

SURVEY ATTACHED

2831 GOODSON LOOP

PINEHURST, TX 77362

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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CORTINAS
Commercial
Real Estate

SECTION 01 —————

PROPERTY DETAILS

SECTION

2831

GOODSON LOOP

01

PROPERTY DETAILS

- **Address:** 2831 Goodson Loop, Pinehurst, Montgomery County, Tx. 77362
- **Asking Price:** \$999,900.00 | \$1.45 PSF **(THIRD PRICE REDUCTION/MOTIVATED SELLER!)**
- **Latitude, Longitude:** 30.17142251246016, -95.69404397203178
- **Size:** Surveyed 15.1947 Acres, 27 FT Road Frontage
- **Utilities:** Septic and Water Provided Pinehurst-Decker Prairie Water System
- **Zoning:** Commercial/Residential
- **Schools:** Magnolia ISD: Magnolia Elementary, Magnolia Middle School, Magnolia West High School

PROPERTY HIGHLIGHTS



Land: Surveyed
15.1947 Acres



Warehouse/Metal Building:
+/- 1,980 SF



Covered Area:
+/- 1,980 SF



27 FT Road
Frontage

SECTION 02

AREA MAP

SECTION

2831

GOODSON LOOP

02

AREA MAP



0.5 Miles East to FM 1774



1.0 Miles East to FM 149



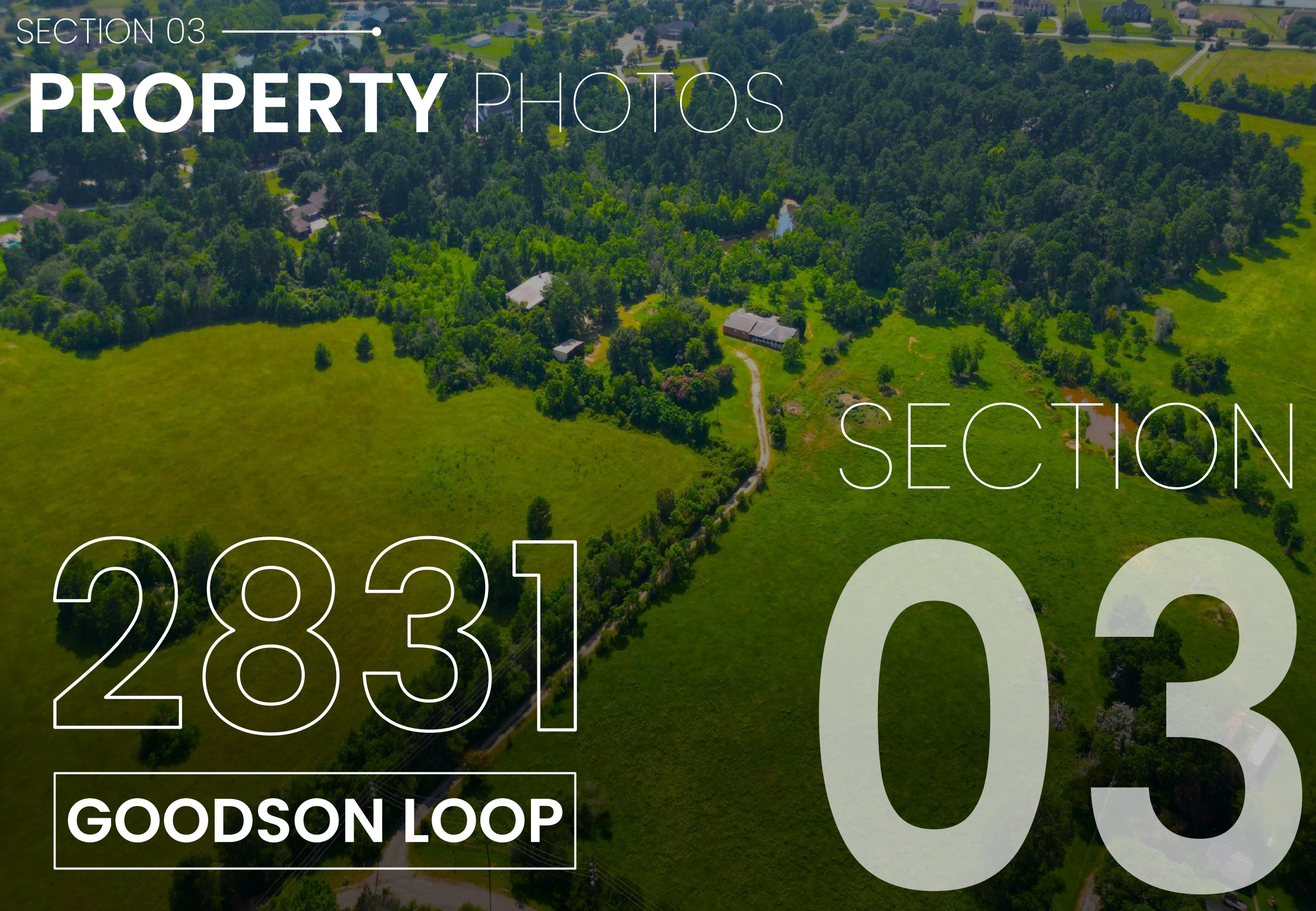
2.0 Miles East to SH 249



- ❖ Site is Adjacent to High Meadow Ranch
- ❖ +/-800 Single Family Homes
- ❖ Average Sold Price \$1.65M and up to \$8M

High Meadow Ranch





SECTION 03

PROPERTY PHOTOS

SECTION

2831

GOODSON LOOP

03















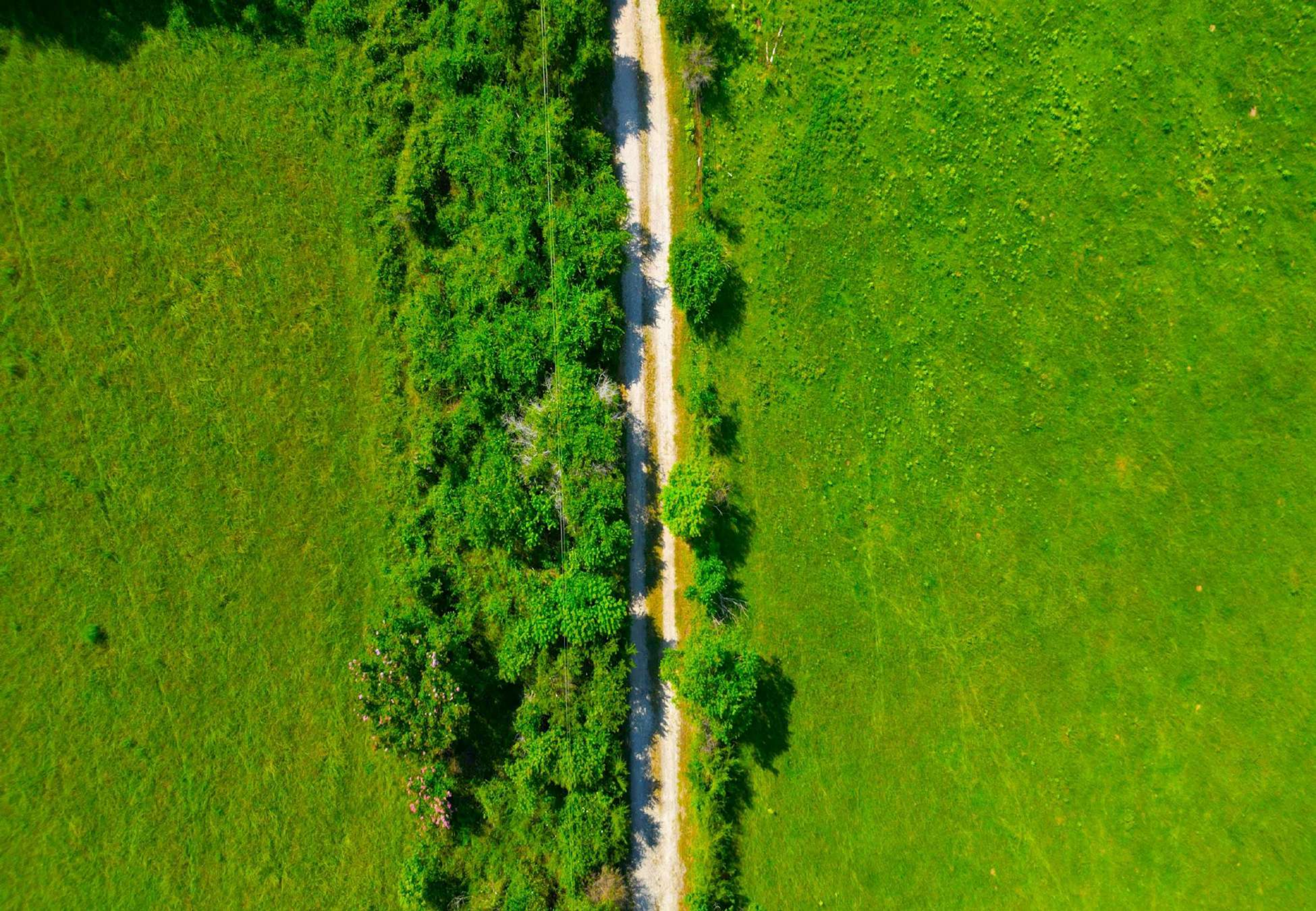




















Small blue sign with illegible text.

SECTION 04

PROPERTY OUTLINE

2831

GOODSON LOOP

SECTION

04



27'

463.91'

473.63'

728.70'

985.42'

658.84'

495.87'

389.61'



985.42'

658.84'

495.87'

389.61'

728.70'



728.70'

985.42'

658.84'

495.87'

389.61'



495.87'

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985.42'



658.84'

495.87'

389.61'

728.70'

985.42'



SECTION 05

PROPERTY SURVEY

2831

GOODSON LOOP

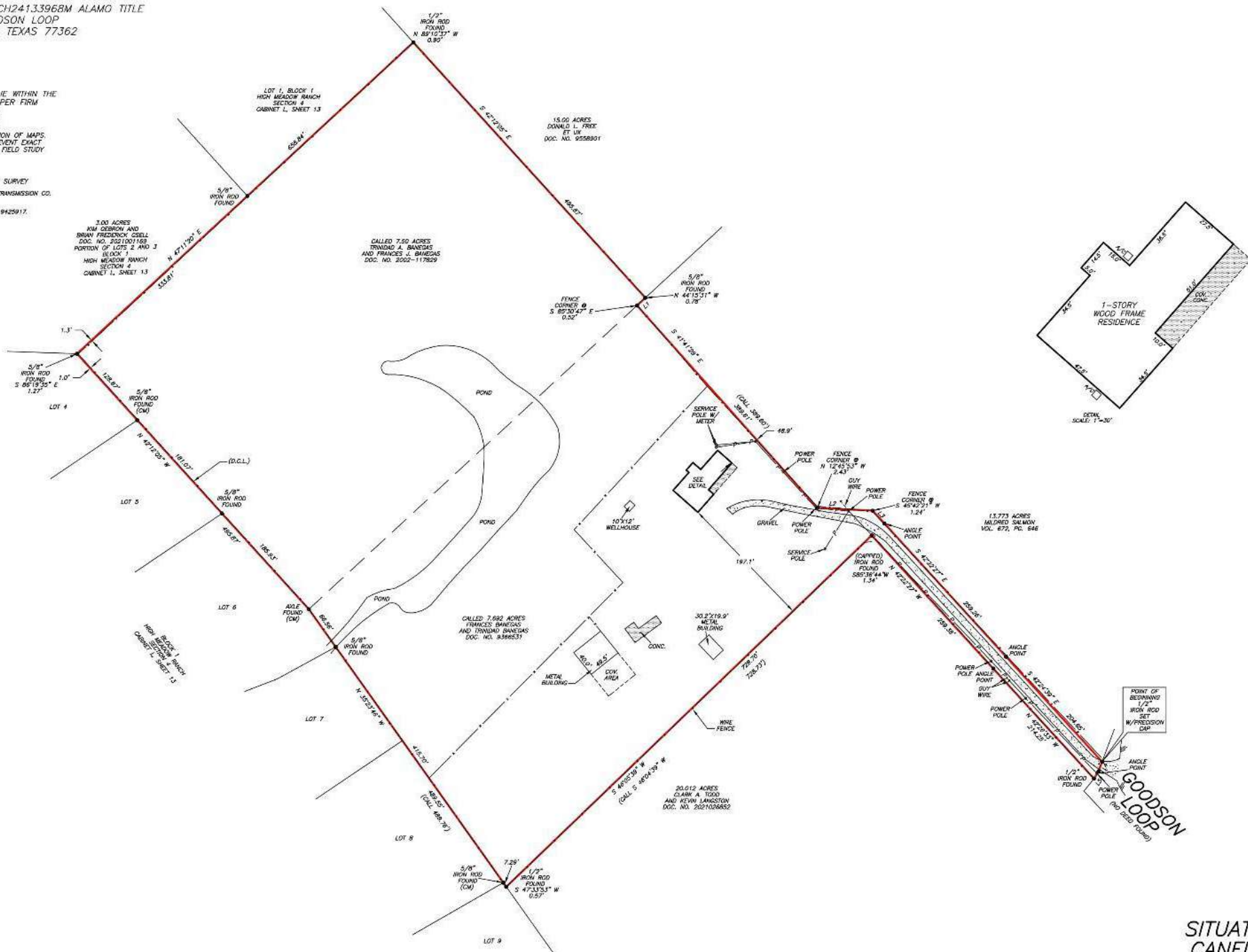
SECTION

05

GF NO. ATCH-09-ATCH24133968M ALAMO TITLE
 ADDRESS: 2831 GOODSON LOOP
 PINEHURST, TEXAS 77362
 BORROWER:

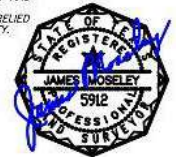
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C, 0490 G
 MAP REVISION: 08/18/2014
 ZONE: X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS,
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY
 NOTE: EASEMENT TO TENNESSEE GAS TRANSMISSION CO.
 PER VOL. 288, PG. 387.
 NOTE: H.L.P. EASEMENT PER CF NO. 9425917.



SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF 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.



JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 DRAWING NO. 24-00841
 FEBRUARY 13, 2024

15.1947 ACRES
 SITUATED IN THE BUCKMAN
 CANFIELD SURVEY, A-120
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD SURVEY, DOC. NO. 2002-117829 M.C.D.R. DRAWN BY: MM

LINE	LENGTH	BEARING
L1	76.32	S47°12'00"W
L2	79.61	S86°52'11"E
L3	24.84	S42°28'31"E
L4	15.13	S20°35'07"W
L5	11.87	S52°22'22"W

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-LANDSURVEY
 www.precisionlandsurveyors.com
 281-496-1586 FAX 281-496-1867
 950 INDEPENDENCE STREET SUITE 100 HOUSTON, TEXAS 77059
 210-829-4941 FAX 210-829-1505
 1717 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

2831

GOODSON LOOP

Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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

