



RIVERSTONE
COMPANIES

713 West Avenue C
Milano, TX 76556

JIM JONES 979.431.4400

www.riverstonecos.com | 809 University Drive East, College Station, TX 77840



PROPERTY DESCRIPTION

Positioned in the heart of Milam County, this ±4.48-acre tract offers a blank canvas for your next project or investment. Located within Milano city limits and just off Highway 79 and TX-36 intersection, the property provides excellent accessibility and utility access—ideal for investors seeking to capitalize on small-town growth, residential demand, or future development potential. With paved road frontage, the property is well-suited for residential or light commercial. Whether you're looking to build, expand, or hold for future appreciation, this versatile acreage provides a rare opportunity within city limits, yet still surrounded by the peace and charm of small-town Texas.

OFFERING SUMMARY

Sale Price: \$1,400,000

Lot Size: ± 4.48 Acres

PROPERTY HIGHLIGHTS

- Flat, open terrain with scattered trees in the back
- Milano city limits
- All utilities available
- Paved road frontage on W Avenue C (Highway 79 corridor) with visibility and accessibility
- No known floodplain
- Perpendicular to Hwy 190 (TX-36 North), a direct route toward Cameron, TX
- Less than two minutes to TX-36 South
- Less than 40 minutes to Bryan-College Station
- Less than a mile to Milano ISD schools



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner
979.431.4400 | jjm@riverstonecos.com



