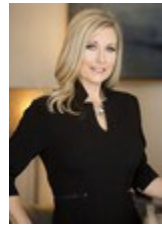




Dual Access 2 Acre Commercial Flex Property

5225 E 5th St, Katy, TX 77493



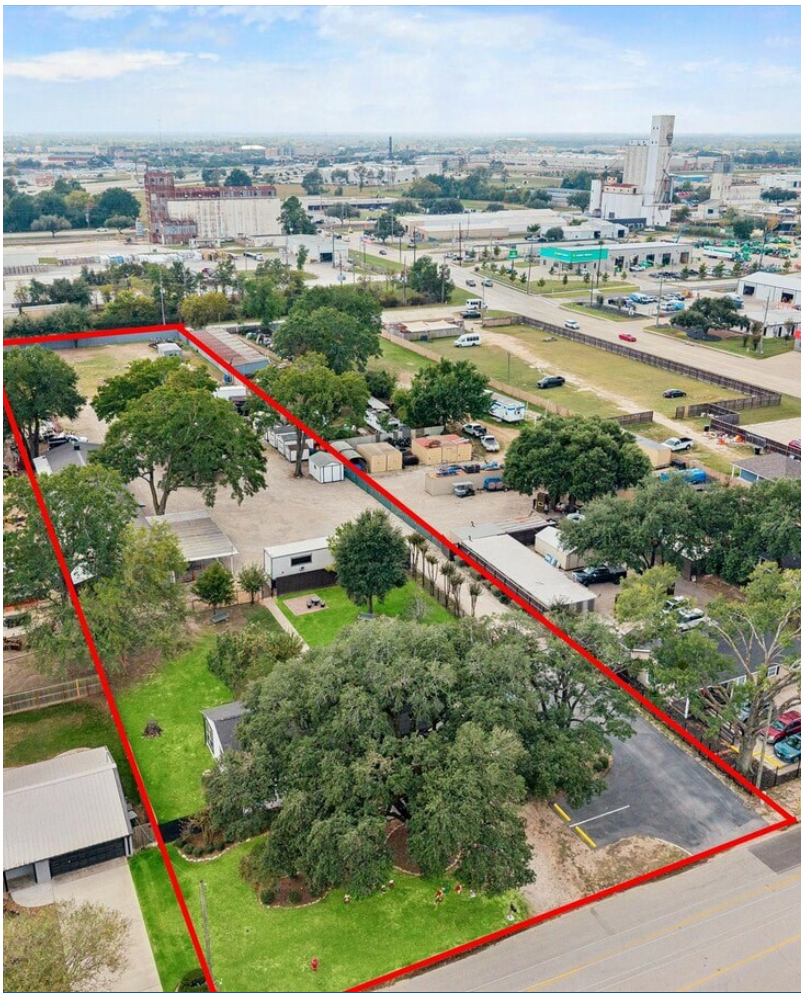
Tanesha McKinley

Premier Properties

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

tanisha.premier@gmail.com

(832) 659-9191



Dual Access 2 Acre Commercial Flex Property

\$2,199,999

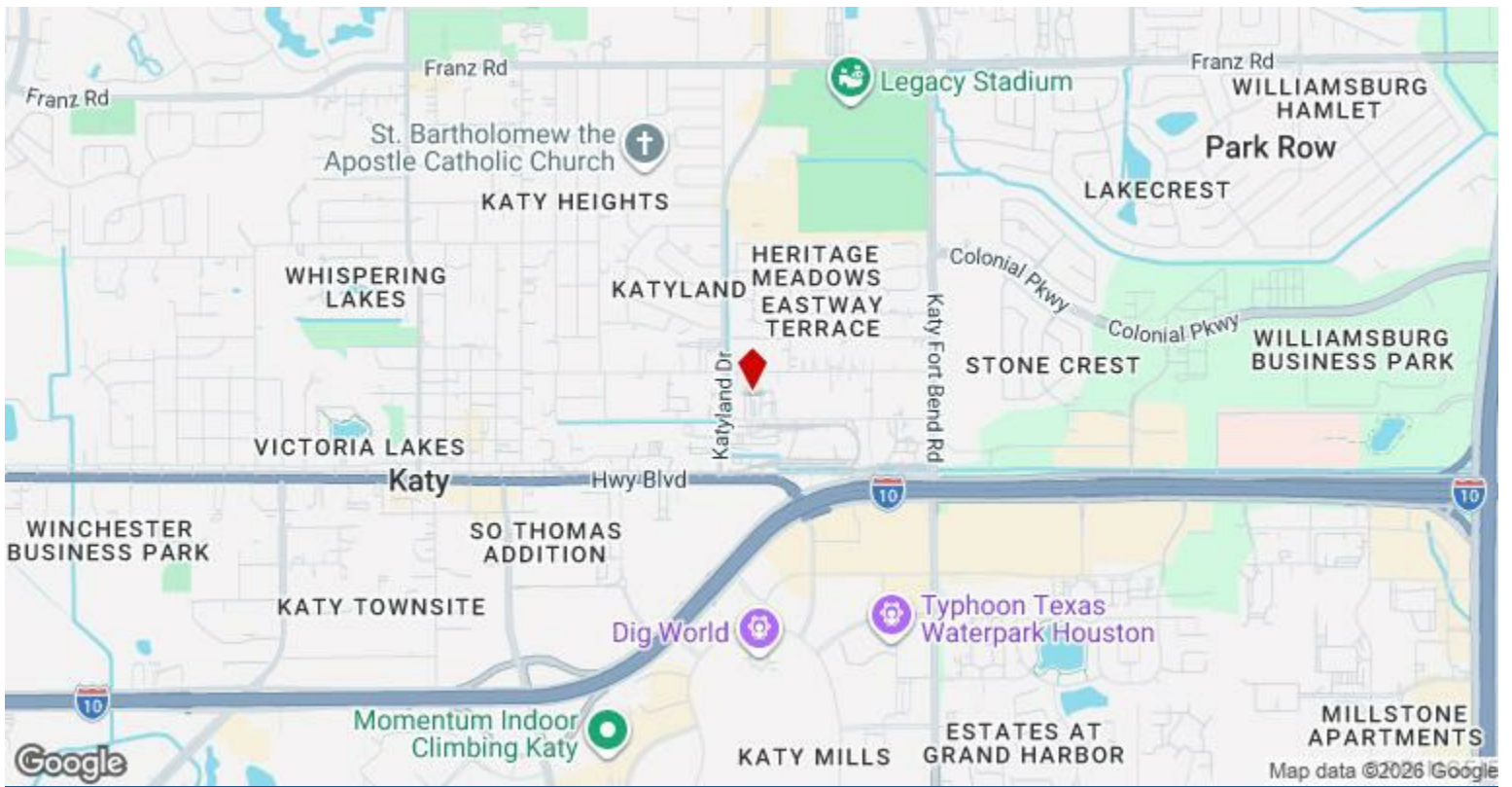
Rare opportunity to acquire 2 acres of commercial property in the heart of Old Katy. Featuring dual access from both 5th Street and 3rd Street, an approximately 1800 sq ft remodeled office building with multiple private offices, as well as climate-controlled warehouse space, an additional portable storage building and abundant parking. Located minutes from I-10 with excellent visibility and easy access. Ideal for owner-users, contractors, service businesses, investors or redevelopment opportunities.

NOTE: Seller has a second 1.15 acre property available on the same street, offering potential for portfolio...

- Prime Visibility Location / Minutes from I-10
- 2 Acres - Dual Access from 5th Street and 3rd Street
- Multipurpose / Flex Property
- 1800 SF Remodeled Office / Climate Controlled Warehouse
- Ample Parking
- Expansion Opportunity Available Two Doors Down



Price:	\$2,199,999
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

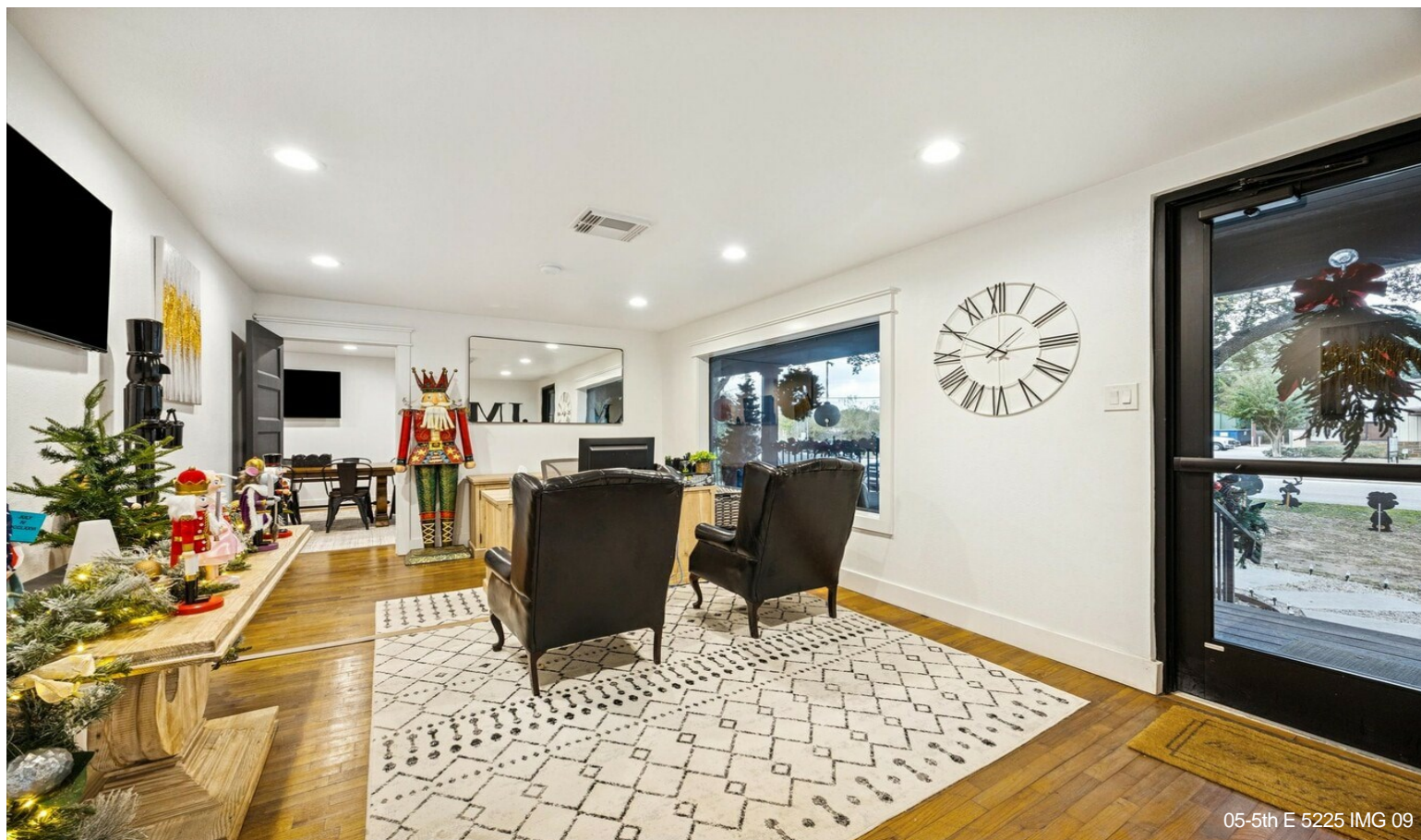


02-5th E 5225 IMG 05

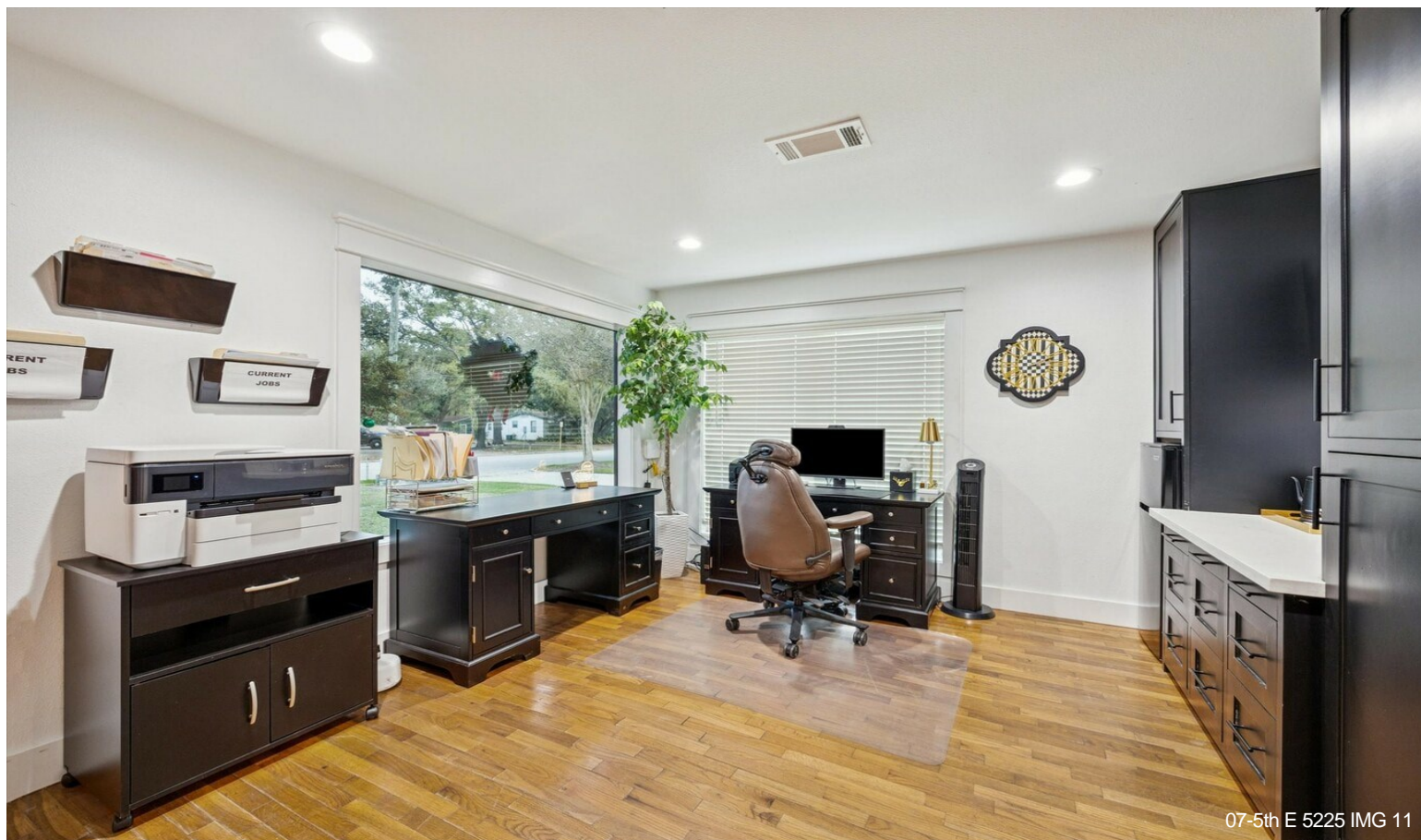
Property Photos



Property Photos



Property Photos

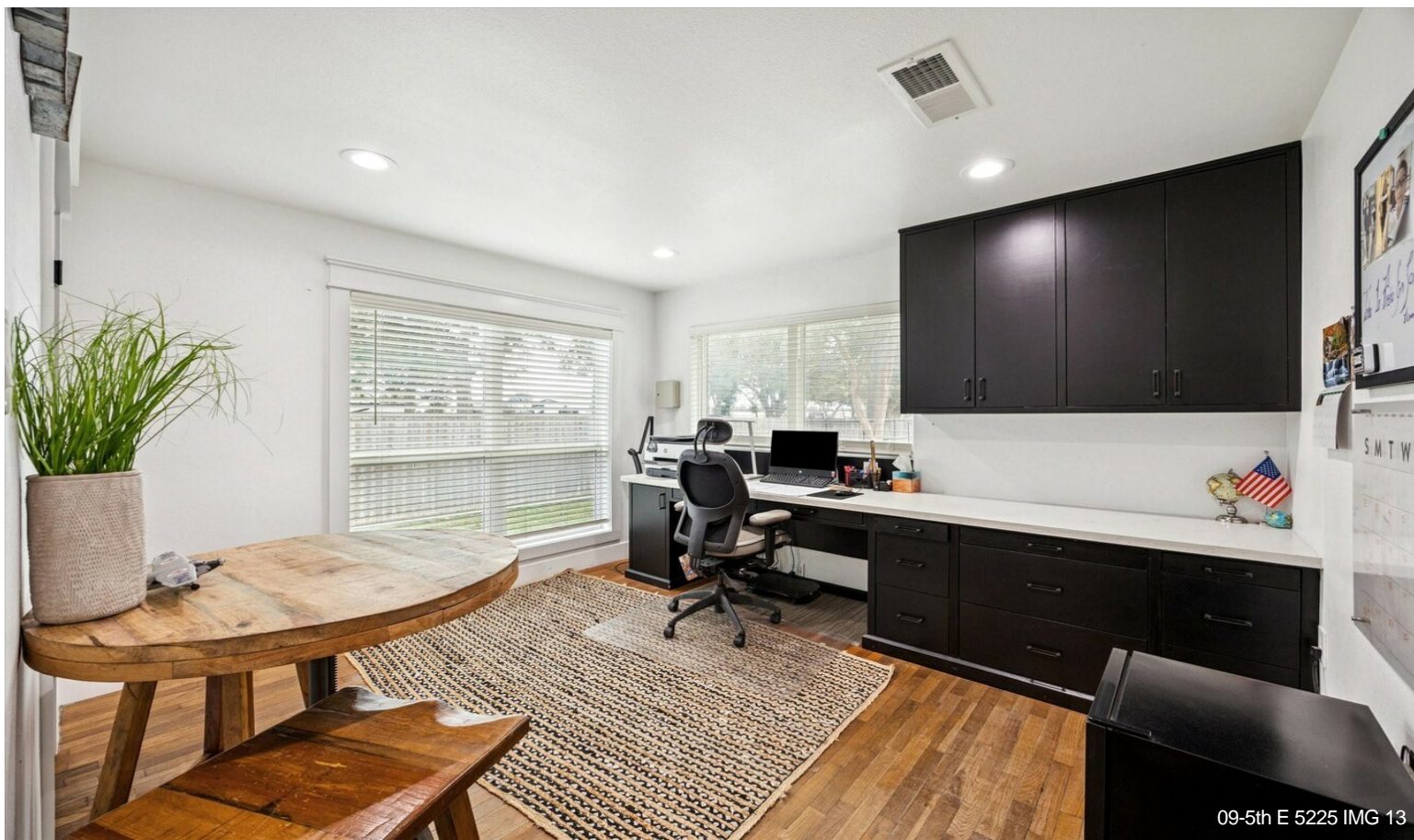


07-5th E 5225 IMG 11



08-5th E 5225 IMG 12

Property Photos

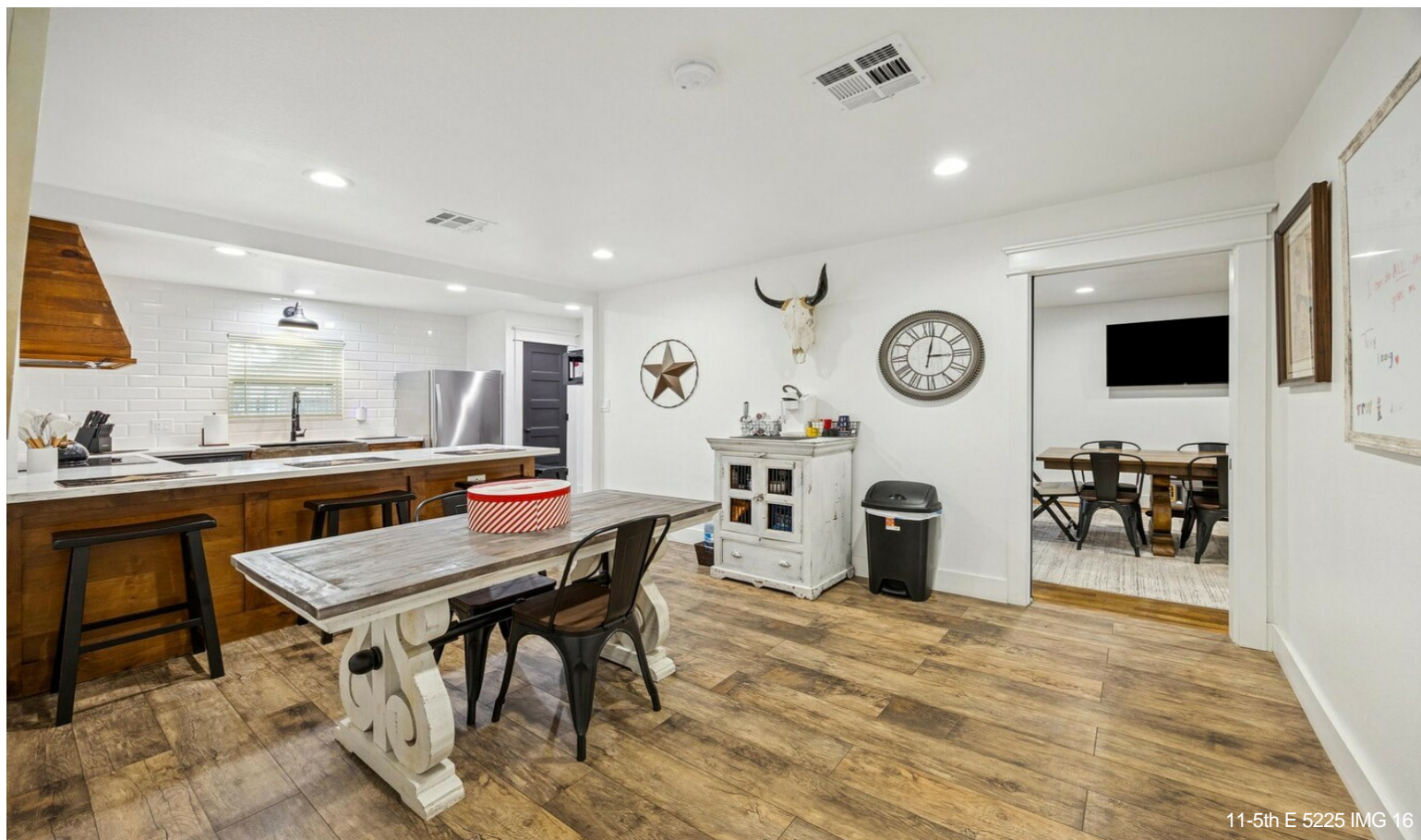


09-5th E 5225 IMG 13



10-5th E 5225 IMG 14

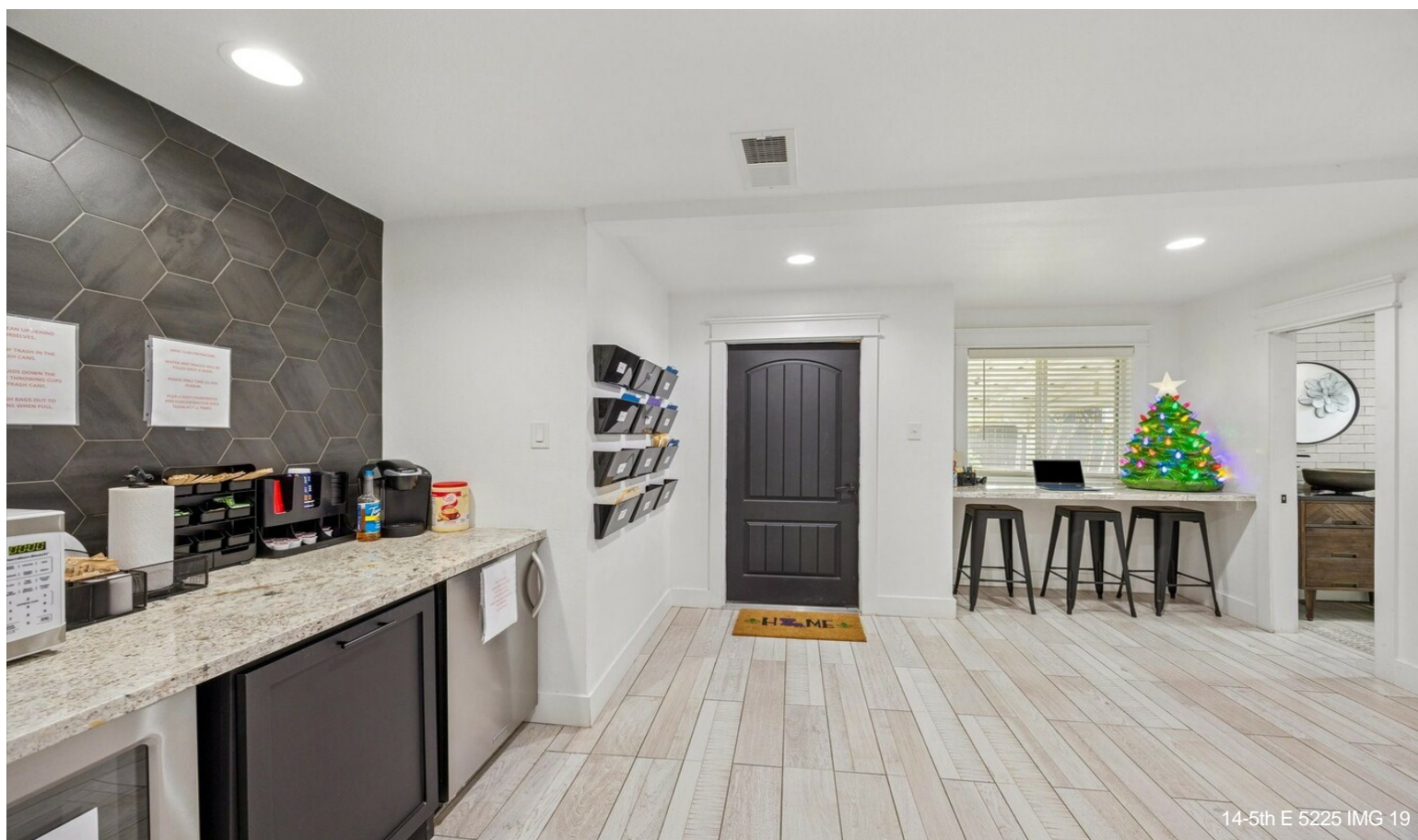
Property Photos



Property Photos

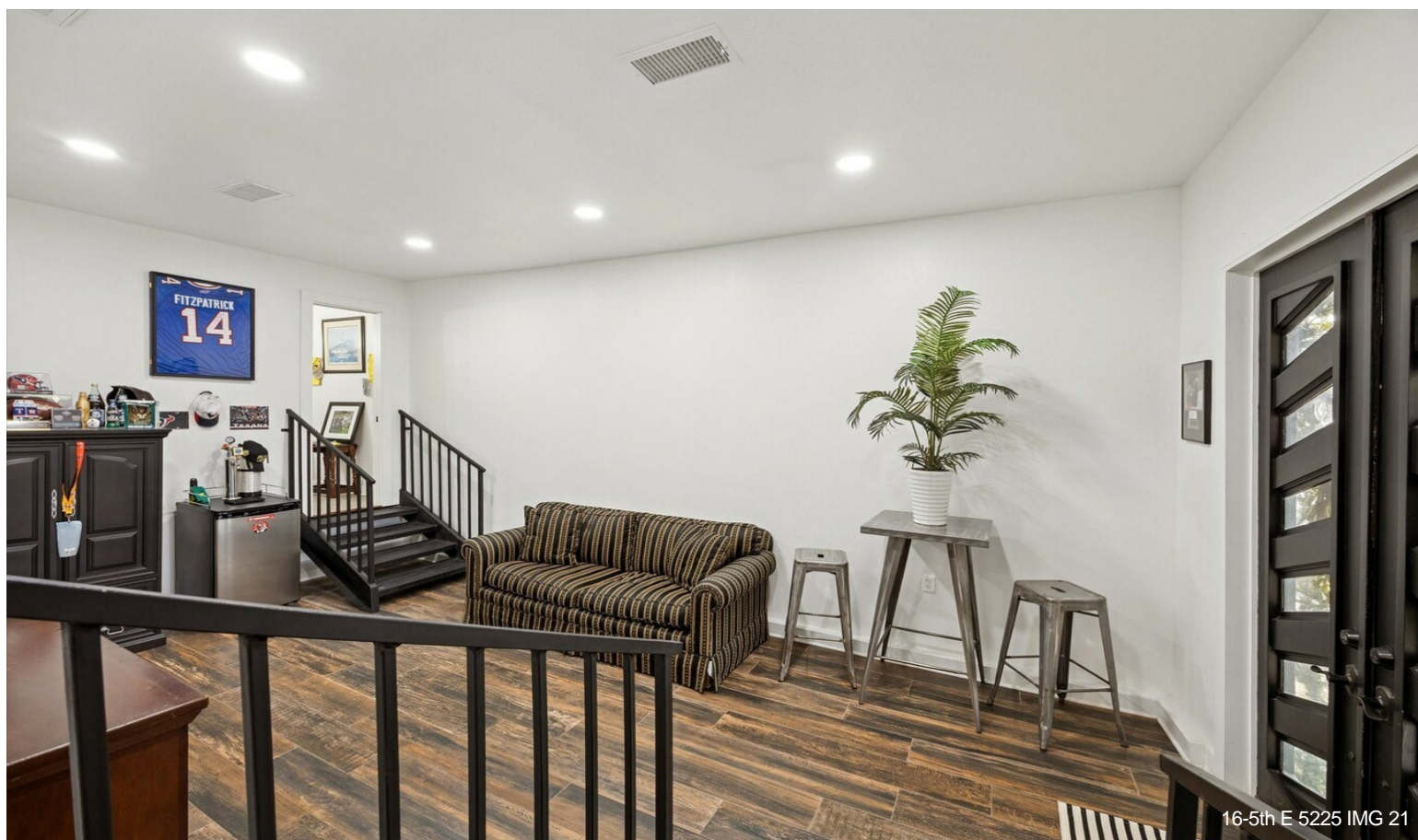
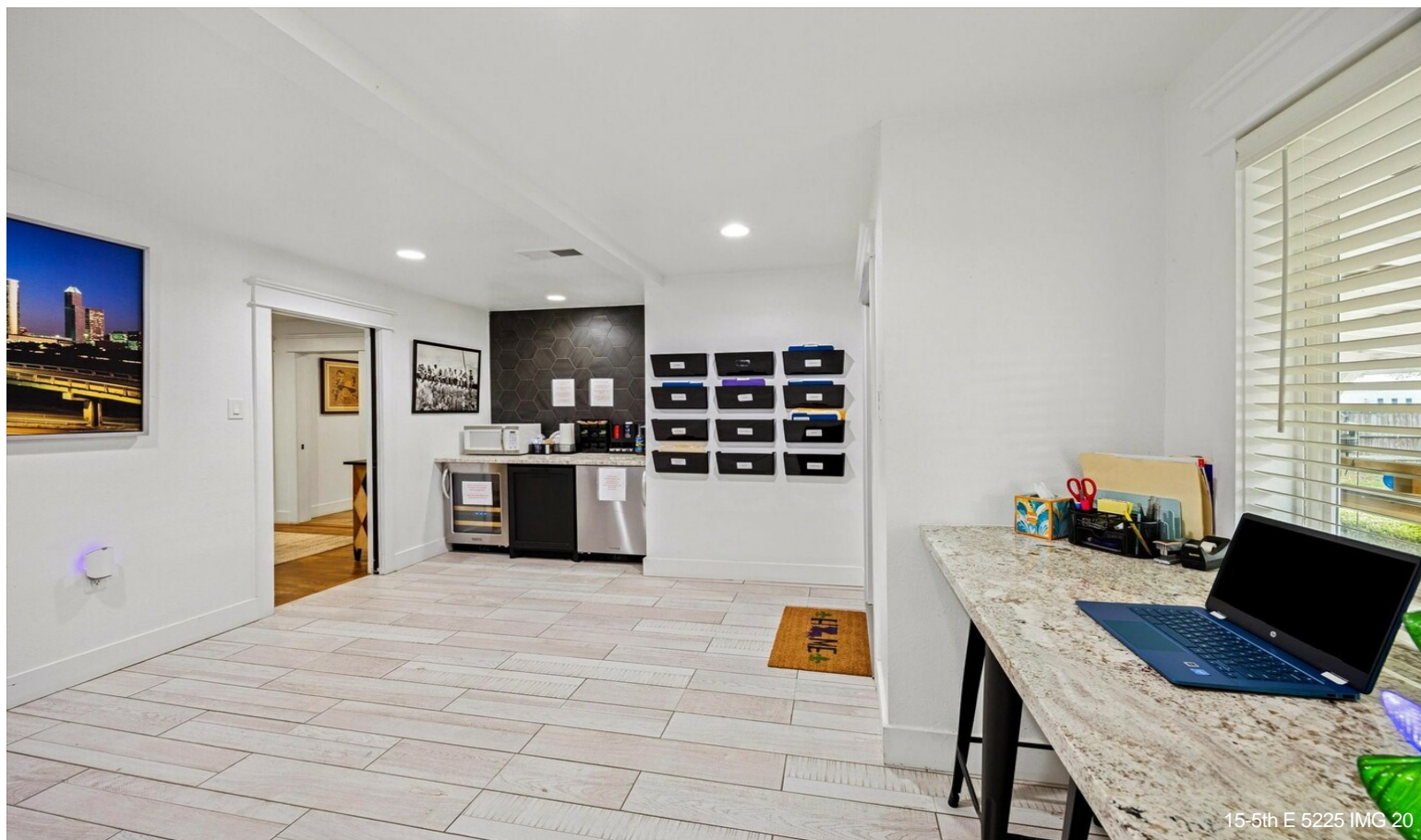


13-5th E 5225 IMG 18

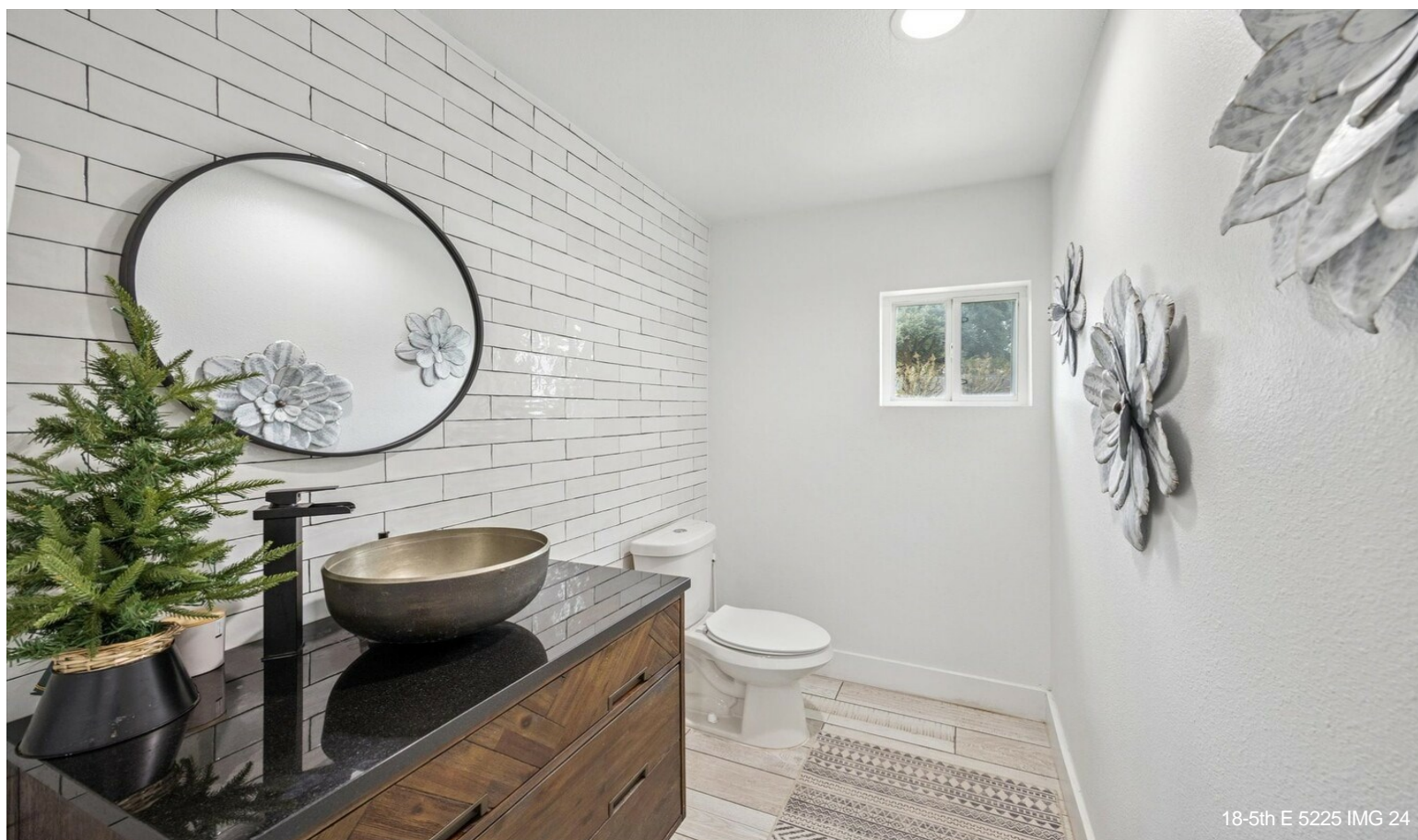


14-5th E 5225 IMG 19

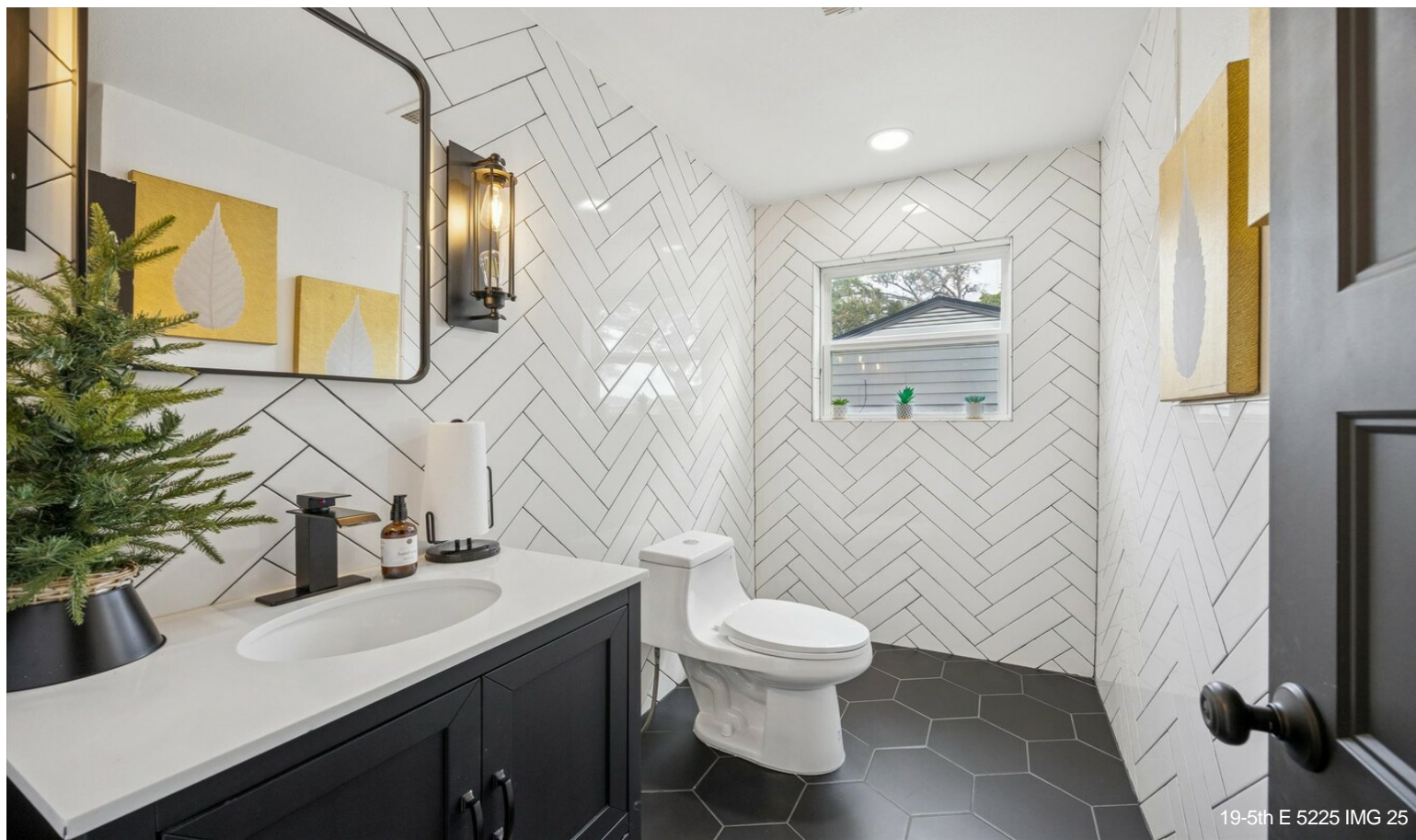
Property Photos



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

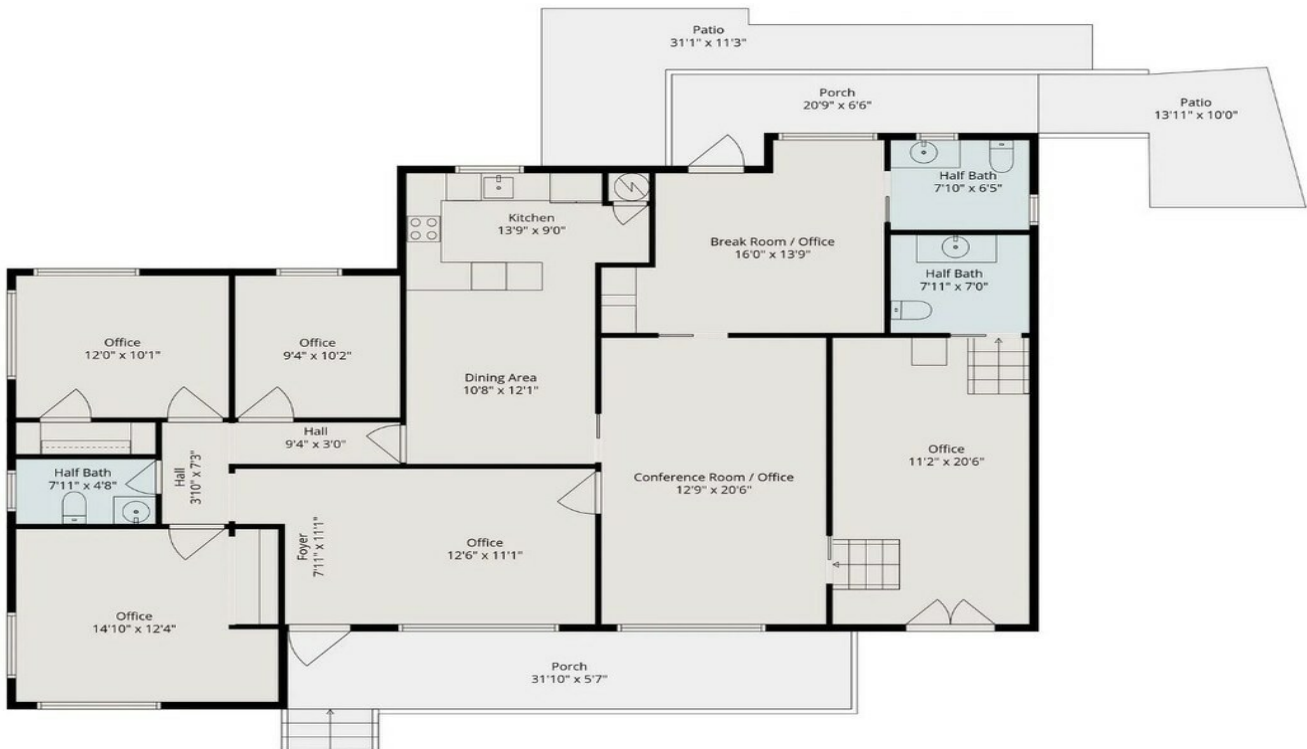


32-5th E 5225 IMG 42

Property Photos



33-5th E 5225 IMG 43



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.