

For Lease

5702 4th St.

Katy TX, 77493

**Main Office: 1788 SF @ \$4,200/month
(Furniture Included)**

Building B: 441 SF @ \$800/month

Building C: 250 SF @ \$650/month

Visit us at kcggroupexp.com

5702 4TH ST
Katy TX 77493

PROPERTY OVERVIEW

Professionally restored and full of small-town charm, this **freestanding office building** in the heart of **Historic Downtown Katy** offers a rare opportunity for businesses seeking **character, visibility, and convenience**. Located just off Avenue D and minutes from I-10 and Grand Parkway (99), this location is ideal for professionals who appreciate charm and accessibility.

The building is **fully furnished** and ready for immediate occupancy. Perfect for small firms, solo practitioners, or boutique professional businesses.



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Rachel Dunham, CCIM
rachel@rachelinvest.com



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PROPERTY INFORMATION

Number of Building Stories	2 1
Year Built	2024
Class	B
Building SF	2,385 SF (MLS)
Main Office	1,788 SF +/-
Building B	441 +/-
Building C	250 +/-
Building Type	Office
Lot Acre	0.287
Lot SF	12,500
Parking	On Site



LOCATION INFORMATION

Market Area	Katy- Old Towne
School District	Katy ISD
Traffic	Corner
Topography	Flat/Level
Neighborhood Code	City of Katy Zoning C-1

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Suite Features:

- ✓ **Receptionist Area**
- ✓ **Large Open Work Area** – Ideal for collaborative setups or cubicle layout
- ✓ **2 Private Offices** – Perfect for executives or client meetings
- ✓ **Kitchen** – Break area with cabinetry and appliances
- ✓ **Private Bathroom**
- ✓ **Furniture Included in Rent**
- ✓ **Refurbished Interior with Modern Touches**



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Ideal Uses:

- Law Firms
- Accountants / CPA Offices
- Architects / Engineers
- Insurance / Real Estate / Consulting
- Creative Studios or Admin Offices



Location Highlights:

- Located in the walkable Downtown Katy business district
- Easy access to I-10 and SH-99 / Grand Parkway
- Surrounded by local restaurants, retailers, and City Hall
- Historic charm with a modern layout
- Street and nearby parking available

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Main Building
5702 4TH ST

Photo Gallery



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Photo Gallery



Photo Gallery



Photo Gallery

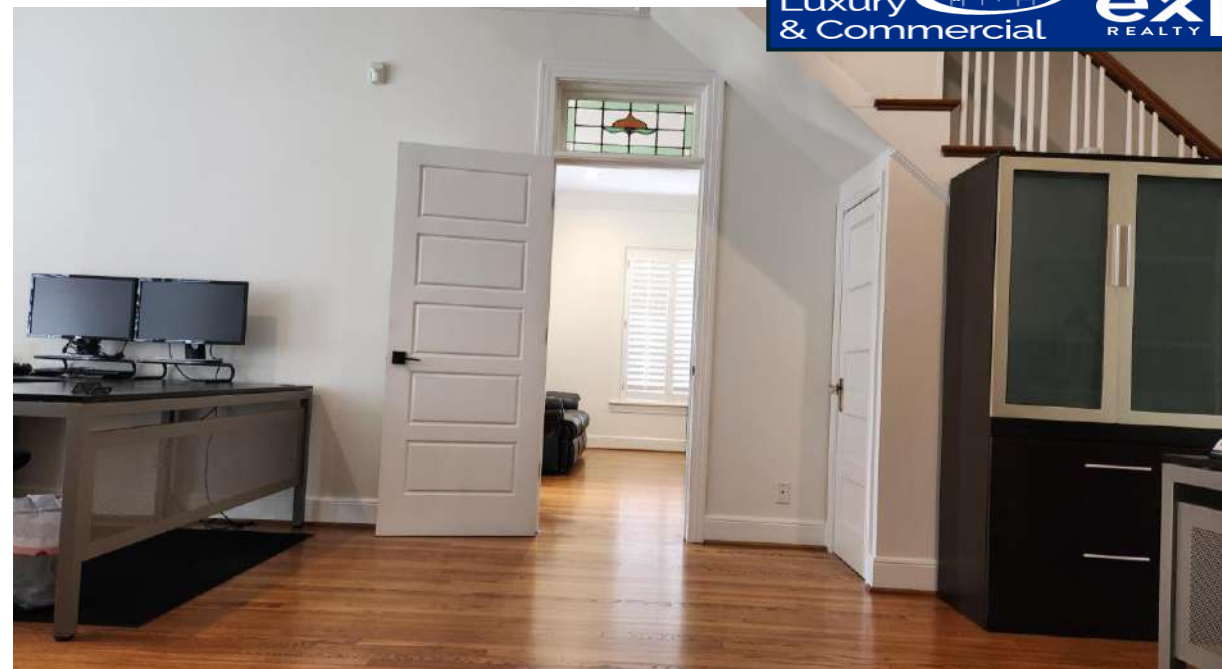


Photo Gallery

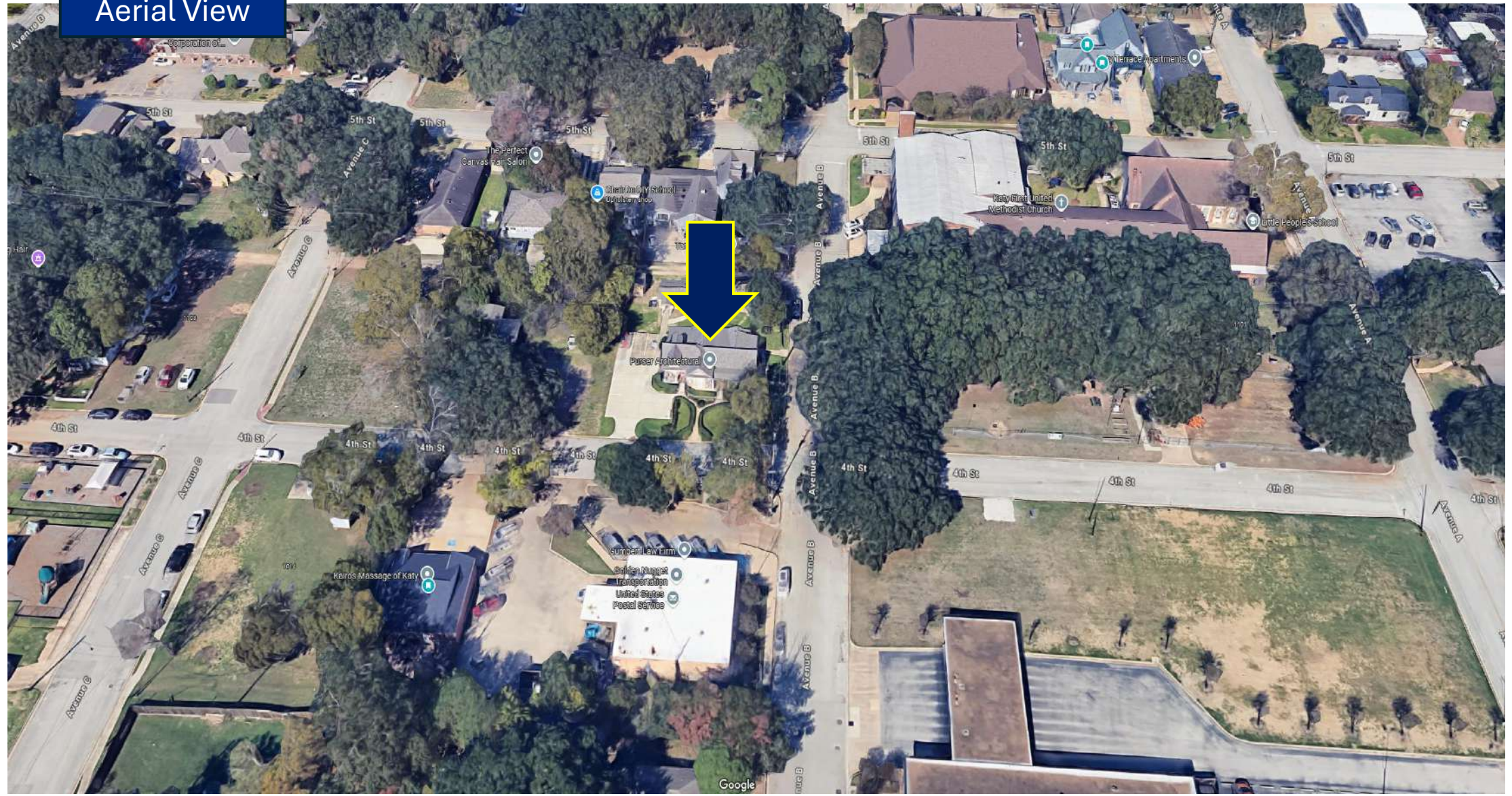


Photo Gallery



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Aerial View



Household Income

2023 Median Income	\$116,718	\$120,652	\$124,688
Under \$25k	1,072	3,323	7,349
\$25k - \$50k	1,476	4,914	10,094
\$50k - \$100k	2,969	9,784	20,114
\$100k - \$150k	2,884	8,968	19,271
Above \$150k	4,365	16,777	37,533



DEMOGRAPHICS

Within a 1-to-5-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

Age

2023 Median Age	35.6	34.3	35.8
Under 20	12,496	46,254	99,234
20 - 25	1,890	6,987	13,440
25 - 45	11,552	41,135	84,356
45 - 65	8,837	31,179	70,382
Over 65	3,366	9,313	21,939

Employees

Total 2023	28,168	97,235	211,780
Agriculture	2,069	3,406	8,295
Construction	1,858	4,672	9,775
Manufacturing	2,508	6,885	15,650
Wholesale Trade	885	2,323	4,293
Retail Trade	3,497	8,562	16,153
Transportation, Warehousing	2,260	4,346	8,523
Information	697	1,725	2,607
Finance, Insurance	2,043	4,545	11,318
Professional Services	6,514	12,036	24,784
Educational, Health Care	6,382	15,691	30,517
Arts, Entertainment, Food	2,121	4,843	11,006
Management, Business, Science, Arts	17,254	38,180	81,949
Public Administration	1,243	2,764	4,397
Other Services	1,125	2,608	5,779

Renter To Homeowner

2023 Ratio	11:20	2:05	2:05
Renters	4,574	12,827	26,178
Homeowners	8,192	30,939	68,183

Tax Rate

City Of Katy	0.43
Katy ISD	1.1194
Ft Bend Co Gen	0.4265
Fort Bend Drng	0.0124
Ft Bend Mud 199	0.7
Total Estimated Tax Rate	2.6883

Housing Occupancy

2023 Ratio	17:01	16:01	19:01
Occupied	12,053	41,188	89,595
Vacant	713	2,578	4,766

Year	1 Mile	3 Miles	5 Miles
2023	38,883	137,059	294,520
2022	37,973	126,414	275,374
2021	37,714	116,971	260,524
2020	35,172	106,952	246,133
2019	106,627	158,967	266,216

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Contact me for any additional questions

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