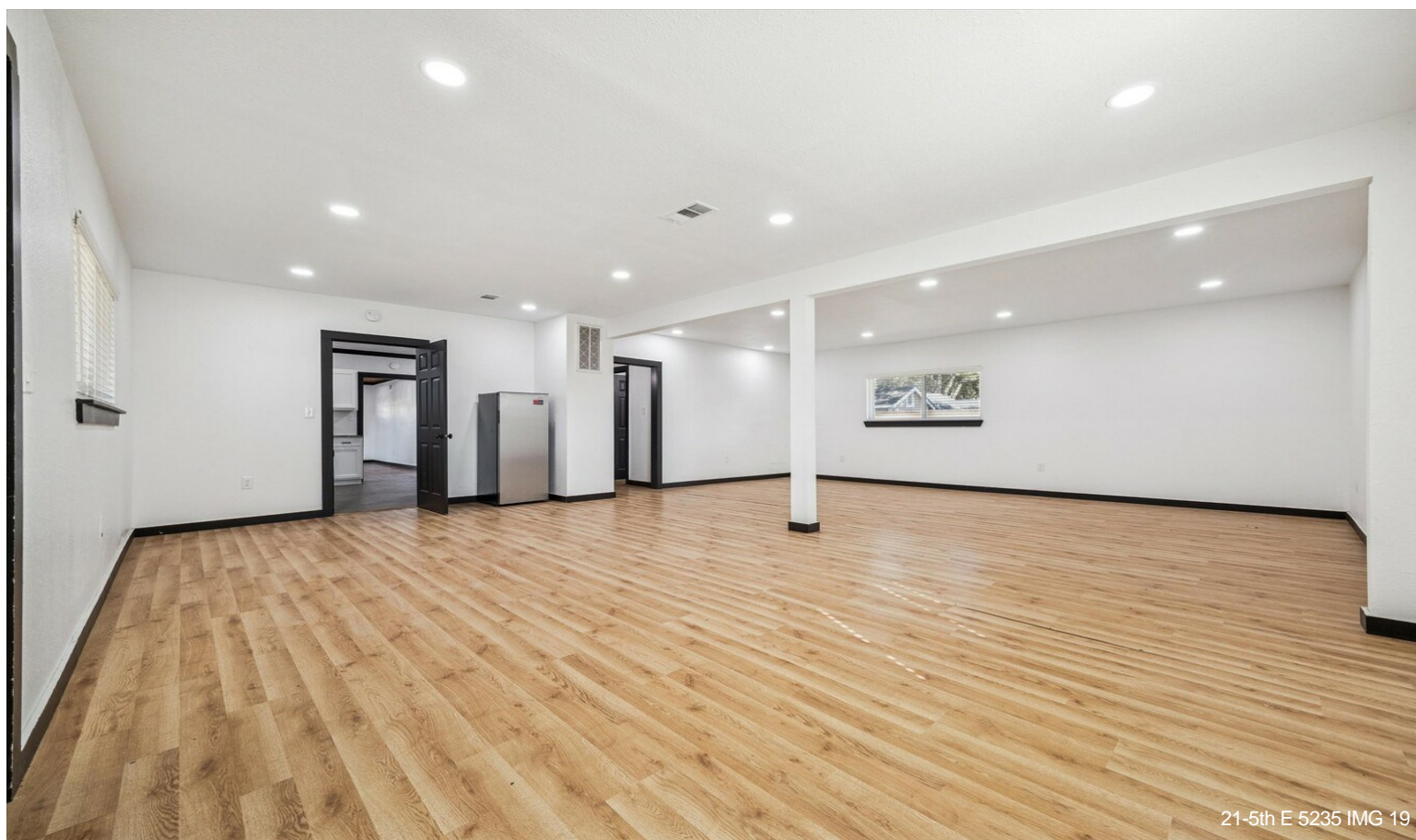
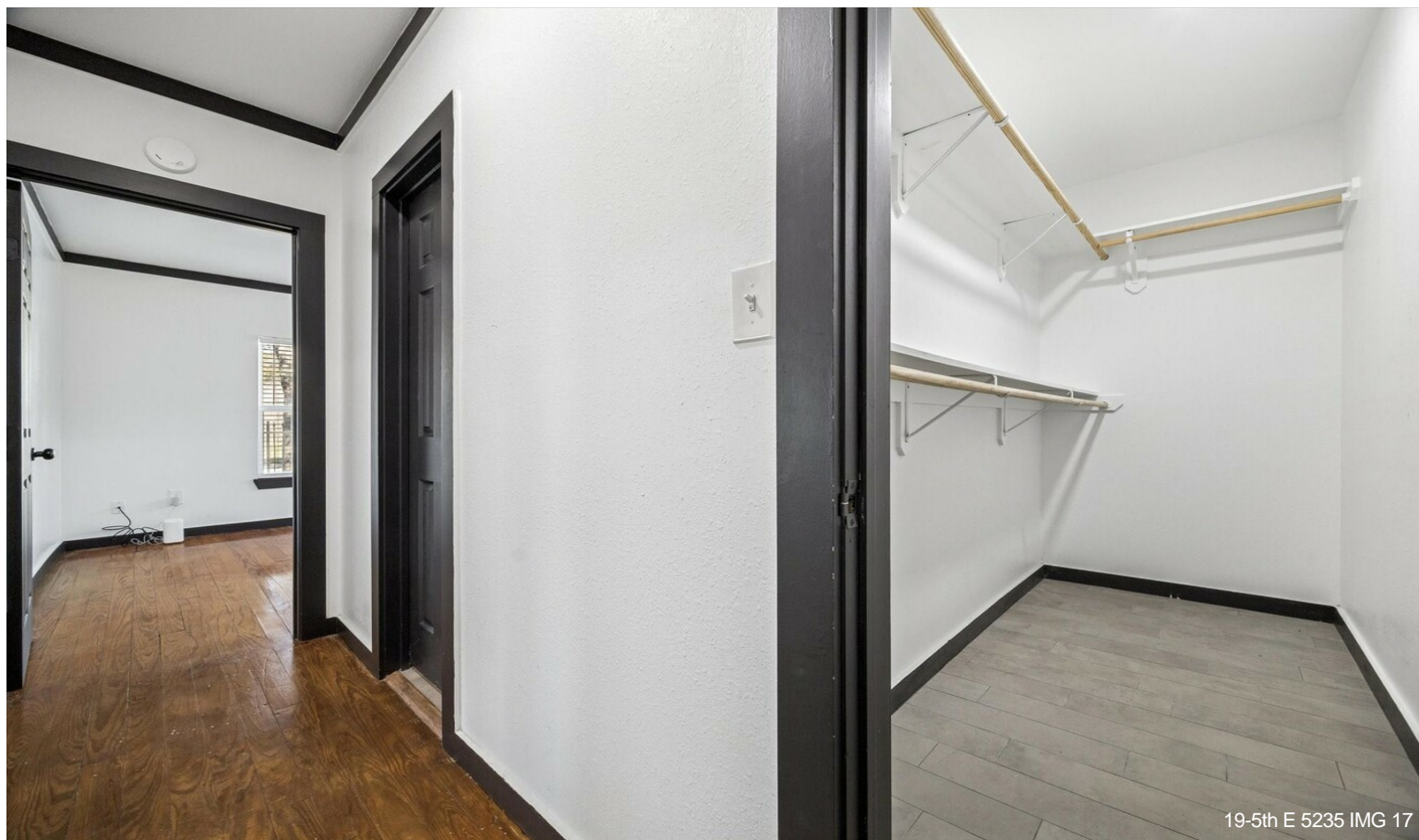
Property Photos



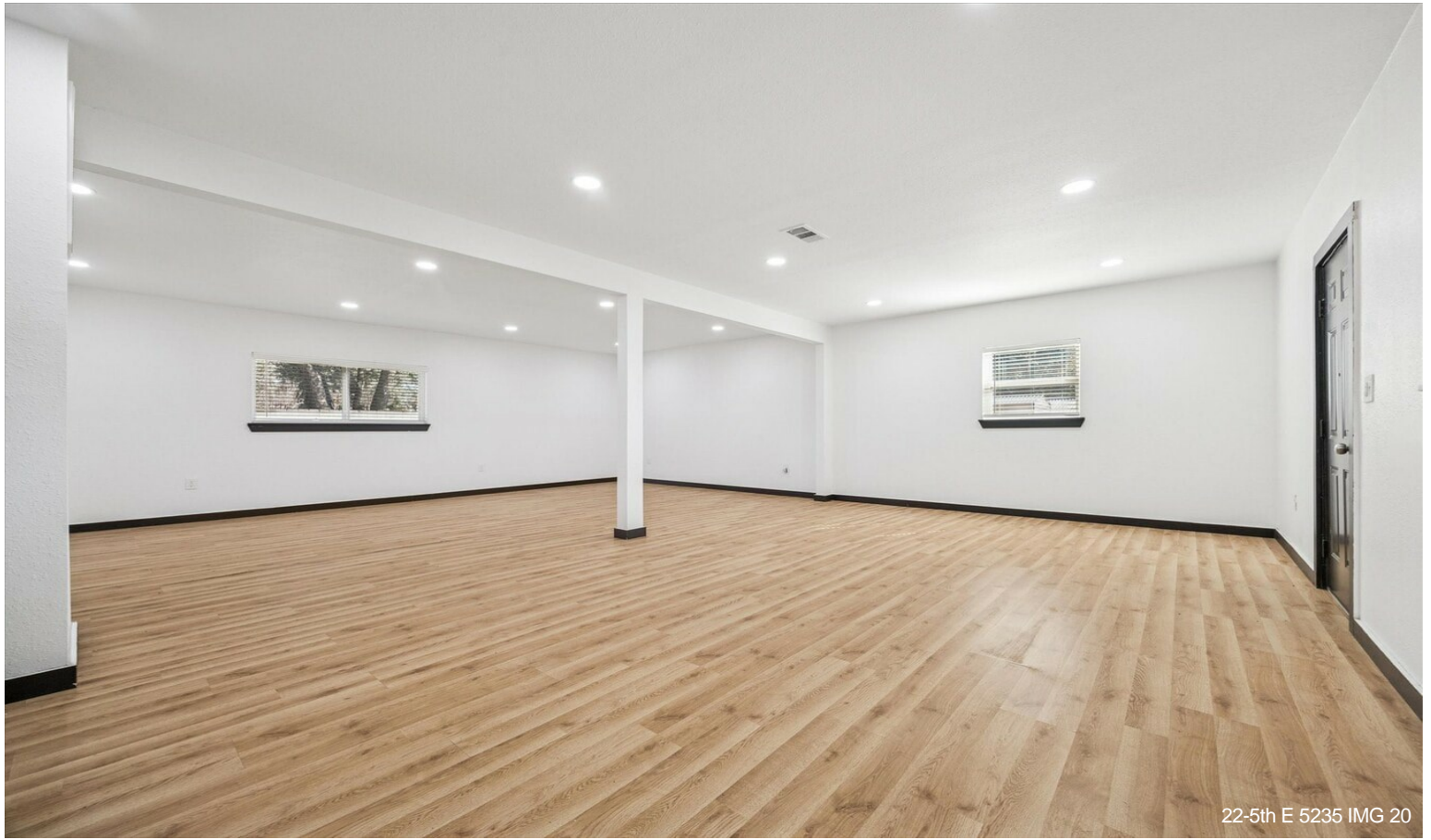
Property Photos



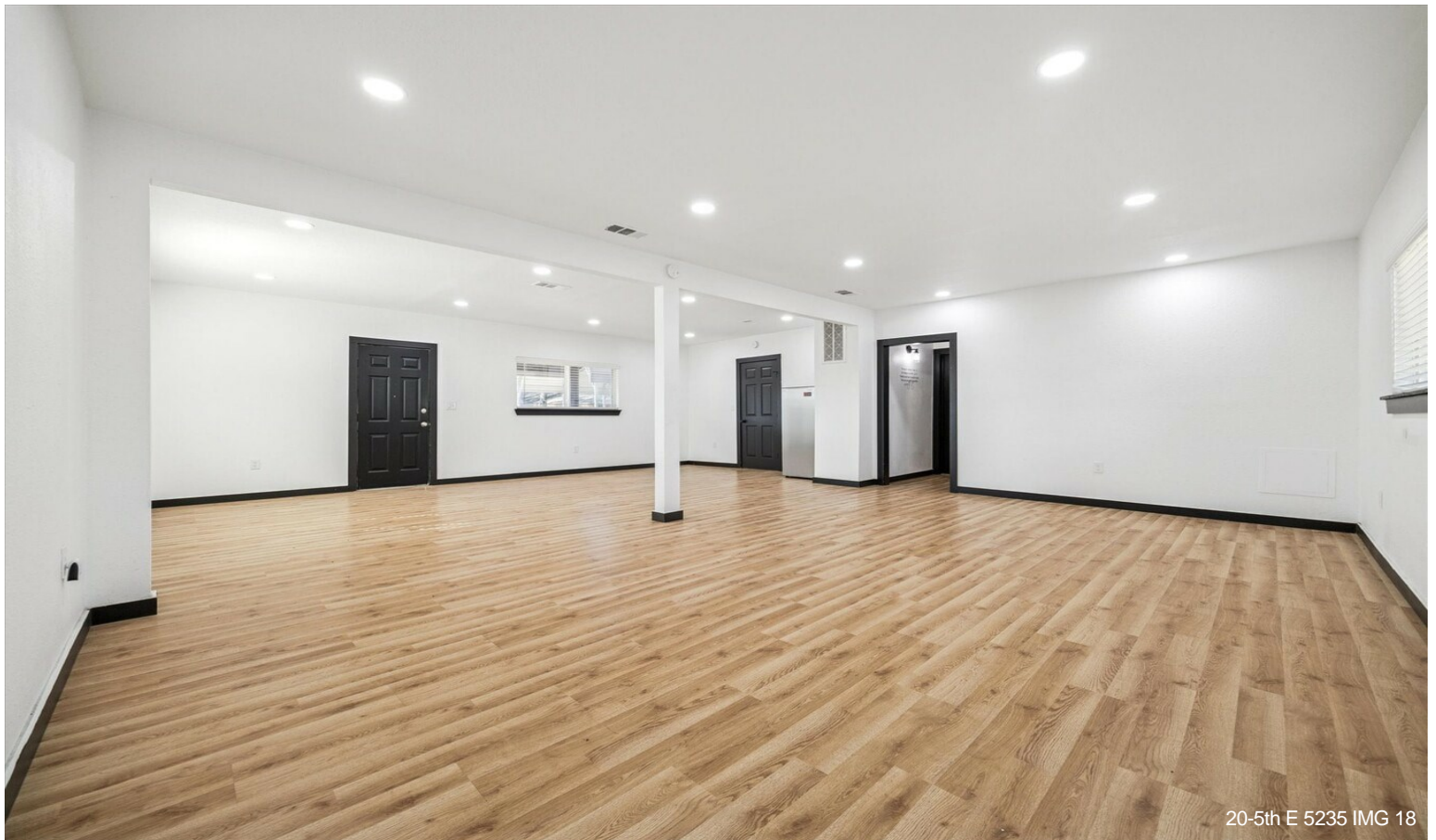
Property Photos



Property Photos

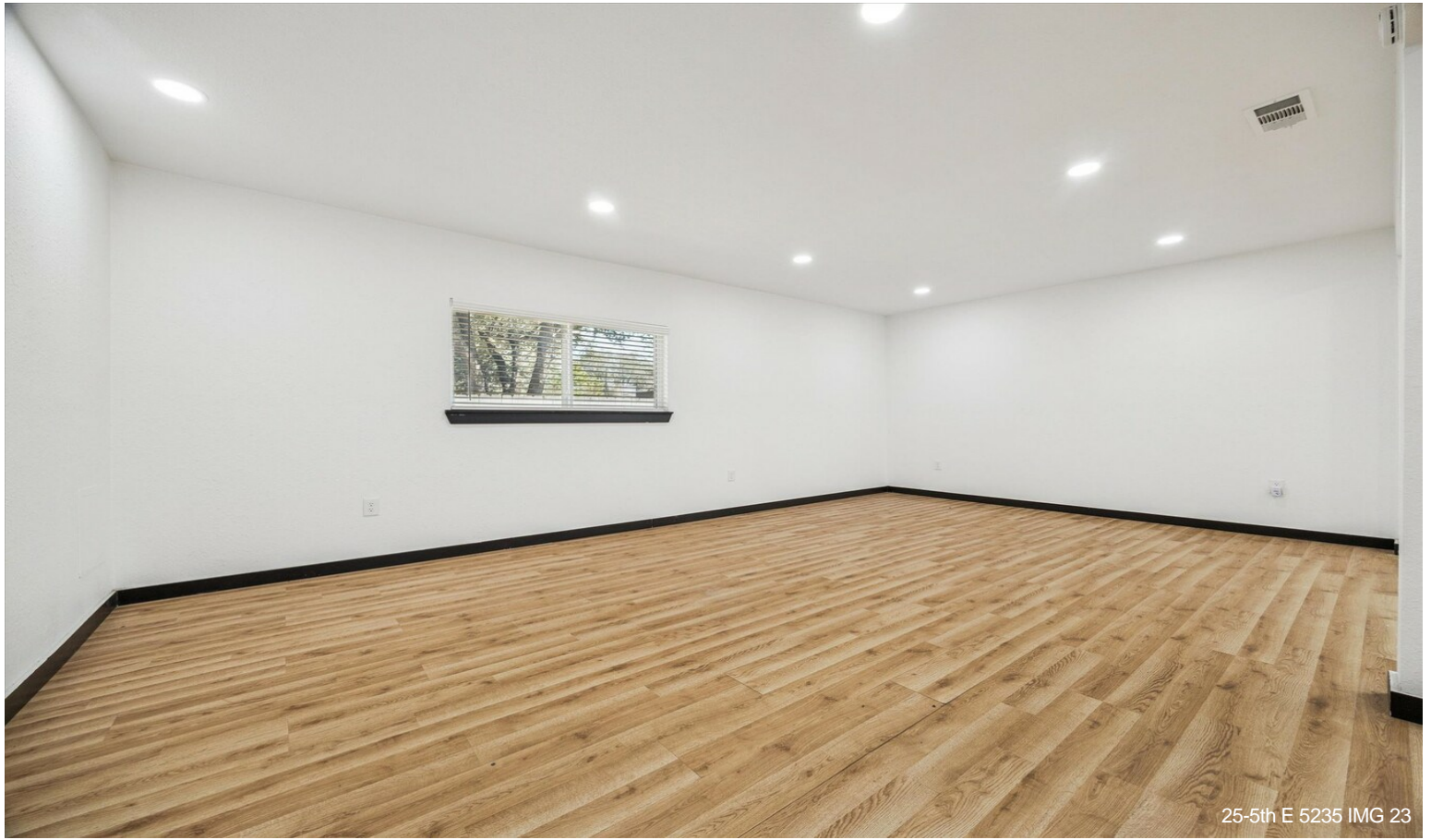


22-5th E 5235 IMG 20



20-5th E 5235 IMG 18

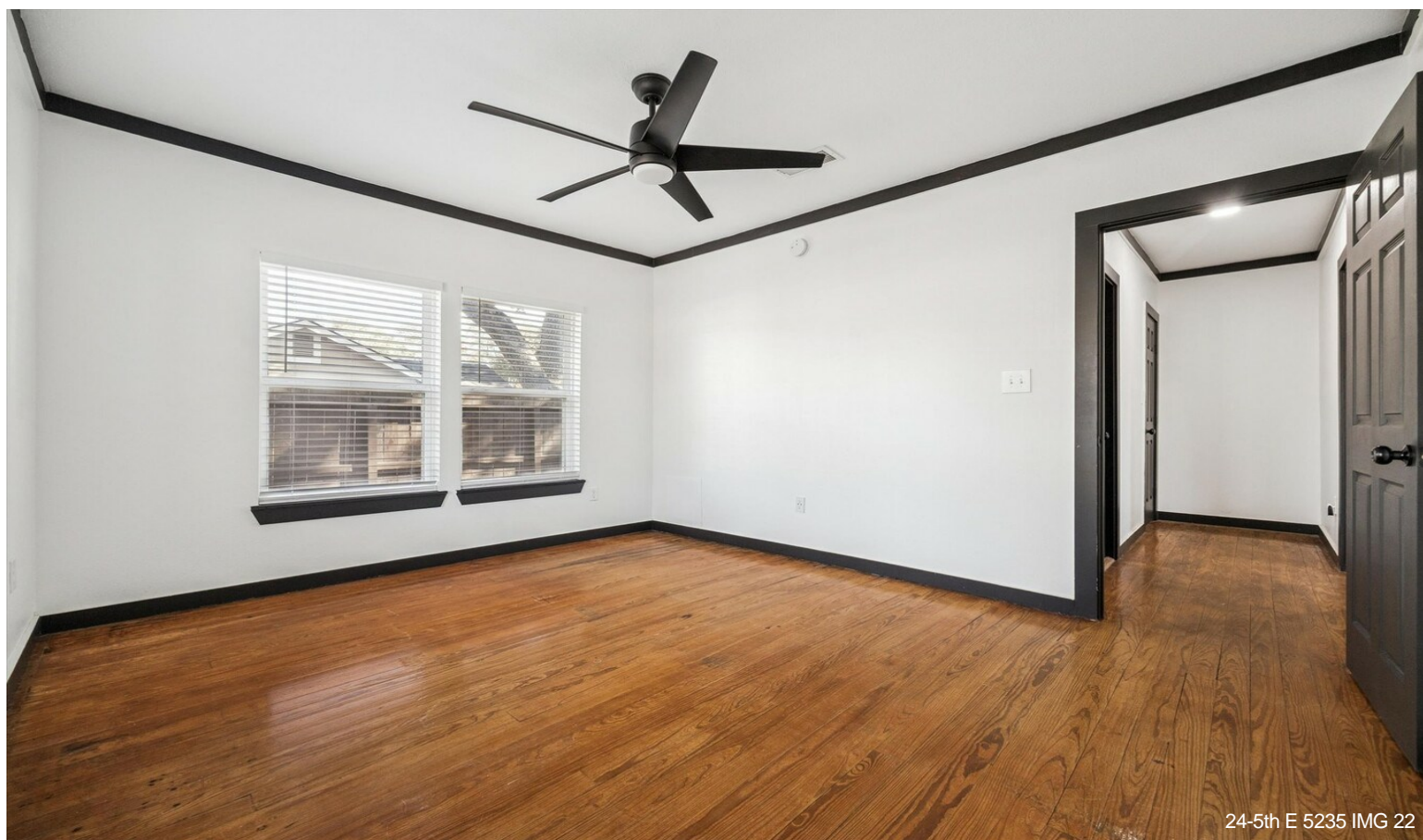
Property Photos



Property Photos



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

Property Photos



Property Photos



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.