

# 1617 ISOM STREET

HARRIS COUNTY, TX 77039

FOR LEASE | MANUFACTURING & FABRICATION

Located in Houston's ETJ

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

Data Not Verified/Guaranteed by Owners or Cortinas Commercial Real Estate

CORTINAS  
Commercial  
Real Estate

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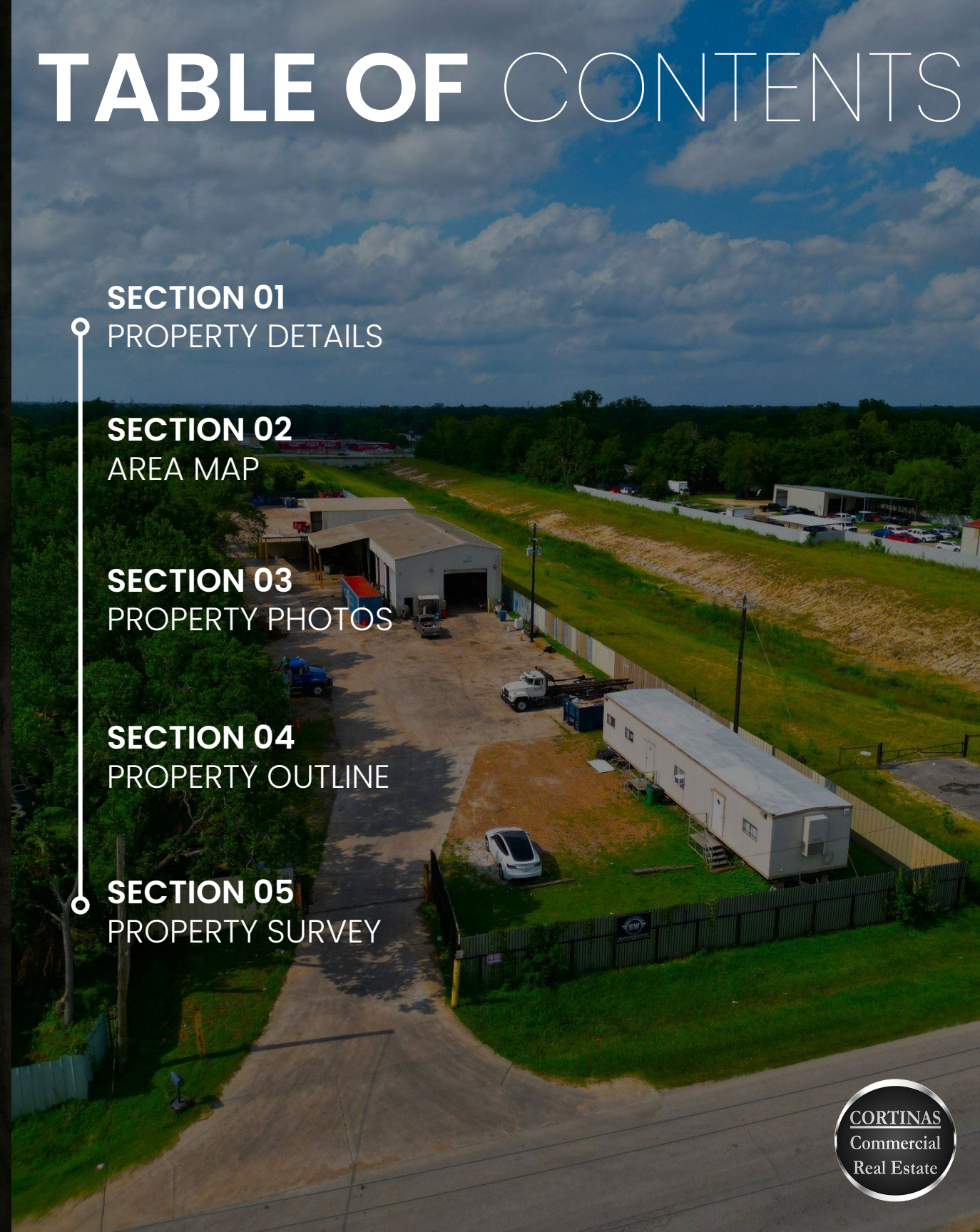
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**CORTINAS**  
Commercial  
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SECTION 01

# PROPERTY DETAILS



SECTION

1617

01

ISOM STREET

# 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

# PROPERTY DETAILS

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.

\*Select tenant may qualify for SBA loan to lease. SBA provides qualified businesses financing that require a purchase or lease opportunity, including equipment for your business. 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

# AREA MAP

SECTION

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ISOM STREET

002

# AREA MAP



3.6 Miles West to I-45



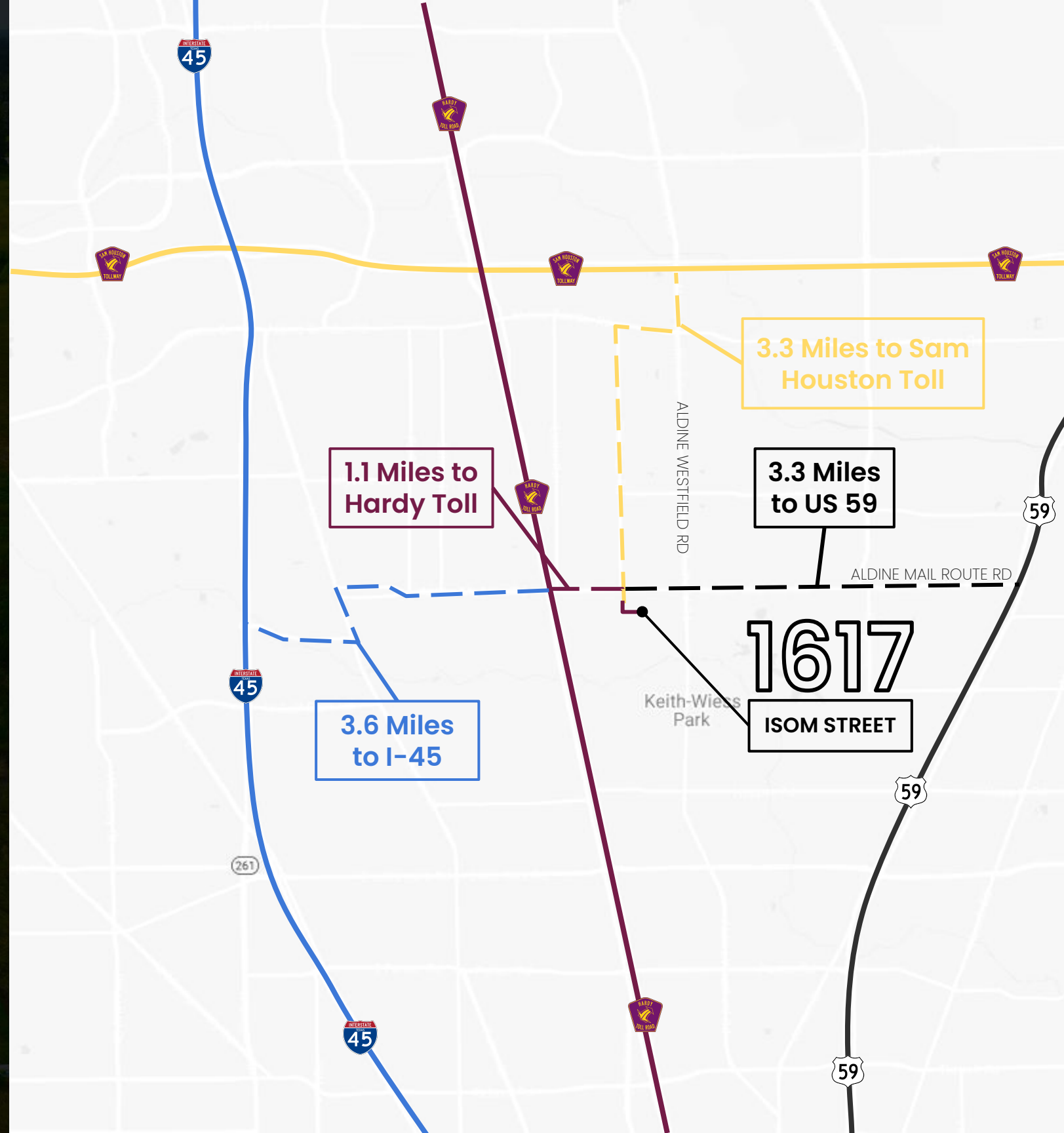
3.3 Miles East to U.S. 59



1.1 Miles West to Hardy Toll Road



3.3 Miles to North Sam Houston Toll Road



# PROPERTY PHOTOS



SECTION

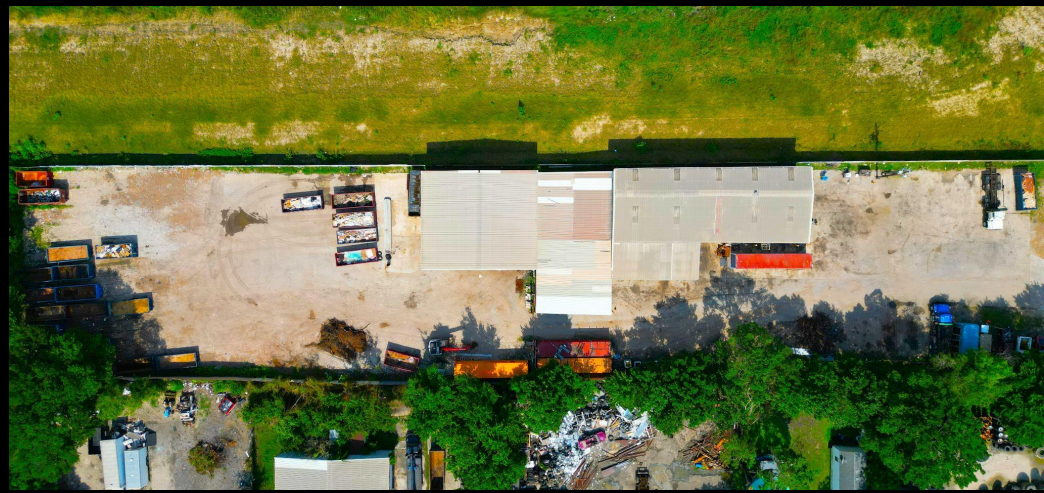
1617

ISOM STREET

03



# PROPERTY PHOTOS















FARGO  
877-848-8822



FARGO  
INDUSTRIAL  
102.54.5521

OPEN

FULL

EMPTY

ALUMIN















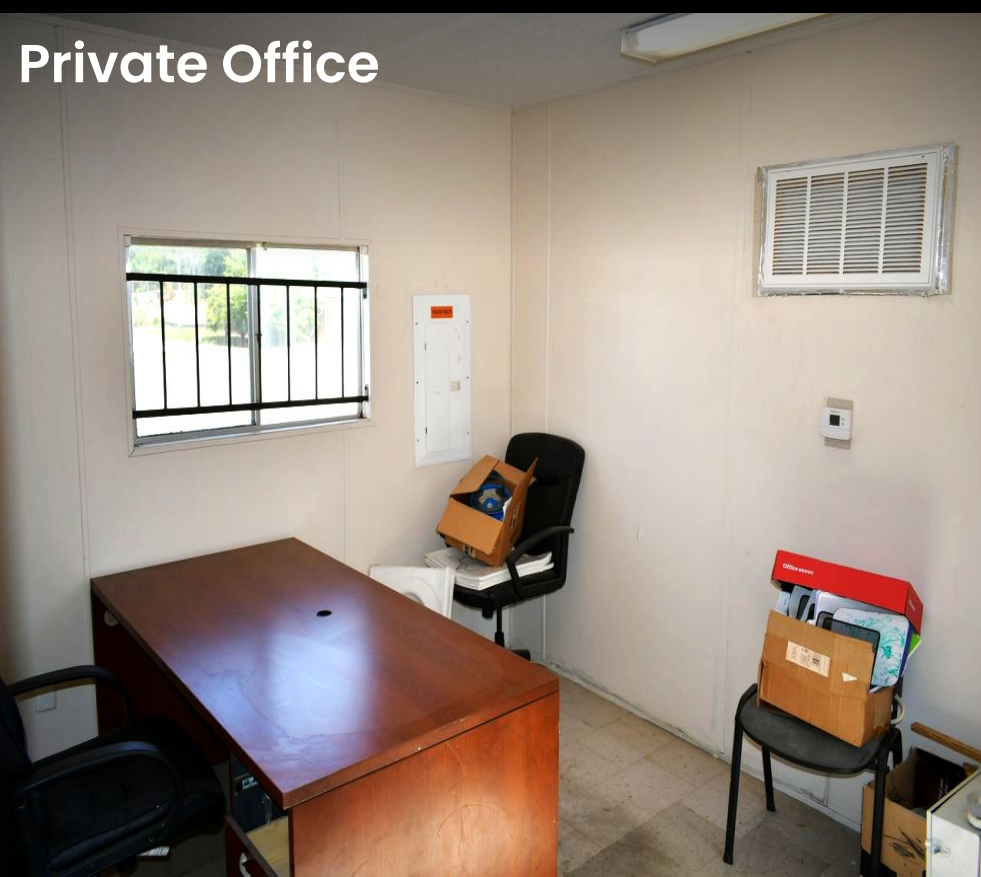
**Office Area:** 2 Private Offices, W/Open Work Reception Area & 2 Private Restrooms +/-786 SF Total



**Private Office**



**Private Office**



**Reception Area**



# PROPERTY OUTLINE

SECTION

1617

ISOM STREET

04









**Harris County Flood Control  
Developed 2023**



117.07'

635.14'

635.14'

119.15'



117.07'

635.14'

635.14'

119.15'



117.07'

635.14'

635.14'

119.15'

# PROPERTY SURVEY

1617

ISOM STREET

SECTION

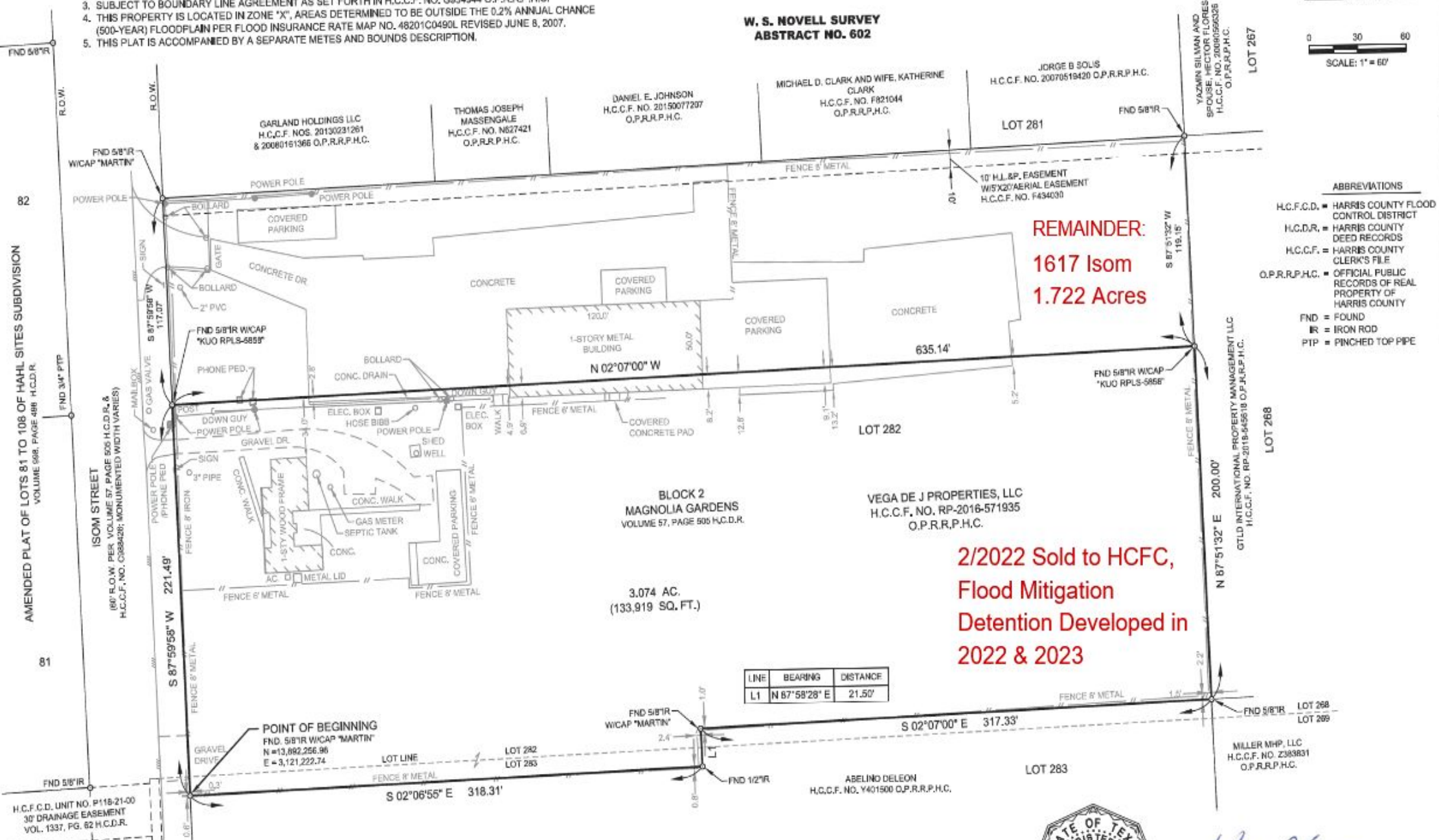
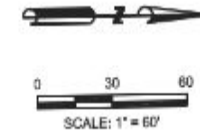
05

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. 6934944 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



REMAINDER:  
1617 Isom  
1.722 Acres

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

- 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

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.



*Hong Yang*  
8/26/2020  
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.

APP'R	DATE	DESCRIPTION	REV

HCFC HALLS BAYOU WATERSHED UNIT # P118-21-00	PREPARED: SB
CHANNEL IMPROVEMENTS PROJECT	CHECKED: SY
PARCEL P118-21-00 Tr. 01-005.0 SHEET 1 OF 1	APPROVED: DC

<b>LANDTECH</b> 2525 North Loop West, Suite 300, Houston, Texas 77008 T: 713-861-7068 F: 713-861-4131 TBPLS Registration No. 10019100
<b>HARRIS COUNTY FLOOD CONTROL DISTRICT</b> 8900 Northwest Freeway Houston, Texas 77092
DATE: 8/26/2020
SCALE: 1" = 60'
SHEET NUMBER
OF



# 1617

## ISOM STREET

## Links Below

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[Consumer Protection Notice](#)

[Information About Brokerage Services](#)

[cortinascre.com](http://cortinascre.com)

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