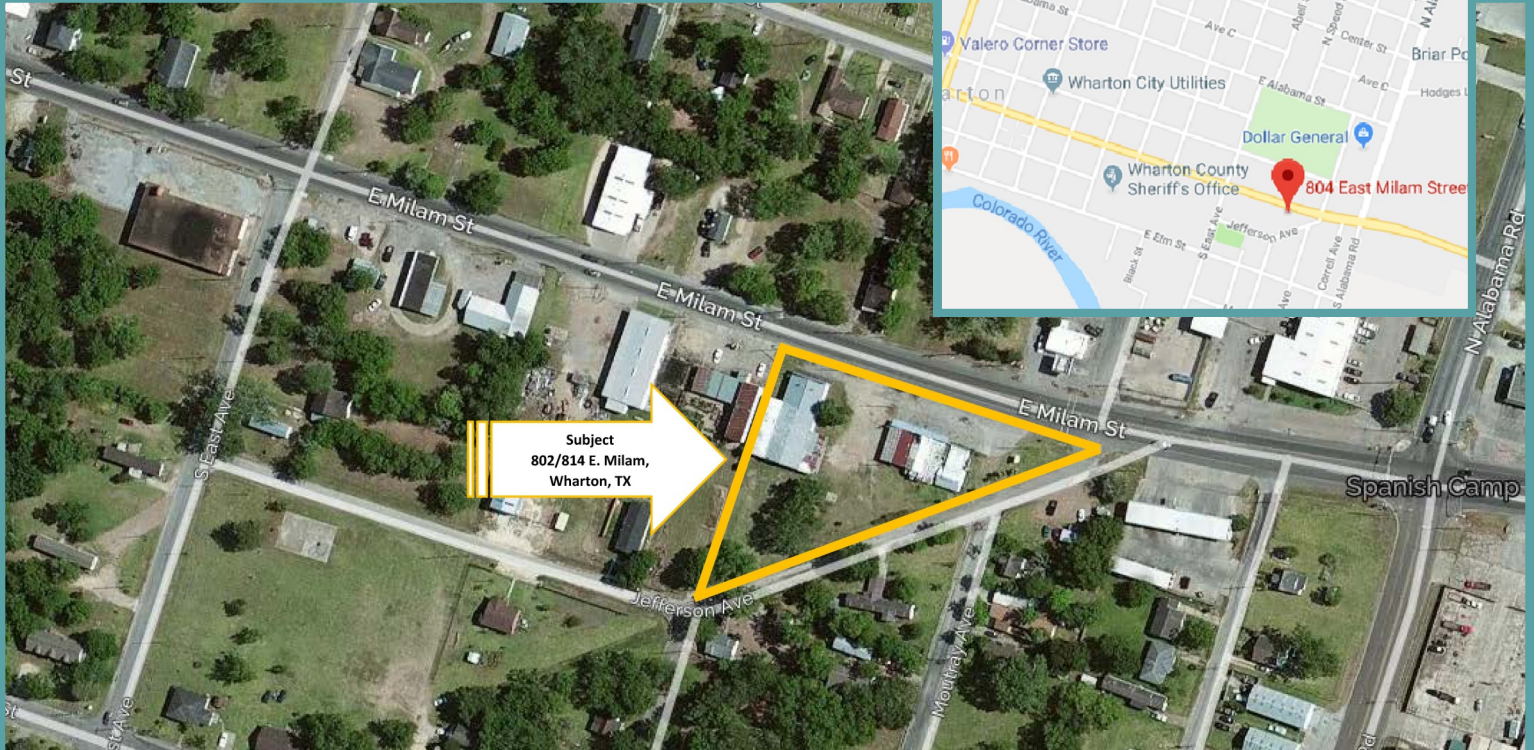




C.E. Muegge
Real Estate

BANK FORECLOSURE

802/814 E Milam, Wharton, TX



Commercial property located on Hwy 60 (E Milam) in Wharton, Texas. This versatile property offers an enormous amount of road frontage from two sides. This bank owned property showcases 10,486 sf of improvements on a little over a 1-acre tract.



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- ◆ **\$159,000**
- ◆ **Bank Owned/REO**
- ◆ **Commercial**
- ◆ **City Utilities**
- ◆ **+/- 1.13 acres**
- ◆ **+/- 388' frontage - E. Milam (Hwy 60)**
- ◆ **+/- 480' frontage - Jefferson Ave.**
- ◆ **+/- 10,483 sf improvements**

The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but cannot guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.

802/814 E Milam, Wharton, TX



Great business opportunity located just down the street from the historic Wharton County Courthouse Square on one of the main arteries in to Wharton, Texas. This property includes approximately 10,483 sf of commercial space, a portion of which was previously operated as a restaurant. Over an acre of land with +/- 388' frontage on Milam (Hwy 60) and +/- 480' on Jefferson St. Don't miss this opportunity to purchase this property at a discount and reap the rewards of your investment!

Property Details

Assessor's ID:	R026567, R026568	
Improvements (CAD):	Commercial	Warehouse
	3,849 sf	1,750 sf
	1,440 sf	2,800 sf
		644 sf
Acreage (CAD):	1.1329 acs.	
Year Built (CAD):	1956	
Utilities:	City Utilities	
Zoning:	None	
Parking (CAD):	6,480 sf asphalt	
Road Frontage:	+/- 388' E. Milam (Hwy 60)	
	+/- 480' Jefferson Ave.	
Flood Zone:	Zone AE	

Directions From Rosenberg, US-59S towards Wharton for app. 18 miles. Take the ramp toward US-59 Bus/Wharton/Bay City/TX-60. Turn left on Feeder Rd. Turn slight left onto E BU 59 R Hwy/US-59R Bus S/TX-60 for app. 3.10 miles. Turn left onto W Boling Hwy/FM-1301 and travel app. 0.79 miles. Turn right onto N Alabama Rd. and travel app. 1.05 miles. Turn left onto E Milam St/TX-60. Property will be on your left just past Jefferson St.