

SURVEY ATTACHED



View Drone Video

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

CORTINAS
Commercial
Real Estate

2831

GOODSON LOOP

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CORTINAS
Commercial
Real Estate

SECTION 01 —————

PROPERTY DETAILS

SECTION

2831

GOODSON LOOP

01

PROPERTY DETAILS



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- **Address:** 2831 Goodson Loop, Pinehurst, Montgomery County, Tx. 77362
- **Asking Price:** \$900,000.00 | \$1.36 PSF **(FOURTH 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

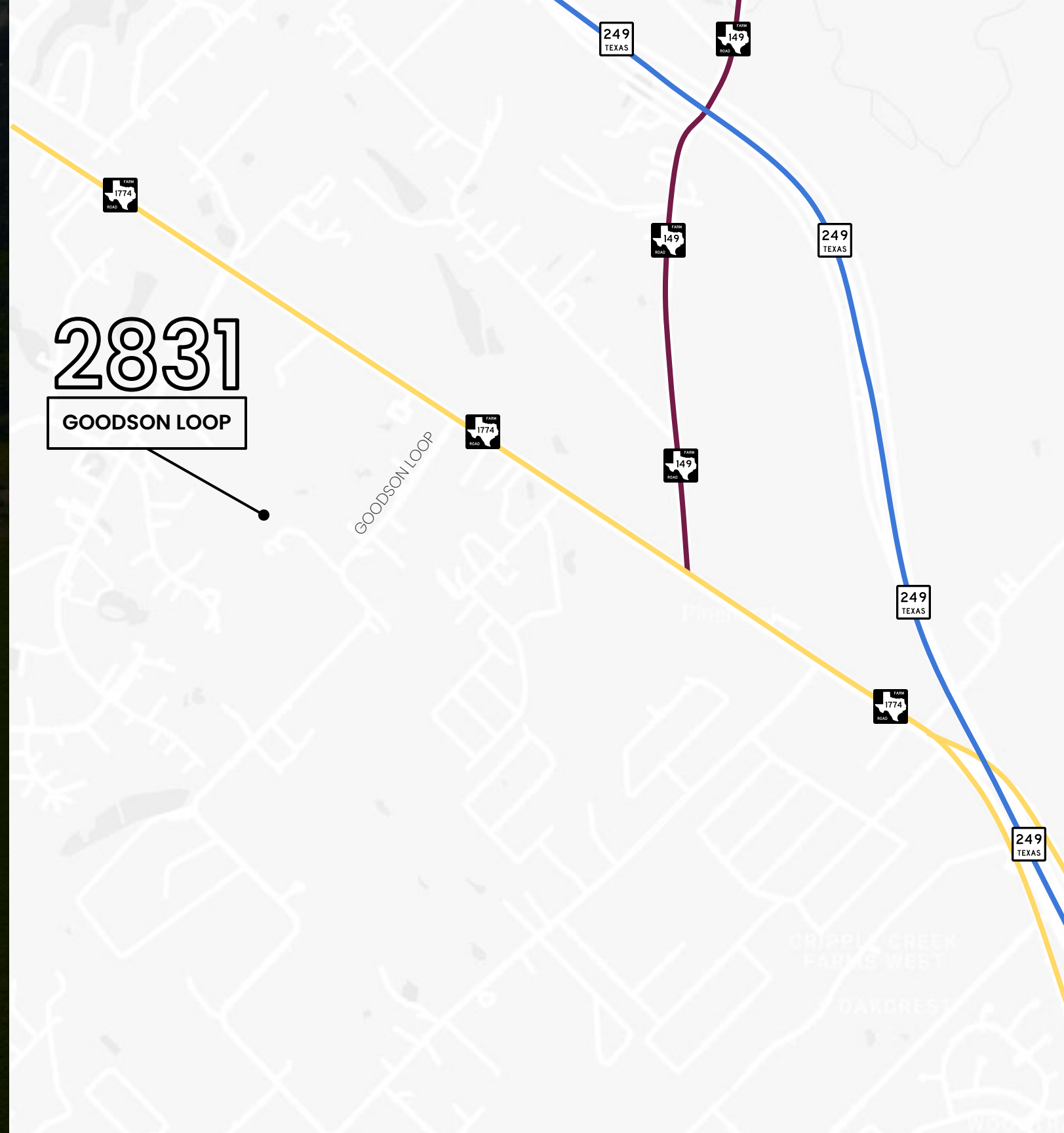
SECTION 02

AREA MAP

 **0.5 Miles East to FM 1774**

 **1.0 Miles East to FM 149**

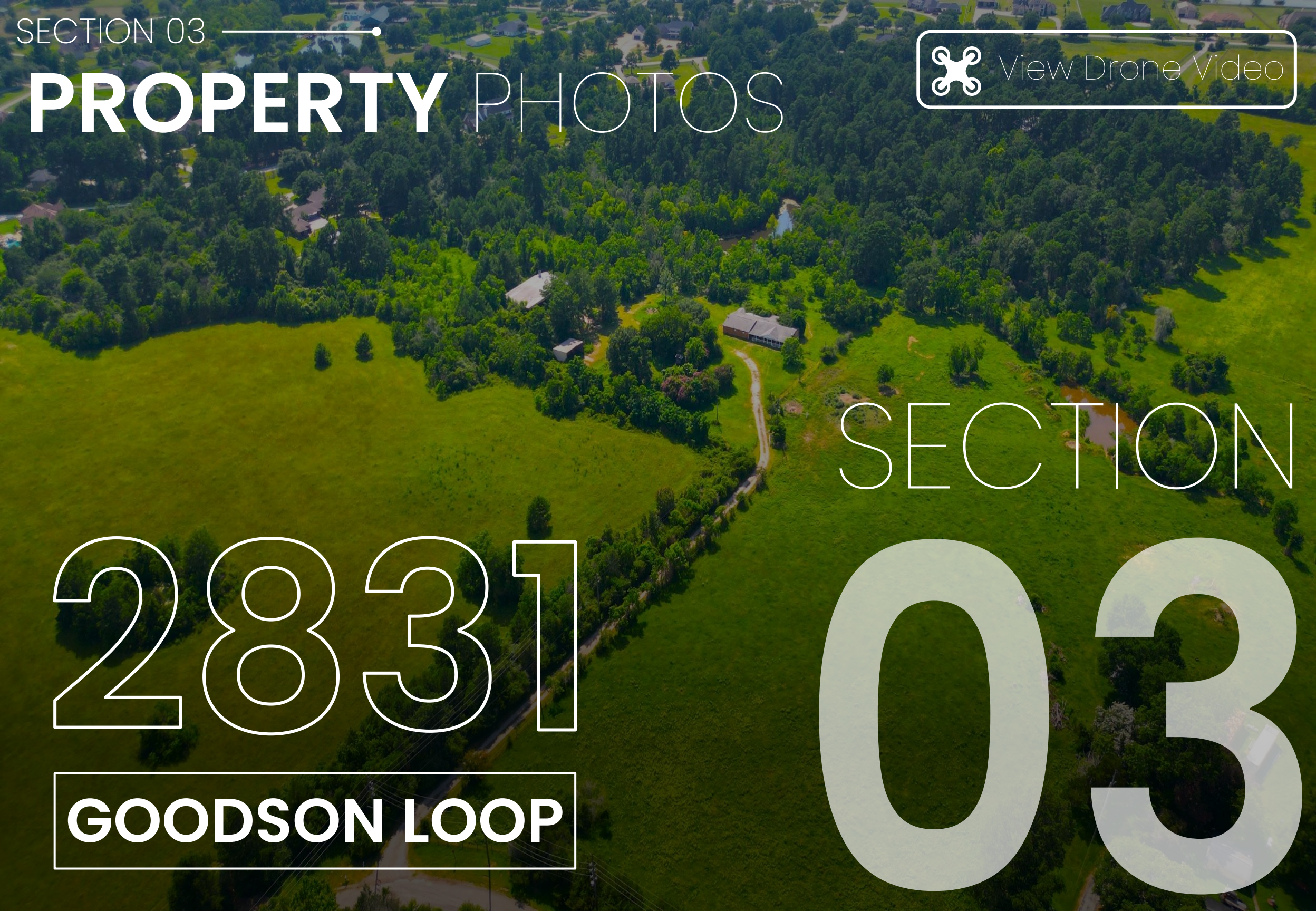
 **2.0 Miles East to SH 249**



- ❖ 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



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SECTION

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GOODSON LOOP

03















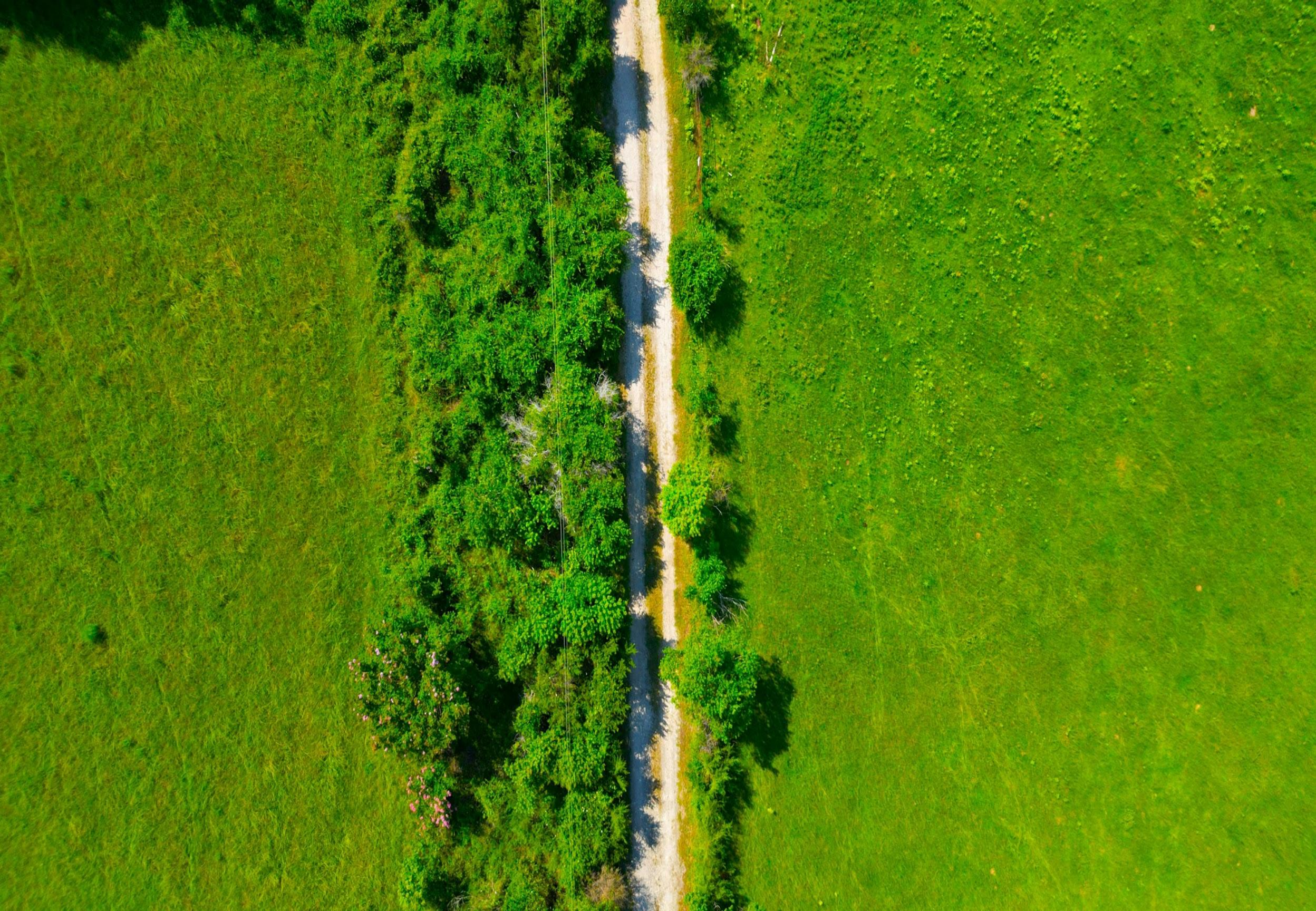






















SECTION 04

PROPERTY OUTLINE

2831

GOODSON LOOP

SECTION

04



985.42'

658.84'

495.87'

389.61'

728.70'

473.63'

463.91'

27'



985.42'

658.84'

495.87'

389.61'

728.70'



728.70'

985.42'

658.84'

389.61'

495.87'



658.84'

495.87'

389.61'

463.91'

473.63'

27'

728.70'

985.42'



658.84'

495.87'

389.61'

728.70'

985.42'





SECTION 05

PROPERTY SURVEY

SECTION

2831

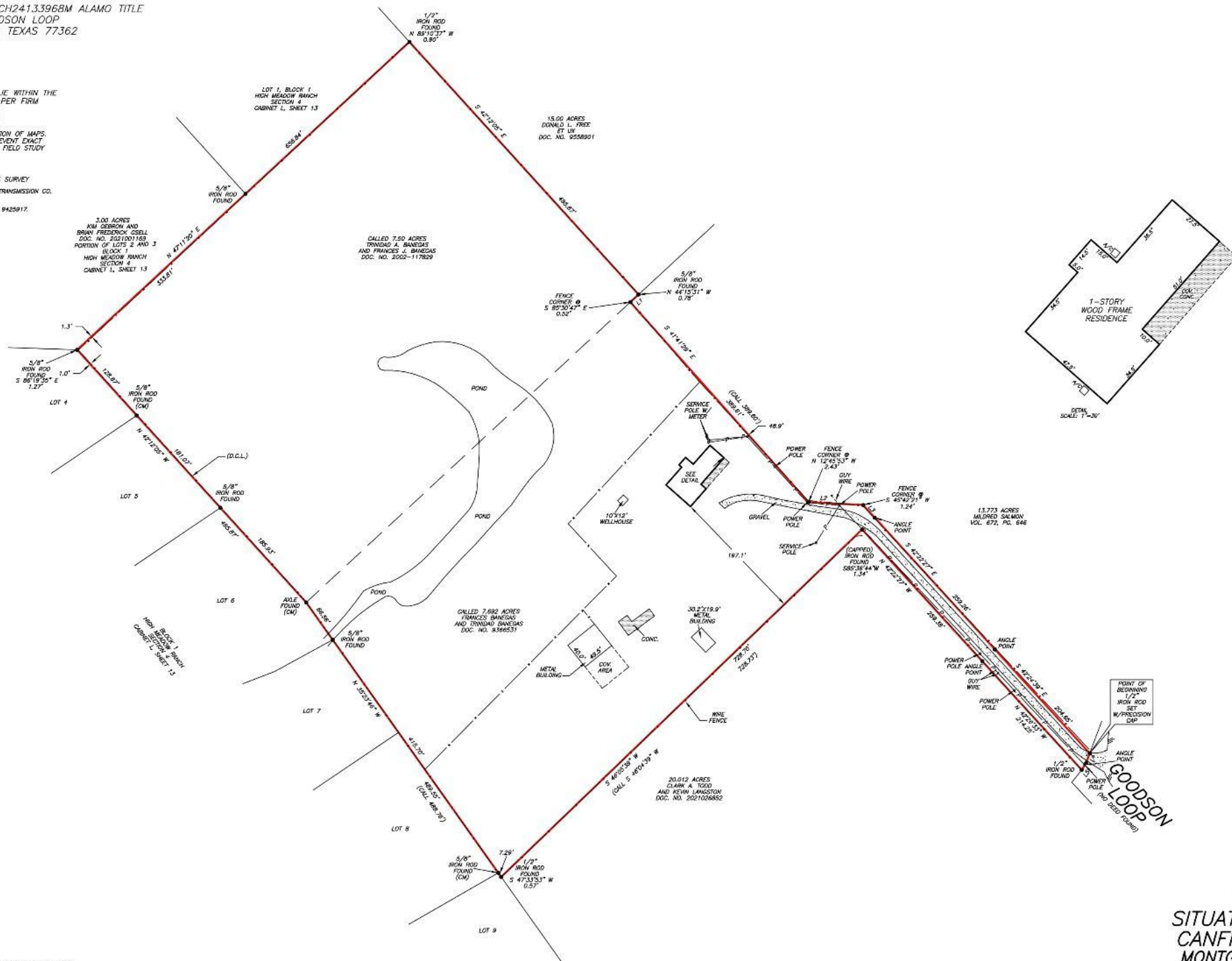
GOODSON LOOP

05

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

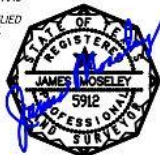
THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48339C 0490 G
MAP REVISION: 08/18/2014
ZONE: X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

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.A.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 BEARING: DEC. NO. 2002-117829 M.C.D.R.

DRAWN BY: MM

LINE	LENGTH	BEARING
L1	16.12	S47°11'20"W
L2	79.61	S88°32'21"E
L3	24.04	S42°28'31"E
L4	15.13	S20°35'07"W
L5	11.87	S32°29'27"W

PRECISION SURVEYORS
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950 INDEPENDENCE STREET SUITE 180 HOUSTON, TEXAS 77059
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

2831

GOODSON LOOP

Links Below

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[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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

