

1506 Avenue D

1506 Avenue D, Katy, TX 77493

Presented by
Ormiston Family Properties LLC

Price: \$575,000



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1506 Avenue D presents a rare acquisition opportunity in the heart of Old Katy, almost half an acre offered at \$575,000—priced nearly \$75,000 below the land appraisal value, excluding the existing structure. This property combines land value security with immediate functional utility, featuring a fully fenced site and an existing building suited for retail, medical, or office use.

Located just minutes from I-10 and Highway 90, the property offers excellent accessibility for clients, patients, and employees alike. It is positioned approximately 2 miles from Memorial Hermann Katy Hospital and only 1 mile from Katy Mills Mall, ensuring substantial traffic flow and exposure to a vibrant retail and residential base. The site includes RV-ready water, electrical, and sewer hookups at the rear, providing added flexibility for specialty users or auxiliary operations.

As Old Katy continues to experience strong economic momentum and urban infill, demand for well-located commercial properties remains robust. This address provides buyers with a competitive edge by offering development upside or immediate occupancy in a property where the underlying land value drives long-term investment confidence.

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Ormiston Family Properties LLC

Montgomery, TX 77356

Almost half an acre offered at \$610,000—approximately \$40K below the land appraisal value, excluding the building.

Located less than 2 miles from Memorial Hermann Katy Hospital and 1 mile from Katy Mills Mall.

Excellent access to major highways, including Interstate 10 and Highway 90, serving the greater Katy and Houston metro areas.

Positioned within walking distance to local dining, retail centers, and community amenities in Old Katy.

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Property Photos



Building Photo



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Interior Photo

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Map



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Property Photos



Interior Photo



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Interior Photo



Plat Map

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Location

