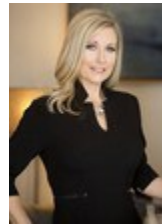




Dual Access 1 Acre Commercial Flex Property

5235 E 5th St, Katy, TX 77493



Tanesha McKinley

Premier Properties

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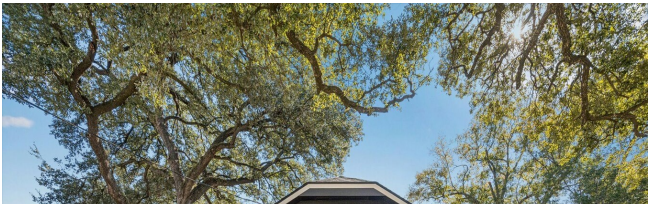
\$1,250,000

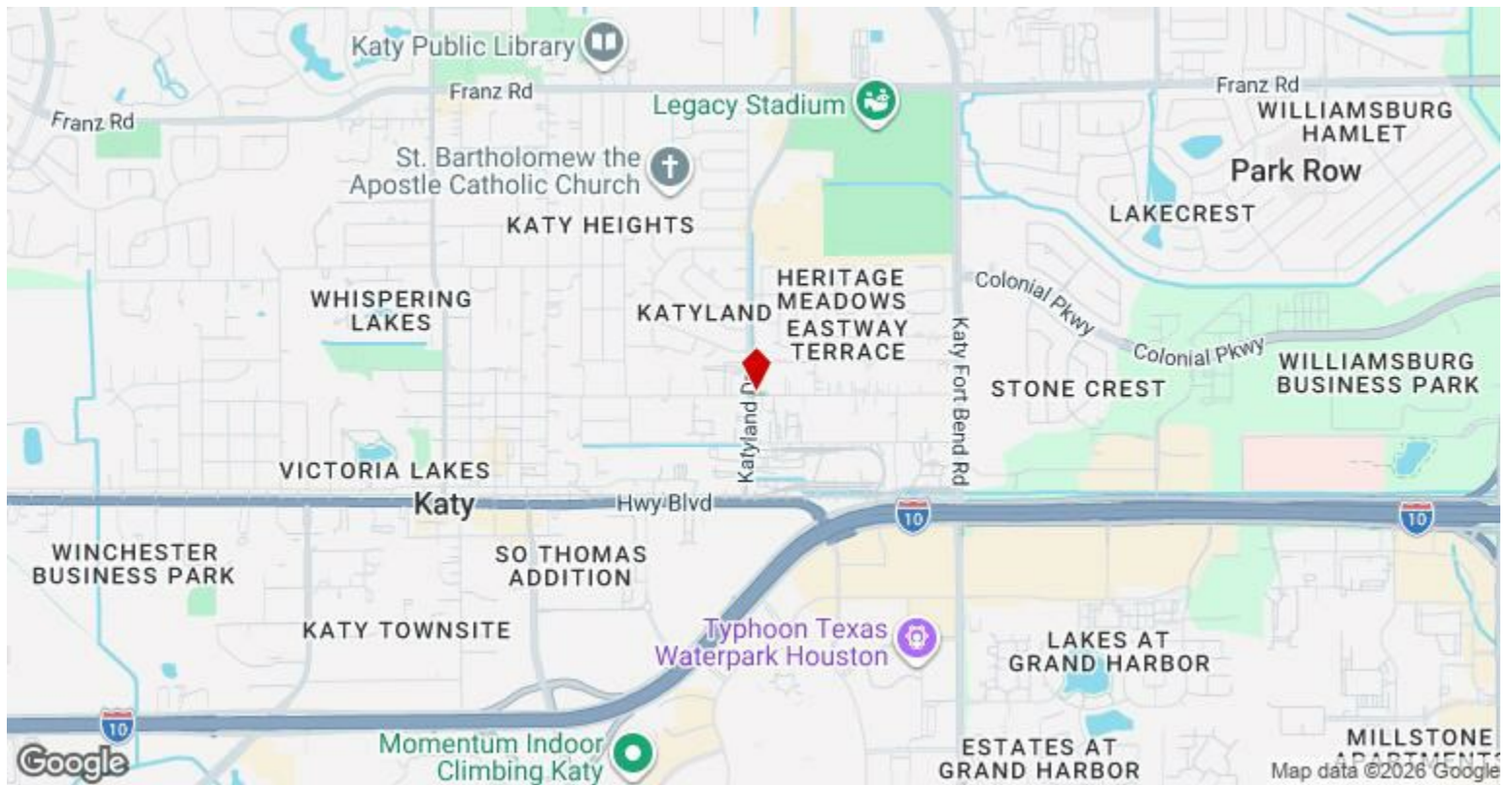
Rare opportunity to acquire over one acre in the heart of Old Towne Katy. This versatile commercial property features a completely remodeled building with up to five private offices or workspace areas, making it ideal for professional offices, owner-users, investors, service businesses, or live/work 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 of accessibility on a tract of this size are increasingly difficult to find. The expansive 1+ acre site offers room for expansion, additional parking, outdoor business operations, or long-term redevelopment opportunities. Conveniently located near I-10 and Grand Parkway (Hwy 99), the property combines visibility, accessibility, and flexibility in one of Katy's most desirable growth corridors. Whether you're looking for a headquarters location, investment property, or future development site, this property offers a unique combination of land, improvements, and access rarely available in today's market. NOTE: *The front portion of the property - the remodeled office / house, is currently tenant-occupied with a lease in place until October 1, 2027. **Seller has a second 2 acre property available on the same street, offering potential for portfolio expansion. See listing at 5225 E 5th Street....

- 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:	\$1,250,000
Property Type:	Office
Property Subtype:	Office/Residential
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)





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Property Photos



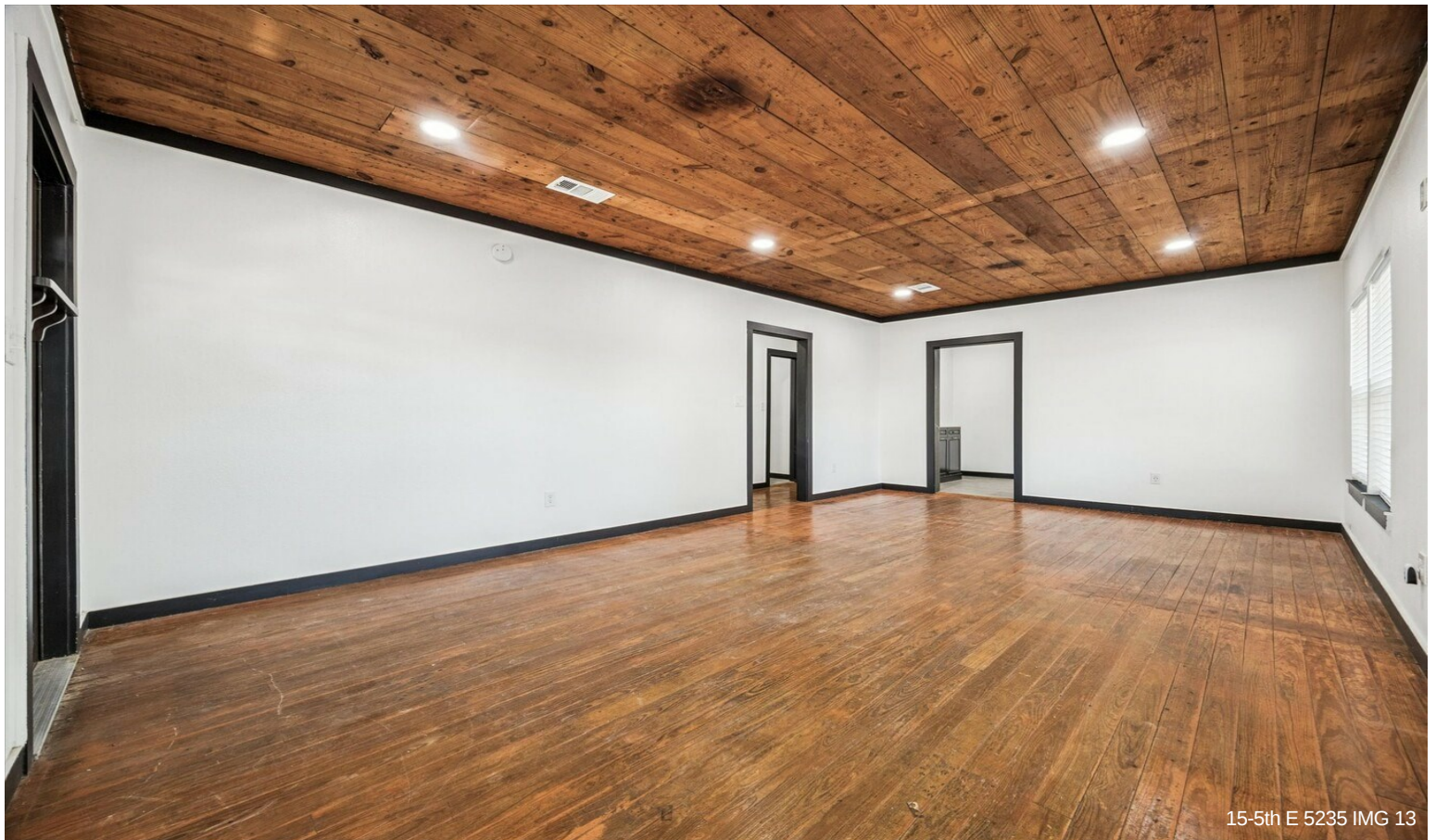
Property Photos



Property Photos



Property Photos



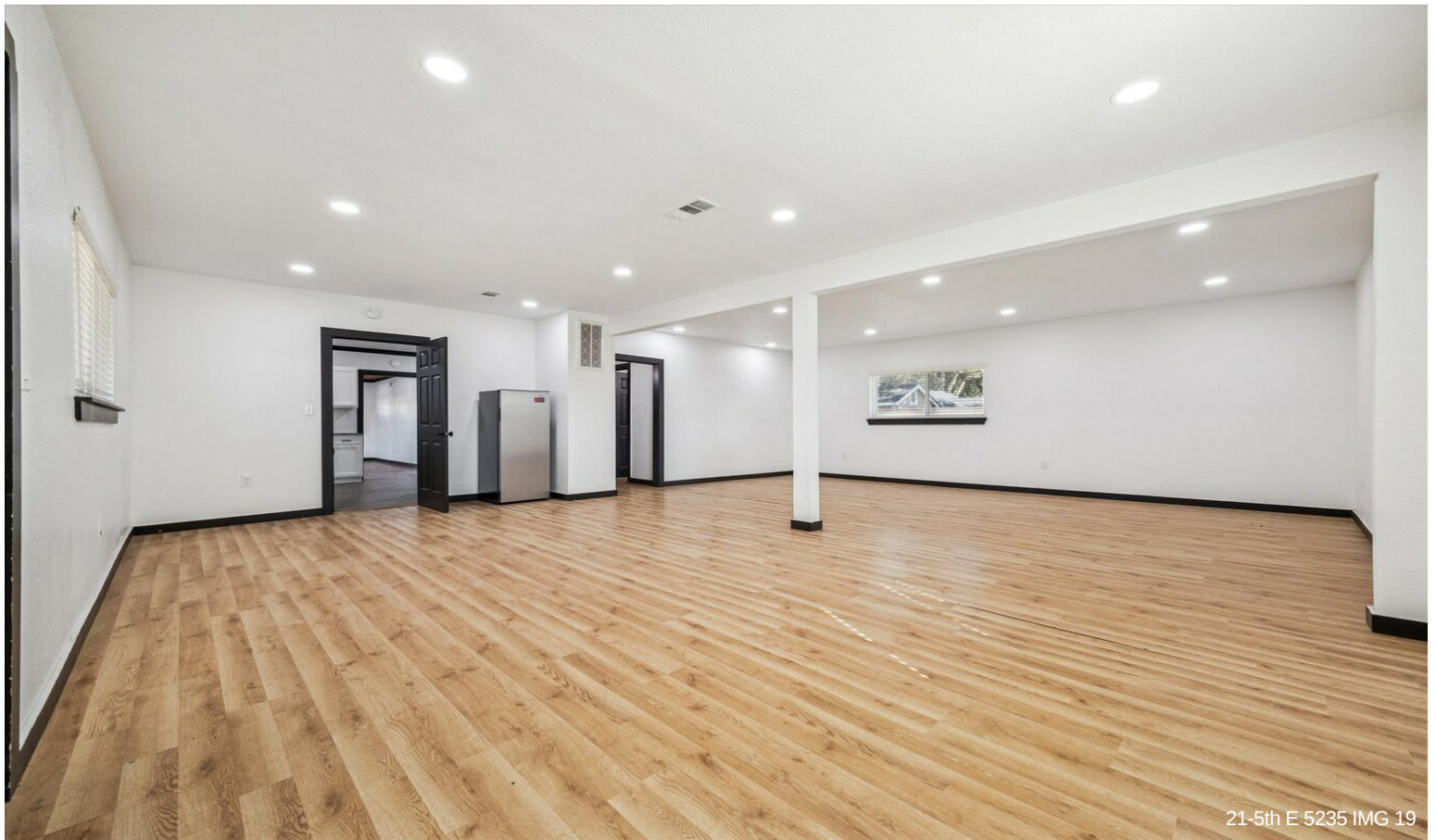
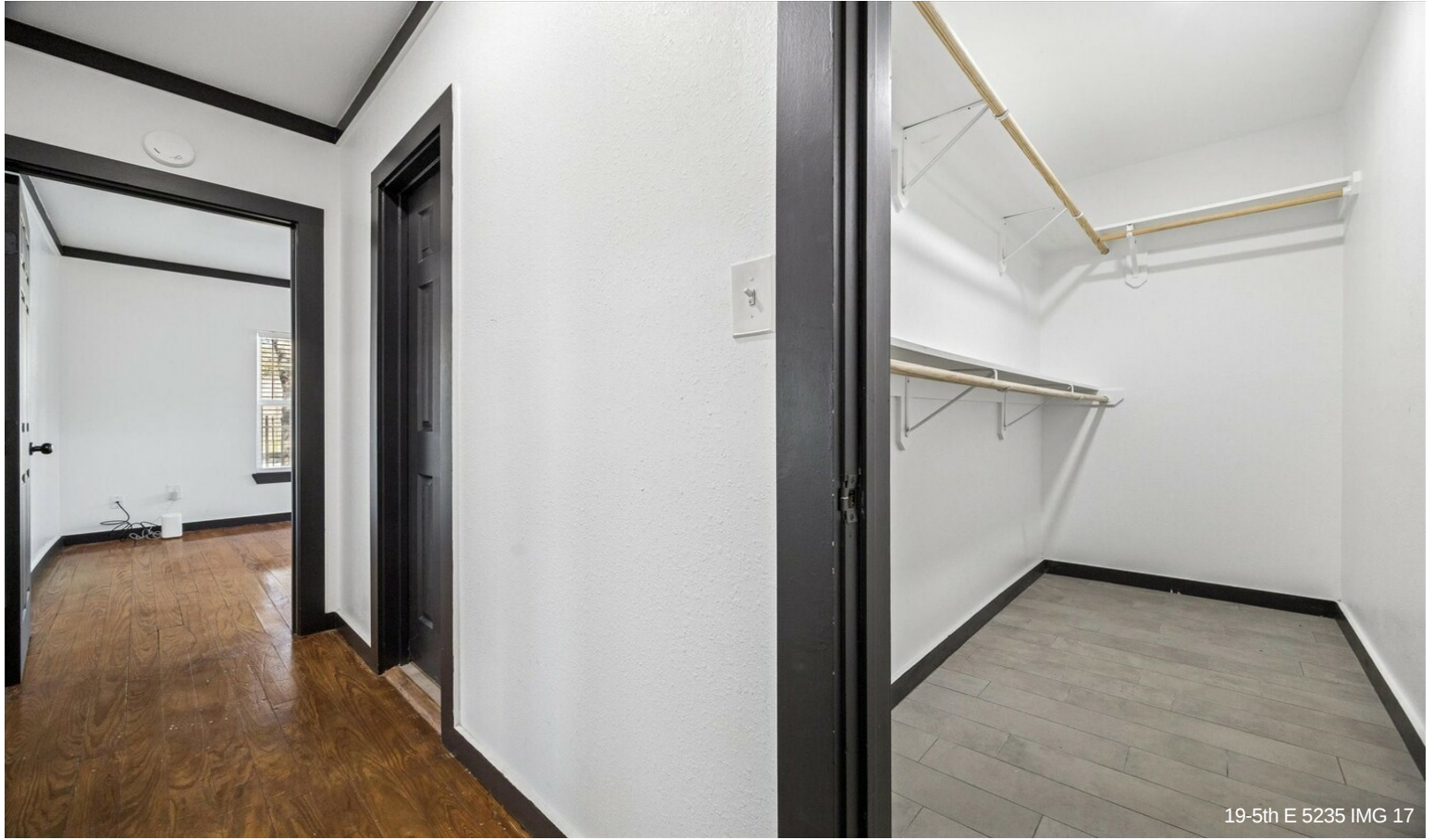
Property Photos



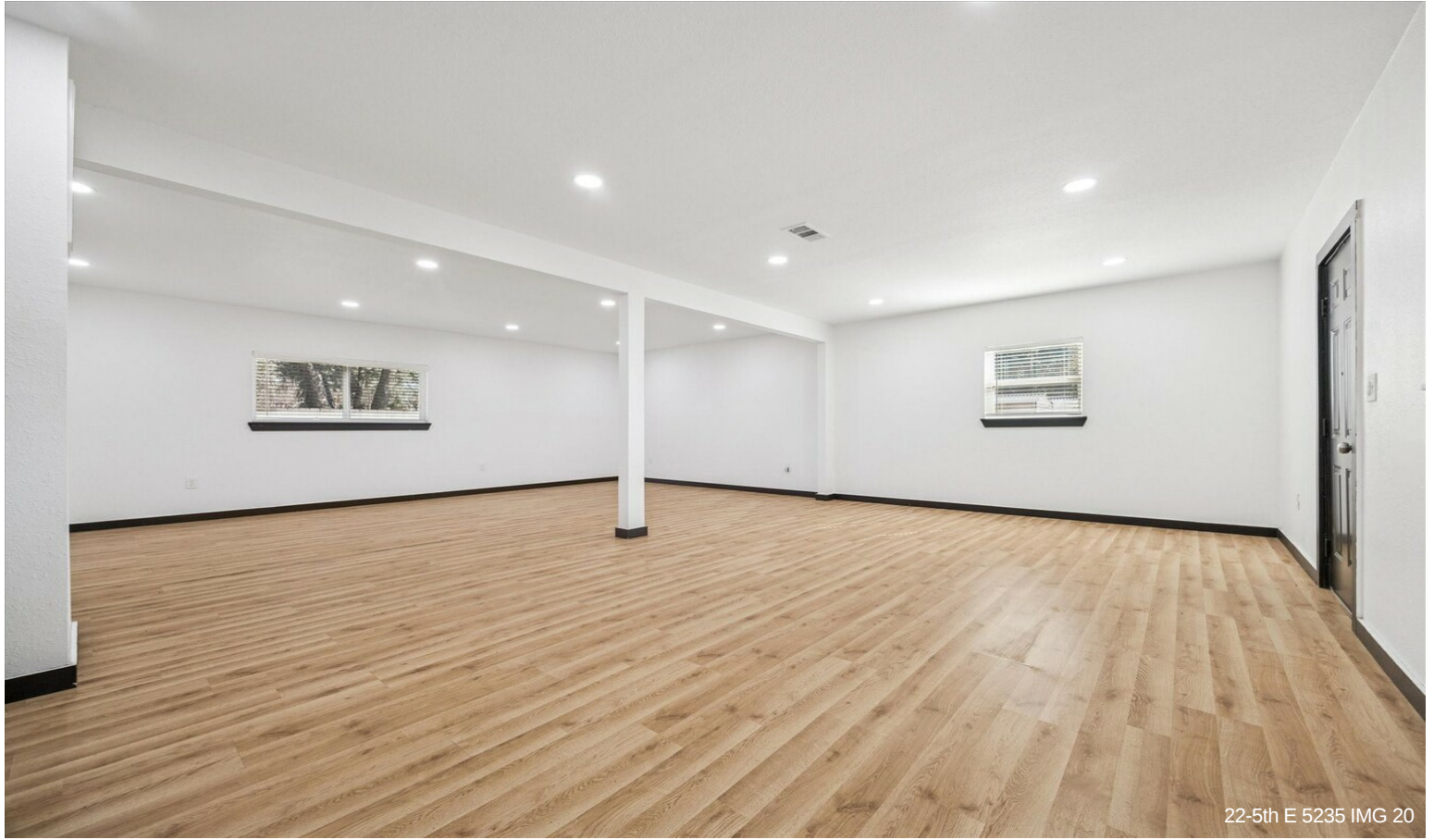
Property Photos



Property Photos



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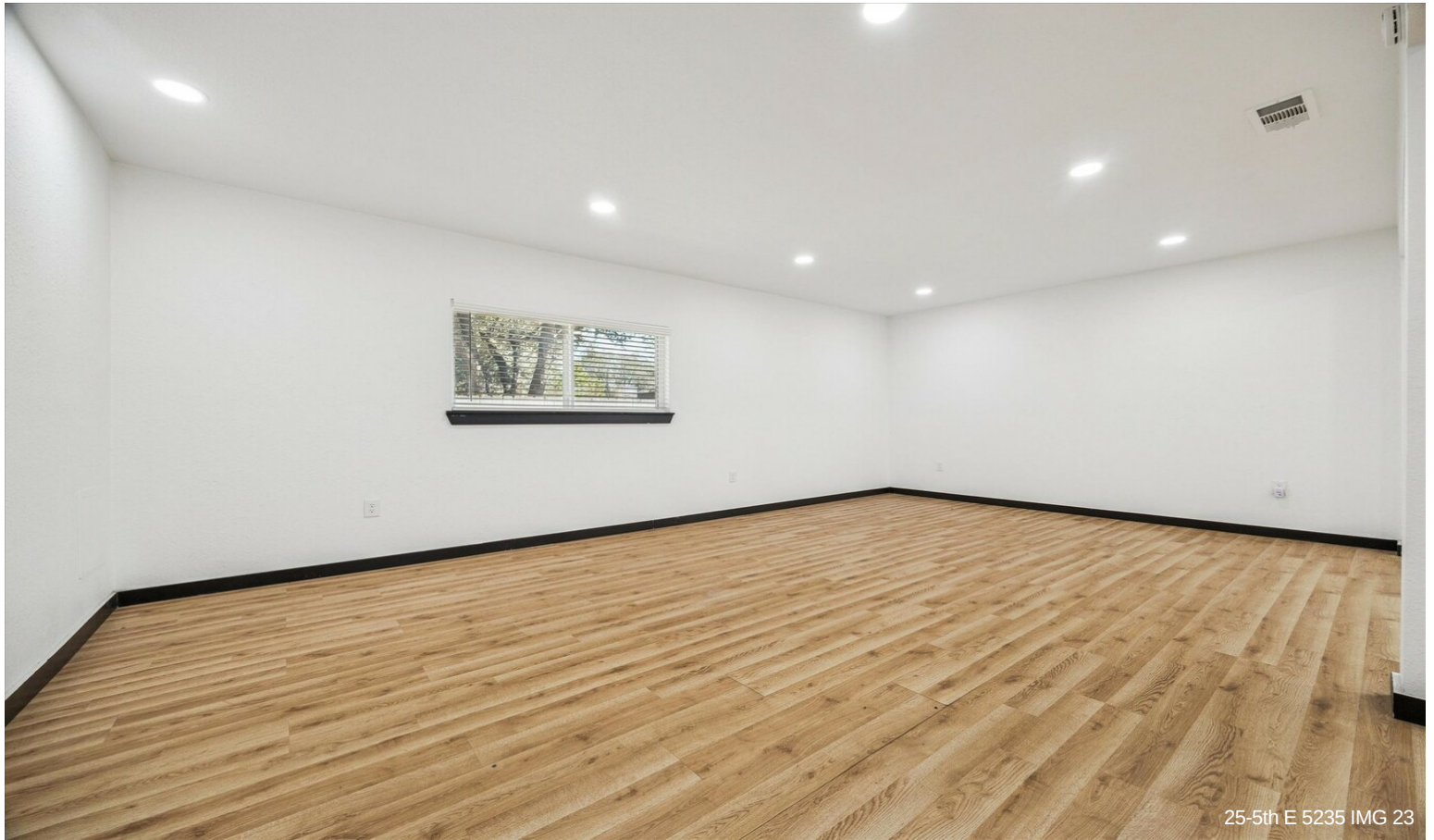


22-5th E 5235 IMG 20



20-5th E 5235 IMG 18

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.