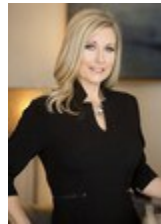




Dual Access 2 Acre Commercial Flex Property

5225 E 5th St, Katy, TX 77493



Tanesha McKinley

Premier Properties

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Dual Access 2 Acre Commercial Flex Property

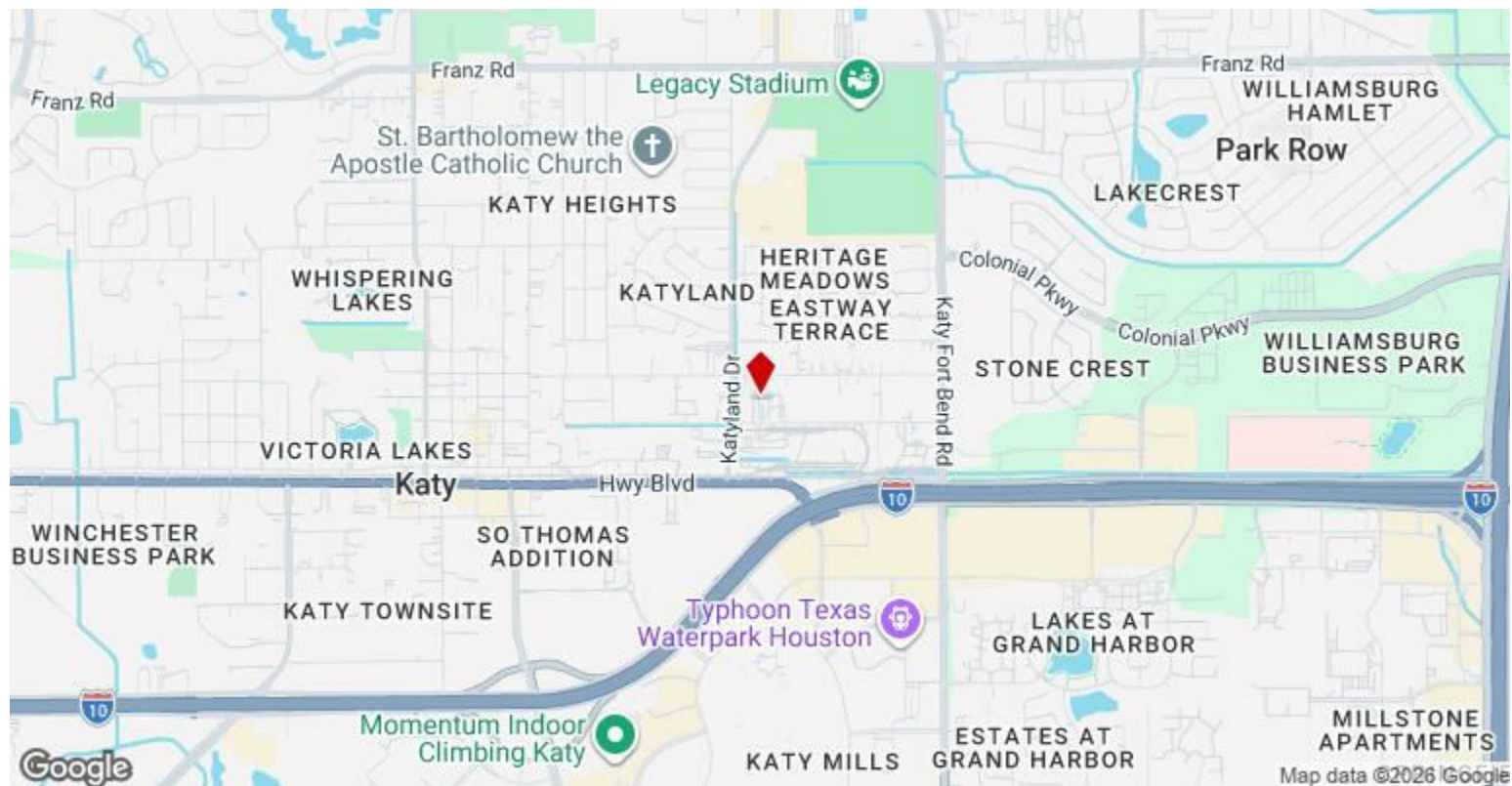
\$2,000,000

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 expansion. See listing on 5235 E 5th Street....

- 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
- Excellent Parking & Traffic Circulation
- Expansion Opportunity Available Two Doors Down



Price:	\$2,000,000
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
APN / Parcel ID:	0740740000031



5225 E 5th St, Katy, TX 77493

Property Photos



01-5th E 5225 IMG 04

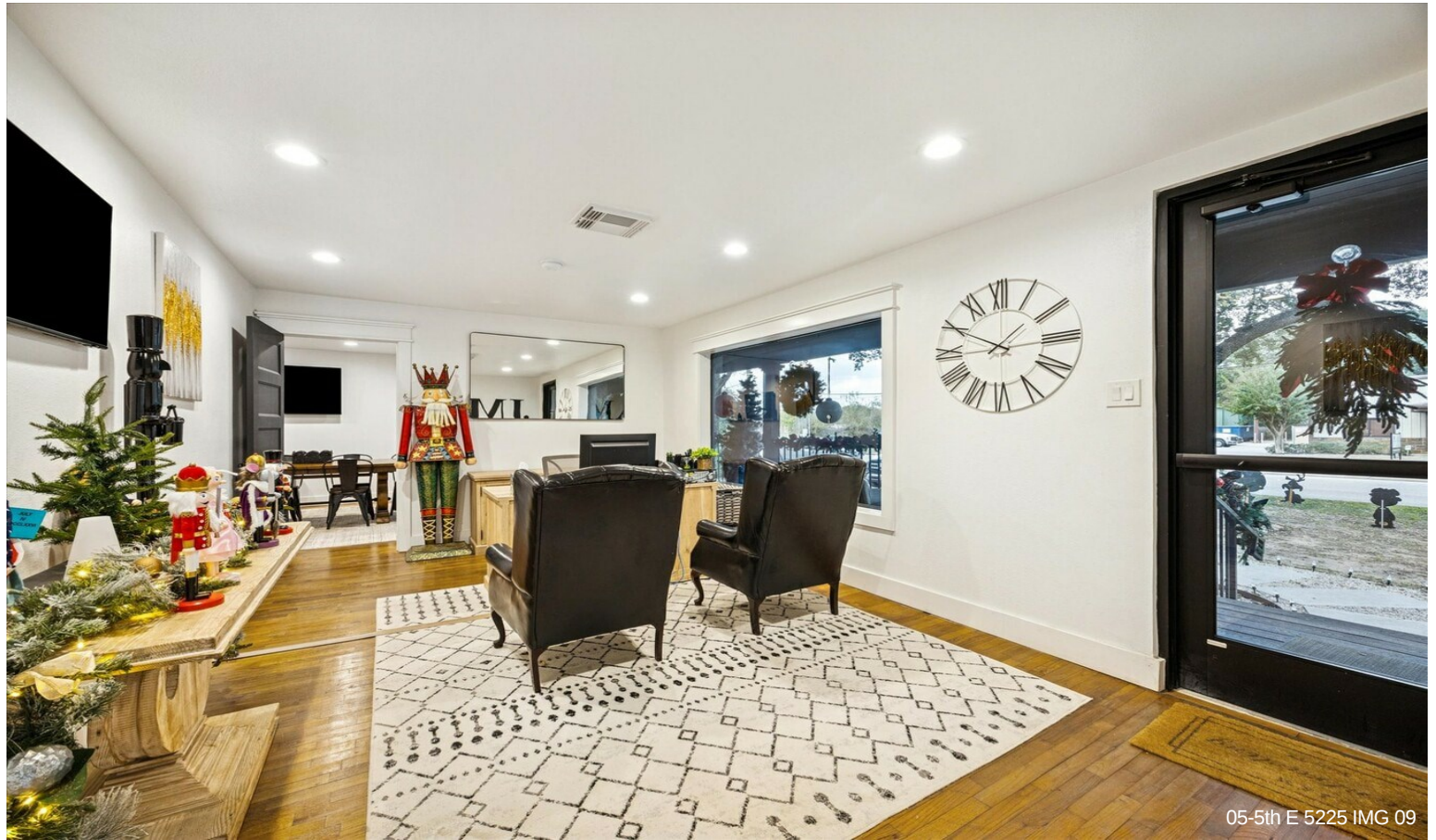


02-5th E 5225 IMG 05

Property Photos



Property Photos



Property Photos



Property Photos



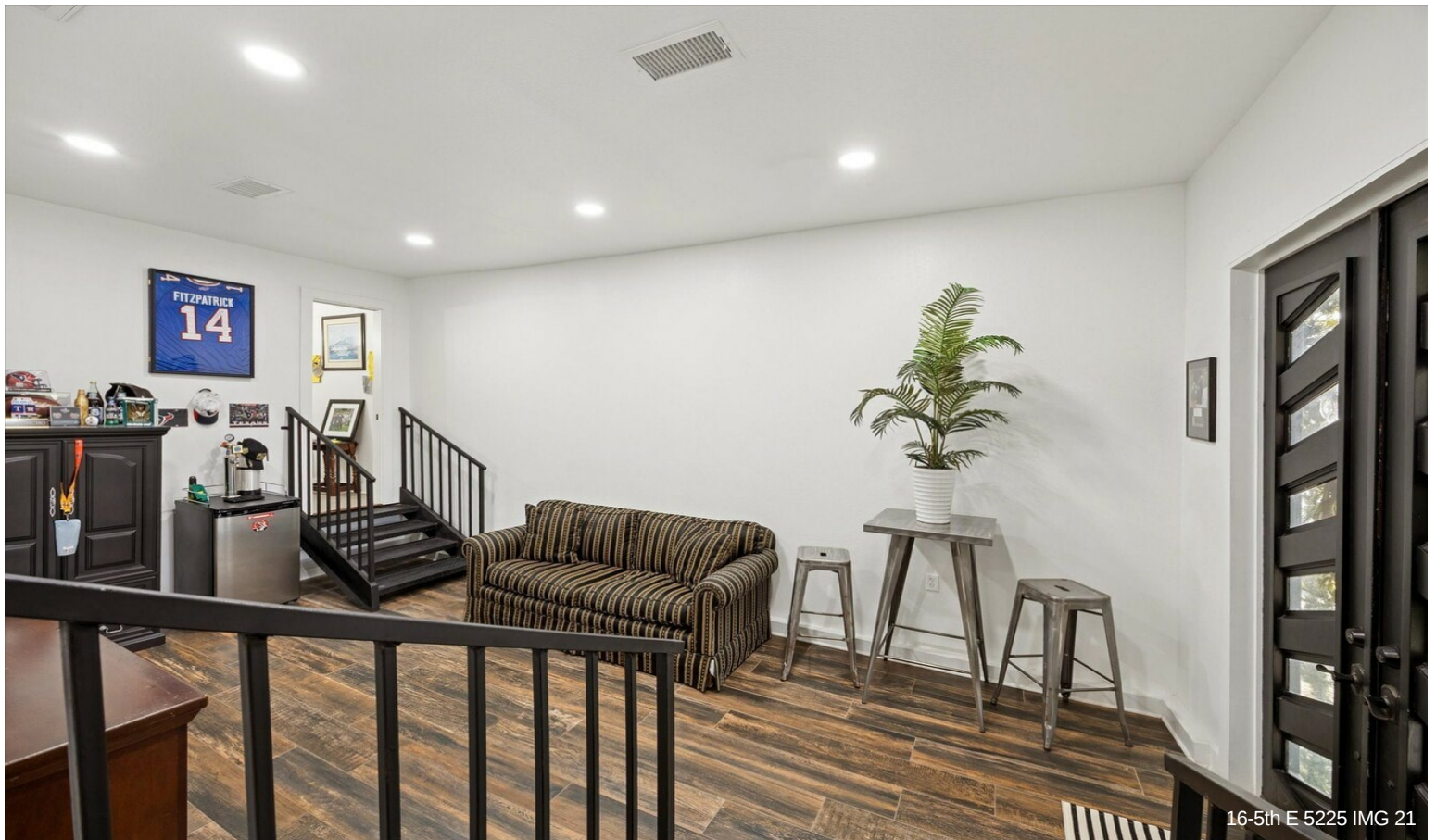
Property Photos



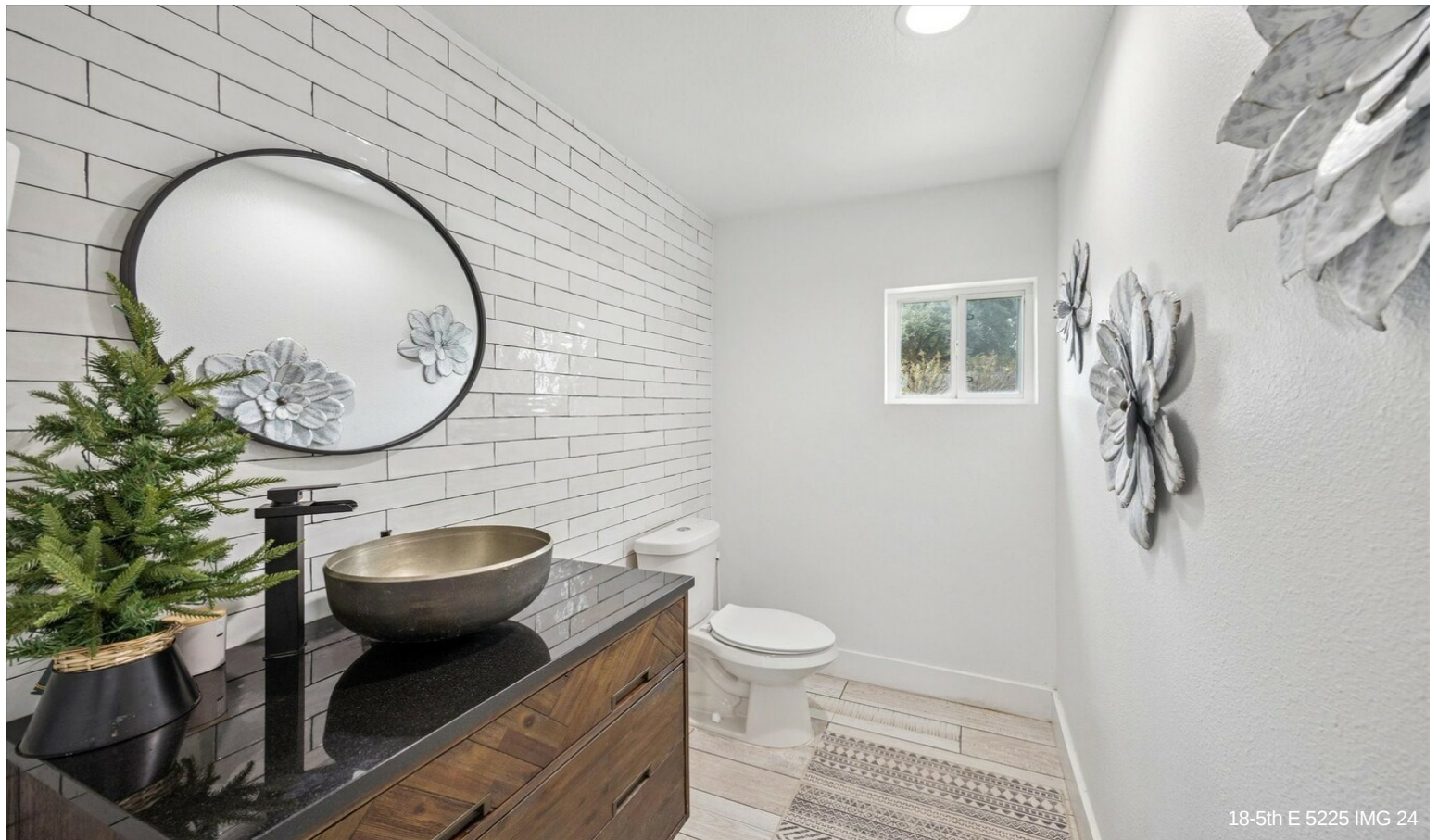
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



25-5th E 5225 IMG 34



26-5th E 5225 IMG 35

Property Photos



Property Photos



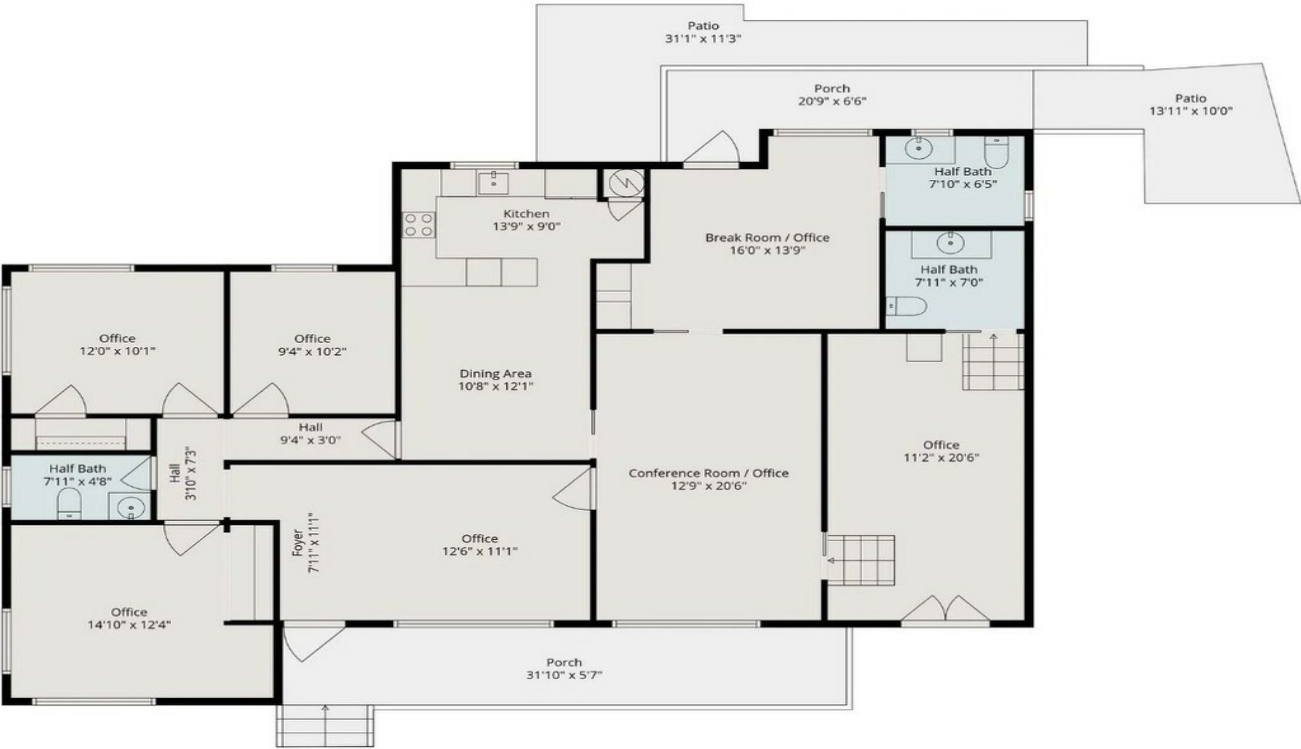
Property Photos



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.