

REDEVELOPMENT OPPORTUNITY



1307

PAUL QUINN RD

Julian R. Cortinas

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Nicholas J. Cortinas

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www.cortinascre.com | 4808 Gibson St 3rd Floor, Houston, Tx 77007

CORTINAS
Commercial
Real Estate



LOCATION

1307 Paul Quinn Rd,
Houston, TX 77091



WAREHOUSE/OFFICE

±2,850 SF/±1,440 SF
Total: ±4,290 SF



LAND

±.77 Acres or
33,898 SF
(Per HCAD)



PRICE GUIDANCE

For Sale: \$575,000.00

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AREA MAP



2.7 Miles to
I-45



2.7 Miles to
LOOP 610



3.9 Miles to
SH 290



→ **Address:**

1307 Paul Quinn Rd, Houston, TX 77091

→ **For Sale:**

\$575,000.00

→ **Warehouse/Office Size:**

±2,850 SF/±1,440 SF | Total: ±4,290 SF

→ **Lot Size:** ±.77 AC or 33,898 SF (376'x90')

→ **Tax Rate:** 2.09236%

→ **Topography:** Zone X

→ **Opportunity Zone:** Yes

→ **Zoning:** No Zoning

→ **Redevelopment Opportunity**

Information About
Brokerage Services

Consumer Protection Notice

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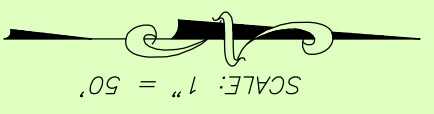
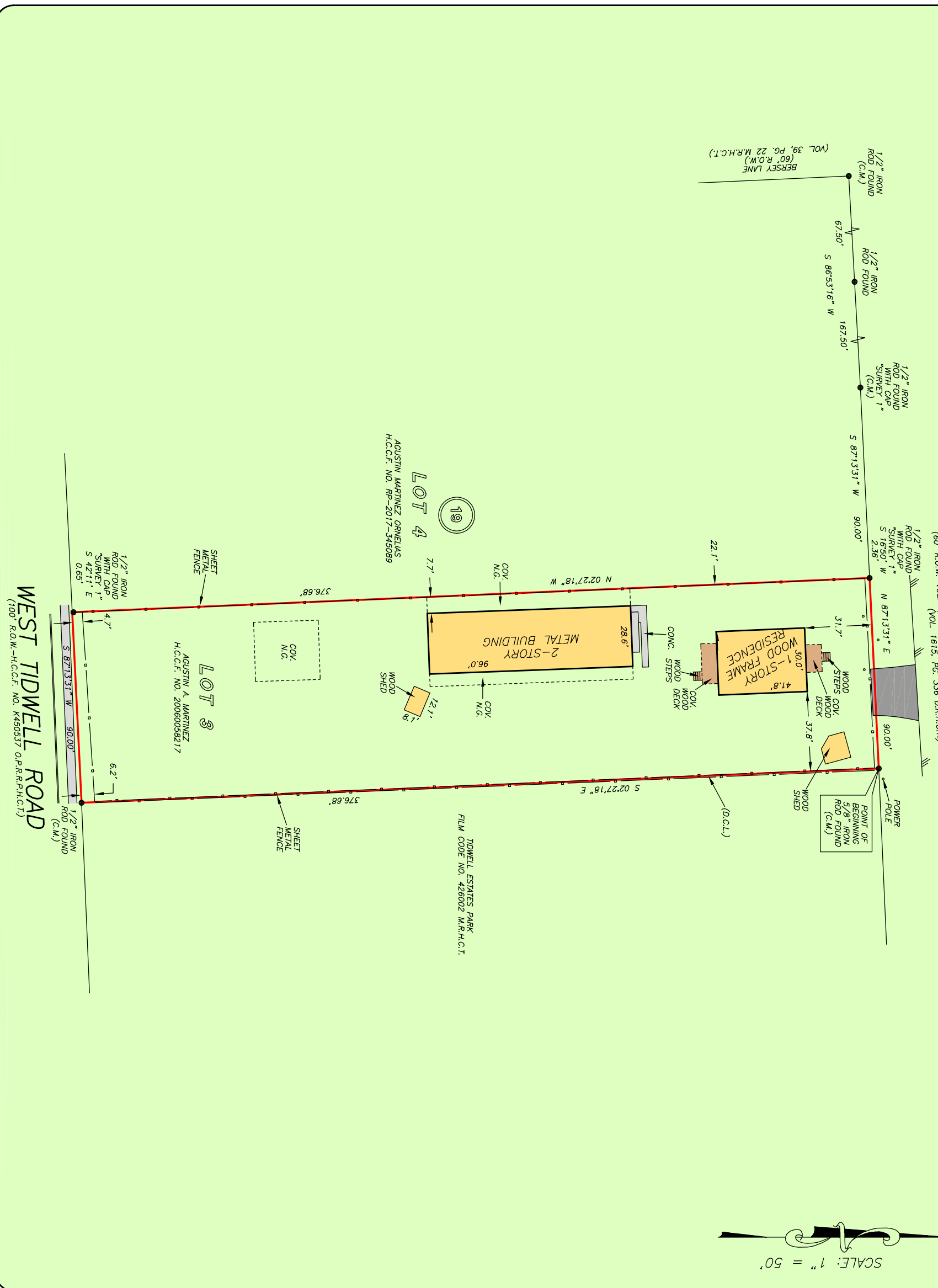
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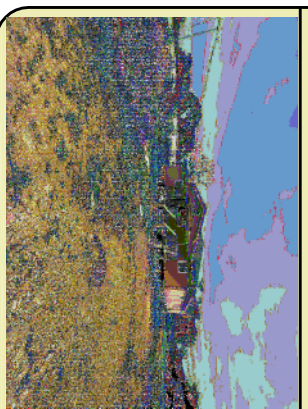
PAUL QUINN ROAD
(60' R.O.W.-VOL. 8, PG. 20 AND FILM CODE NO. 426002 M.R.H.C.T.)
(VOL. 1615, PG. 386 D.R.H.C.T.)



GF NO. STH-25-1661 STRATOS TITLE
ADDRESS: 1307 PAUL QUINN STREET
HOUSTON, TEXAS 77091
BORROWER: AVI RON

**0.7782 ACRE
LOT 3, BLOCK 19
HIGHLAND HEIGHTS ANNEX NO. 4**

AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20 OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS SAVE AND EXCEPT 9,000 SQUARE FEET DEEDED TO THE CITY OF HOUSTON, RECORDED IN HARRIS COUNTY CLERK'S FILE NO. K450537 IN THE OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0660 M
MAP REVISION: 06/09/2014
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: FILM CODE NO. 426002 M.R.H.C.T.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE MONUMENTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

EDILBERTO V. BARRIENTOS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5364
JOB NO. 25-06367
AUGUST 01, 2025



DRAWN BY: JB



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