

REDEVELOPMENT OPPORTUNITY



1307

PAUL QUINN RD

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

CORTINAS
Commercial
Real Estate



LOCATION

1307 Paul Quinn Rd,
Houston, TX 77091



LAND

±.7782 Acres or
33,898.39 SF
(Per Survey See
Attached)



PRICE GUIDANCE

For Sale: \$575,000.00

WALKING DISTANCE TO THE

NEW COMING TO THE AREA

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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

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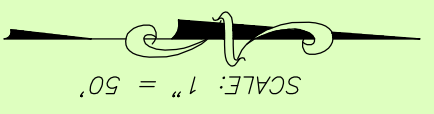
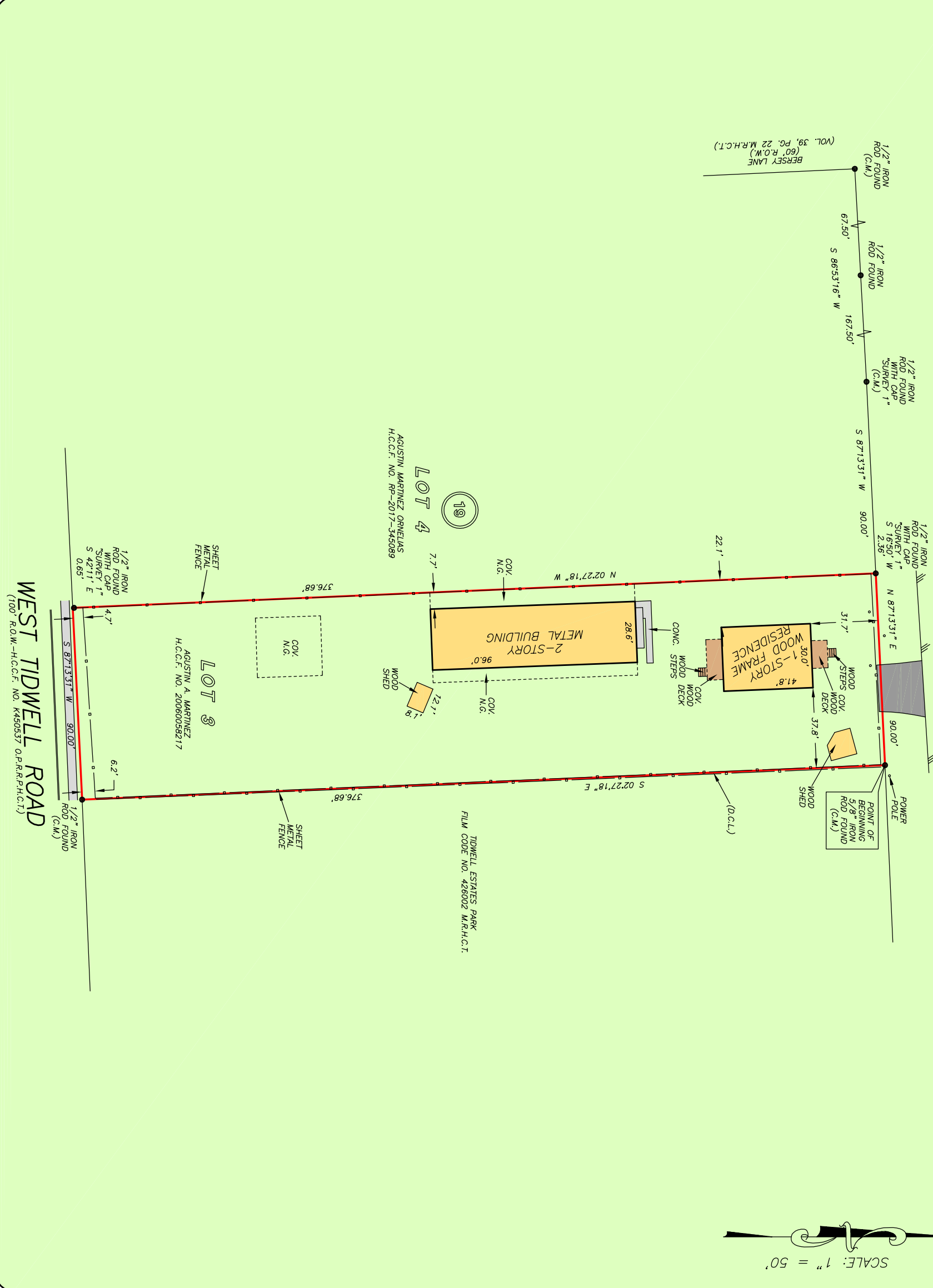
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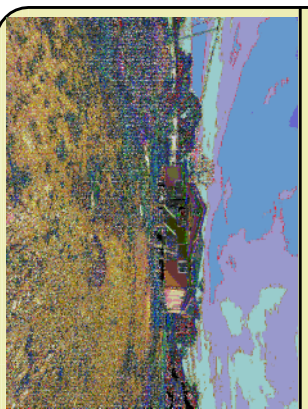
PAUL QUINN ROAD
 (60' R.O.W.-VOL. 8, PG. 20 AND FILM CODE NO. 426002 M.R.H.C.T.)
 (VOL. 1615, PG. 386 D.R.H.C.T.)



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 METES AND BOUNDS AND THE
 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



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867
 950 THREEBONDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
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