

1617 ISOM STREET

HARRIS COUNTY, TX 77039

FOR SALE | MANUFACTURING & FABRICATION

Located in Houston's ETJ



Julian R. Cortinas

Office: 832-206-7501 | cortinascre@gmail.com

Nicholas J. Cortinas

Office: 346-366-7997 | njccre@gmail.com

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

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1617

ISOM STREET

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SECTION 01

THE OFFERING

1617

ISOM STREET

SECTION

01

THE OFFERING | FOR SALE

Current owner/user custom welding and manufacturing of containers (e.g. trash & shipping containers). Located in Harris County, ETJ of Houston. Updates; high capacity electric, heavy concrete, offices, fully fenced and stabilized yard. Tours start at +/-midpoint of July 2024 by appointment. Owner relocating.

*Select buyer may qualify for 10% down SBA financing w/25 year amortization. SBA provides qualified businesses financing that require a purchase or lease opportunity. Email for details.



Yard:

- Stabilized
- Fully Fenced +/- 215'x110' or +/- 23,650 SF



Office Area:

- 2 Private Offices W/Open Work Reception Area
- 2 Private Restrooms +/-786 SF Total



Topography:

- Zone X Per FEMA Map
- Per Seller, Location Has Never Flooded

SECTION 01

PROPERTY DETAILS

1617

ISOM STREET

SECTION

02

PROPERTY DETAILS

- Custom Welding Steel Bending Shop
- Entry: Heavy Steel Gate W/Remote
- Driveway: Heavy 5/8" Rebar W/10" Concrete
- Wiring: Recent CenterPoint Pole W/Transformers
- Buildings 1 & 2 Open & Connected W/Building 3
- Grade Level Doors: 5 Total
- GLD Description: 16' x 17'
- 2023 Property Tax Total: \$14,063.69
Harris County: \$6,235.79 + Aldine ISD: \$7,827.90

Building Section 1

39'x119' Clear-Span +/-4,641 SF, W/5 OHD,
22' Ceiling Height On Center

Building Section 2 (Open To Section 1)

36'x21' Clear Span +/-756 SF, W/1 OHD, 12' Ceiling Height
On Center

Building Section 3

100'x59' Clear-Span +/-5,900 SF, +/-25' Ceiling Height
On Center

PROPERTY HIGHLIGHTS



Land: +/- 1.722 Acres



Warehouse: +/- 12,083 SF



Offices: +/- 786 SF



Amps: 400

Phase: 3

Volts: 500



SECTION 02 —————

AREA MAP

SECTION

1617

ISOM STREET

03

SECTION 02

AREA MAP



3.6 Miles West to I-45



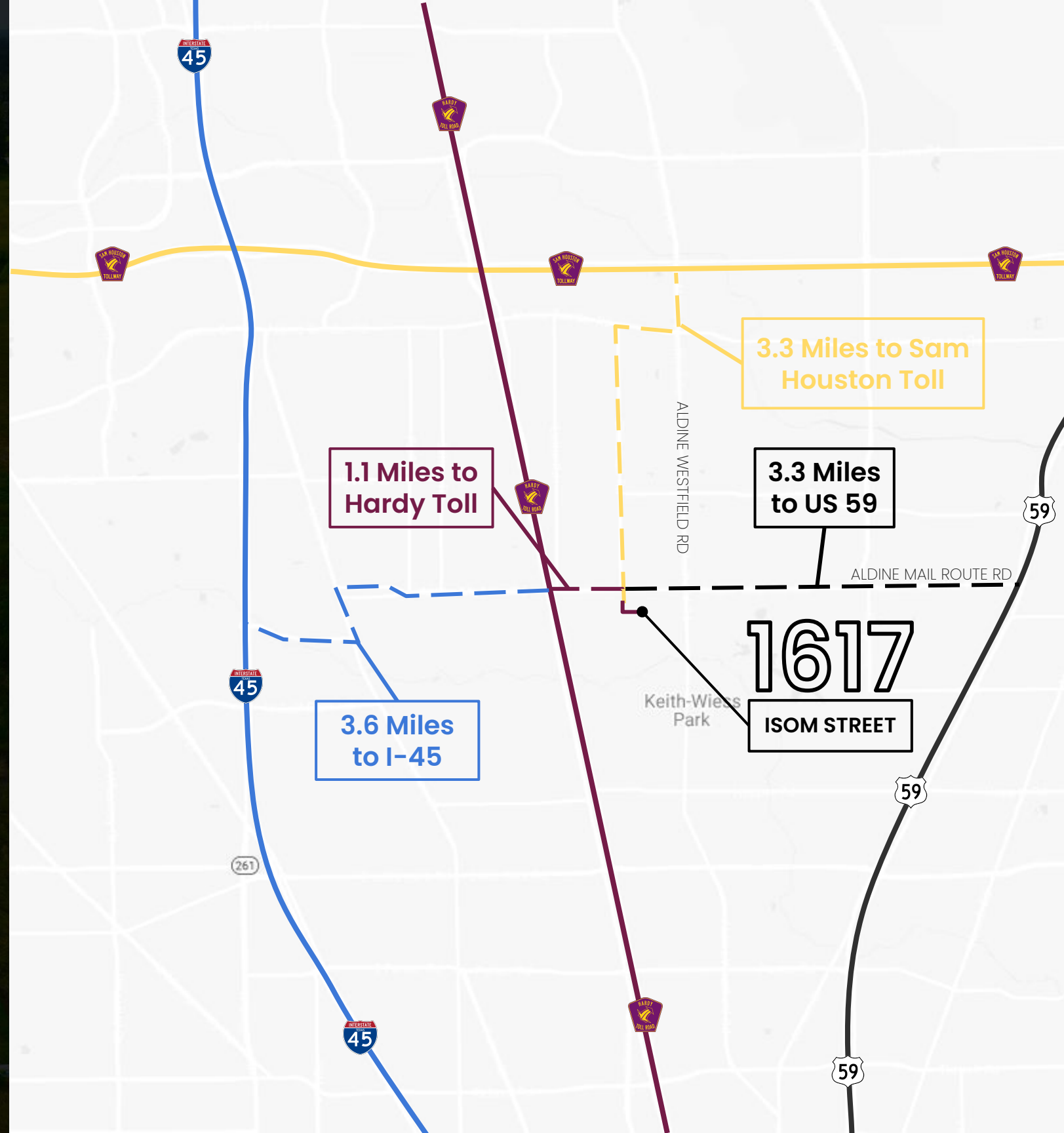
3.3 Miles East to U.S. 59



1.1 Miles West to Hardy Toll Road



3.3 Miles to North Sam Houston Toll Road





SECTION 03

PROPERTY PHOTOS

SECTION

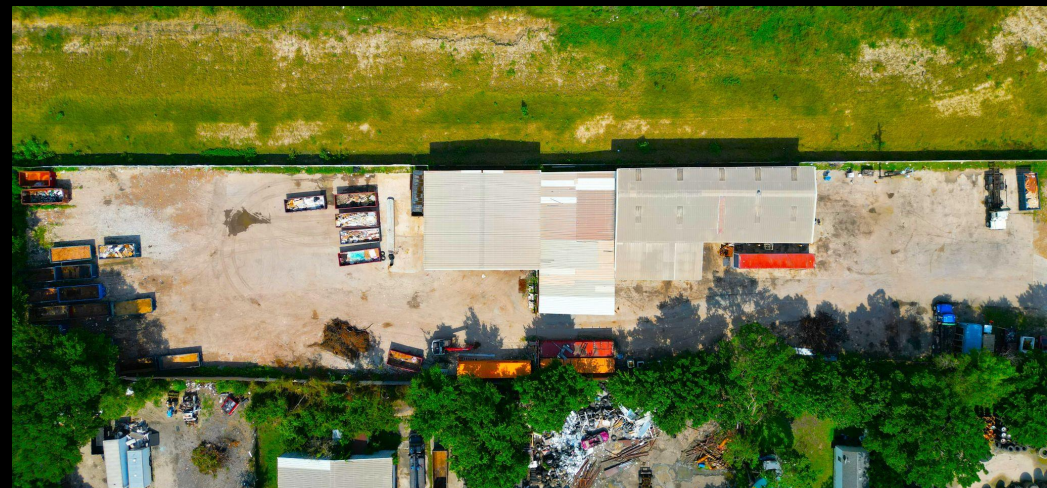
1617

ISOM STREET

04

SECTION 03 ———

PROPERTY PHOTOS





























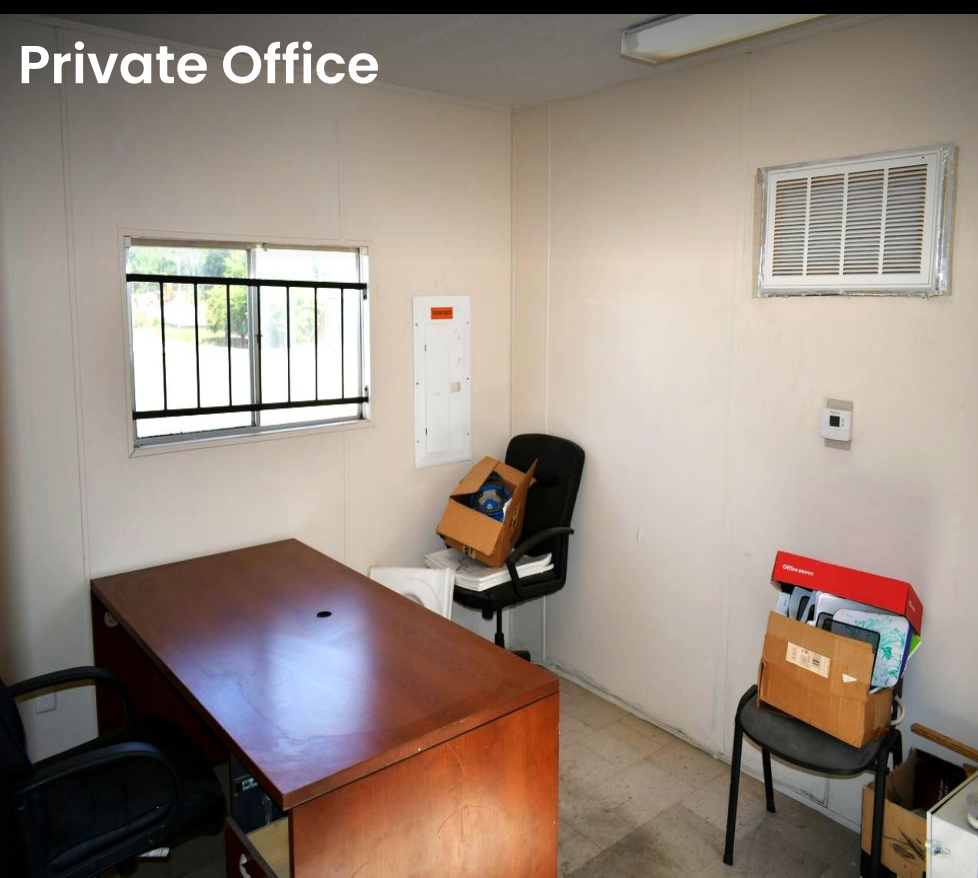
Office Area: 2 Private Offices, W/Open Work Reception Area &
2 Private Restrooms +/-786 SF Total



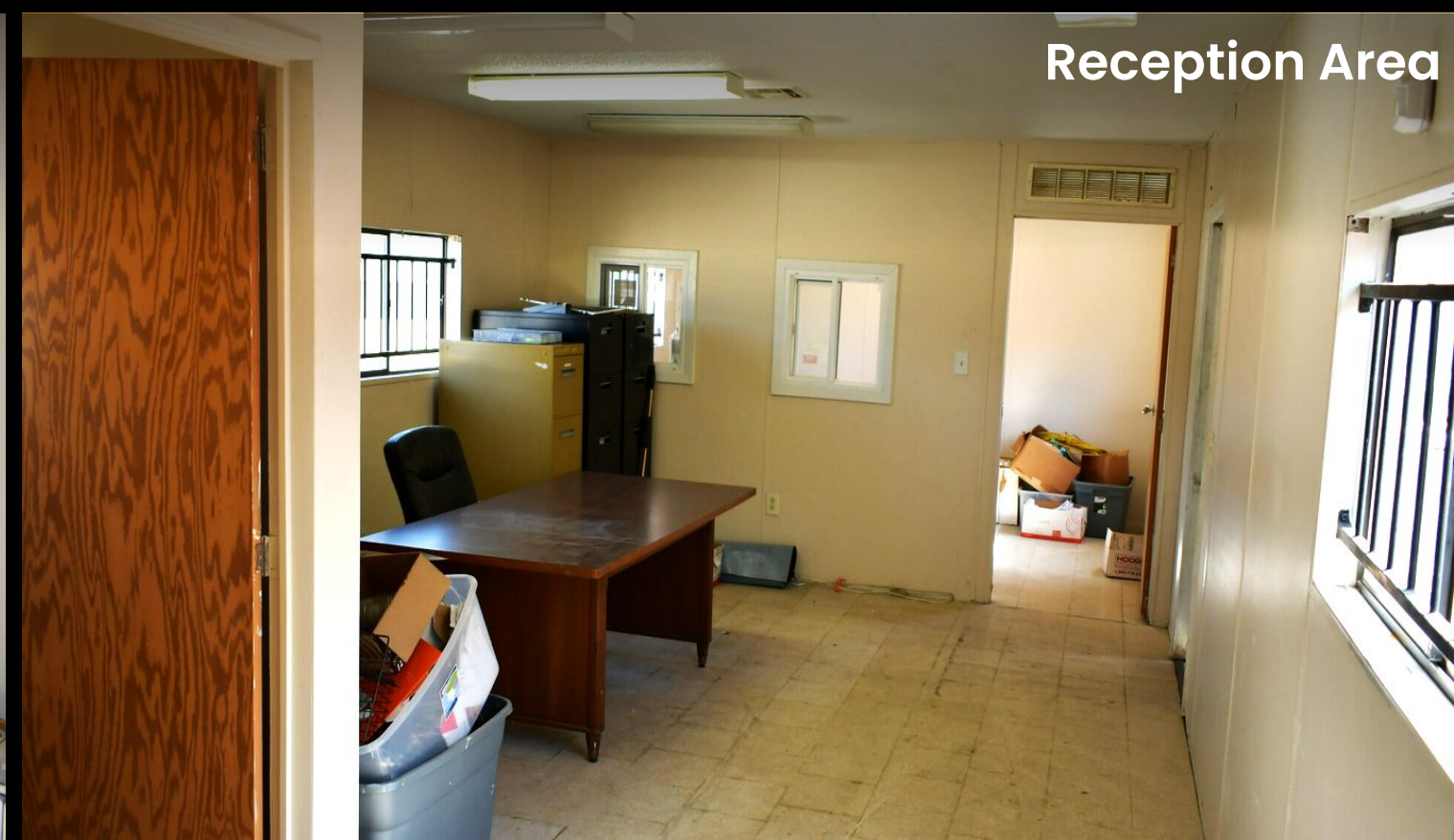
Private Office



Private Office



Reception Area





SECTION 03

PROPERTY OUTLINE

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ISOM STREET

SECTION

05







Harris County Flood
Control Developed 2023



119.15'

635.14'

635.14'

117.07'



117.07'

635.14'

635.14'

119.15'





SECTION 03

PROPERTY SURVEY

SECTION

1617

ISOM STREET

006

NOTES:

1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCE ARE IN SURFACE, COORDINATES SHOWN IN GRID CAN BE CONVERTED TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999870017.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN ABSTRACTOR'S CERTIFICATE, GF NO. 7910-20-1995, DATED JUNE 22, 2020 AND ISSUED BY ABSTRACT SERVICES OF HOUSTON.
3. SUBJECT TO BOUNDARY LINE AGREEMENT AS SET FORTH IN H.C.C.F. NO. 0934944 O.P.R.R.P.H.C.
4. THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48201C0490L REVISED JUNE 8, 2007.
5. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

ACREAGE TABLE

PARCEL NO.	OWNER	EXISTING (AC.)	ACQUISITION (AC./SF.)	REMAINDER (AC.)	RECORDATION
P118-21-00, Tr. 01-005.0	VEGA DE J PROPERTIES, LLC	4.796	3.074 / 133,919	1.722	

W. S. NOVELL SURVEY
ABSTRACT NO. 602



ABBREVIATIONS

- H.C.F.C.D. = HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
O.P.R.R.P.H.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY
FND = FOUND
IR = IRON ROD
PTP = PINCHED TOP PIPE

REMAINDER:
1617 Isom
1.722 Acres

2/2022 Sold to HCFC,
Flood Mitigation
Detention Developed in
2022 & 2023

LINE	BEARING	DISTANCE
L1	N 87°58'28" E	21.50'

SURVEY OF 3.074 ACRE (133,919 SQUARE FEET) TRACT OF LAND LOCATED IN THE W. S. NOVELL SURVEY, ABSTRACT NO. 602, HARRIS COUNTY, TEXAS; BEING OUT OF LOTS 282 AND 283, BLOCK 2 OF MAGNOLIA GARDENS SUBDIVISION, RECORDED IN VOLUME 57, PAGE 505, H.C.D.R. AND BEING OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO VEGA DE J PROPERTIES, LLC, RECORDED UNDER H.C.C.F. NO. RP-2016-571935, O.P.R.R.P.H.C.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

APPROVED	DATE	DESCRIPTION	REV
		HCFC HALLS BAYOU WATERSHED UNIT # P118-21-00 CHANNEL IMPROVEMENTS PROJECT	
PREPARED: SB	CHECKED: SY	APPROVED: DC	
LANDTECH 2525 North Loop West, Suite 300, Houston, Texas 77008 T: 713-861-7068 F: 713-861-4131 TBPLS Registration No. 10019100		HARRIS COUNTY FLOOD CONTROL DISTRICT 9900 Northwest Freeway Houston, Texas 77092 DATE: 8/26/2020 SCALE: 1" = 60' SHEET NUMBER OF	

1617

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Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

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