

EMORY MARKET GARDENS LLC

*Exceptional Opportunity to Acquire a Premier Market Garden,
Greenhouse & Lifestyle Destination*

4020 FM 515 & 209 CR 3332 | Emory, Rains County, Texas 75440

Inquire for Pricing

PROPERTY & BUSINESS HIGHLIGHTS

This is a rare, turnkey opportunity to acquire a fully operational specialty agricultural business and homestead compound on 7.695 surveyed acres in Emory, Rains County, Texas — just 70 miles east of the Dallas-Fort Worth Metroplex. Emory Market Gardens represents one of East Texas's most thoughtfully developed farm and homestead properties, with all the hard work already done and an early-stage business primed for growth.

Whether you are an owner-operator seeking a self-sufficient lifestyle property, an agri-business investor looking for a scalable specialty crop platform, or a DFW-area buyer in search of an income-producing rural retreat, Emory Market Gardens offers a fully built-out homestead and market garden operation with established infrastructure, a recognized brand, and multiple revenue streams ready to scale.

At a Glance

- 7.695 surveyed acres in Rains County, Texas — outside Emory City Limits & ETJ
- Dual road frontage: FM 515 and CR 3332
- Two residential homes totaling 2,789 SF of living space
- Fully built-out agricultural infrastructure exceeding 10,000 SF of covered growing and processing space
- Premium gourmet mushroom cultivation, market garden produce, Harvest Box subscriptions, grow kits & workshops, seedling sales, Nursey License thru Texas Department of Agricultural
- Harvest Box subscriptions and vendor relationships at four farmers markets across East Texas and the DFW Metroplex
- Agricultural tax valuation in place | No floodplain per FEMA | No known deed restrictions
- Hemp cultivation eligible under Texas TDA program | USDA financing available for qualified buyers
- Financials available under NDA | Survey, brochure, and video available

THE BUSINESS OPERATION

Emory Market Gardens is an established market garden enterprise and homestead-based agri-business specializing in premium gourmet mushroom cultivation, seasonal produce, and agri-educational programming. The operation is structured around diversified, recurring revenue channels and has built meaningful market presence across East Texas and the DFW Metroplex.

Revenue Streams & Market Presence

- **Gourmet Mushroom Cultivation:** Premium specialty mushrooms grown in a dedicated, climate-controlled 2,400 SF mushroom cultivation facility ("Spore Store"). Varieties grown for direct-to-consumer, farmers market, and wholesale channels.
- **Harvest Box Subscriptions:** Harvest Box subscriptions delivering curated seasonal produce and specialty mushroom harvests to subscribers on a recurring basis — providing predictable cash flow and a loyal customer base.
- **Farmers Market Presence:** Active vendor relationships at four farmers markets spanning East Texas and the DFW Metroplex, offering direct-to-consumer sales of produce, mushrooms, and value-added products.
- **E-Commerce:** Online sales channel for mushroom grow kits, growing supplies, and specialty products — extending the brand's reach beyond regional markets.
- **Mushroom Grow Kits & Growing Supplies:** Branded grow kit product line sold online and at market, creating a retail component with strong repeat-purchase potential.
- **Agri-Educational Workshops:** Hands-on programming covering mushroom cultivation, market gardening, and homestead skills. Workshop revenue adds a non-perishable income stream and builds community brand equity.
- **Seasonal Produce & Row Crops:** Approximately 3 acres in active row crop production through the market garden, supplying the Harvest Box program, farmers market booths, and direct wholesale accounts.
- Seedlings sales to retail local nurseries

Growth Opportunity

The business is early-stage, meaning the infrastructure is in place and operating, but the operation has not yet been scaled to its full capacity. This represents the ideal entry point for a motivated owner-operator or investor: the groundwork, capital expenditures, and brand-building have been completed, and the next owner steps in at the inflection point between establishment and growth.

- Harvest Box subscriber
- Scale mushroom cultivation output within existing 2,400 SF cultivation building
- Add wholesale accounts supplying DFW-area restaurants, grocery, and specialty food retailers
- Grow workshop calendar and agri-educational programming
- Explore hemp cultivation under existing Texas TDA program eligibility
- Leverage dual road frontage and high-visibility FM 515 location for agri-tourism or farm stand retail

RESIDENTIAL IMPROVEMENTS

The property provides two fully improved residential homes, offering comfortable accommodations for owner-operators, multi-generational living arrangements, or the option to house on-site farm employees or managers. Together, the residences total approximately 2,789 SF of finished living space.

Main Residence — 4020 FM 515

- 2-story construction | 3 bedrooms / 2 bathrooms | 1,688 SF | Built 2018 | Spray foam throughout central HVAC
- 2-car detached garage w/spray foam and electric
- Two living rooms — ideal for separate living, working, or entertaining spaces | Laundry room | Full kitchen
- Covered front porch — outdoor living overlooking the FM 515 frontage
- 2nd floor balcony overlooking the gardens and agricultural grounds
- Modern construction with contemporary finishes throughout
- Positioned on the FM 515 side of the property for primary owner-operator or manager use

Second Residence — 209 CR 3332

- Ranch/brick construction | 2 bedrooms / 1 bathroom | 1,101 SF | Built 2021
- Spray foam insulation throughout — superior energy efficiency
- Central HVAC system | Living room | Laundry room | Full kitchen
- 30x30 insulated shop (12x30 overhang)/garage with mini-split heat pump (3) 220-amp outlets, Liberty Safe, garage door with opener — ideal for farm equipment storage, heavy equipment operations, or conversion to additional commercial space
- Positioned on the CR 3332 side of the property — suitable for multi-generational living, farm manager housing, or Airbnb/agri-tourism rental
- Automatic front gate entrance off CR 3332
- Wrap Around Covered front porch

AGRICULTURAL INFRASTRUCTURE

The farm and homestead compound at Emory Market Gardens LLC features a comprehensively built-out agricultural infrastructure designed specifically for specialty crop production, gourmet mushroom cultivation, and year-round market garden operations. All major capital improvements are in place, representing a significant investment that transfers to the buyer.

Spore Store / Mushroom Cultivation Building

- 2,400 SF dedicated mushroom cultivation facility | Built 2018
- Purpose-built for premium gourmet mushroom cultivation with controlled growing environment
- Houses the primary mushroom production operation — the core revenue driver of the business
- Designed to support year-round indoor cultivation, independent of outdoor growing seasons
- Includes a dedicated Laboratory for mushroom inoculation and culture work, retail Spore Store for grow kit sales and supplies, and direct customer walk-in

Agricultural Produce Building

- 3,800 SF under-cover agricultural building | Built 2025
- Designed for post-harvest handling, produce processing, and Harvest Box packing operations
- Provides extended covered overhang — ideal for sheltering business equipment and vehicles
- 2 Produce Walk-In Cooler Rooms with dedicated Split A/C — temperature-controlled cold storage for harvested produce
- Loft for additional storage
- Greens Bubbler and spinner for high-volume produce washing and processing
- Separate Indoor Grow Room with LED lighting — dedicated space for specialty or year-round indoor crop production, seedling starting and propagation

Covered Growing Structures

- 3 Covered Greenhouses — state-of-the-art controlled growing environment for year-round production
- 3 Caterpillar Tunnels — low-cost, flexible covered growing structures ideal for season extension, seedling propagation, and specialty crop production
- Combined tunnel and greenhouse system provides substantial protected growing area, enabling multi-season and multi-crop production schedules
- Structures support diversification into high-value specialty crops beyond mushrooms, including microgreens, herbs, tomatoes, and peppers

Row Crop Production — Market Garden

- Approximately 3 acres in active irrigated row crop production
- Fully integrated into farmers market supply chain
- 160 (qty) 30” Growing Beds
- Automated Overhead and Drip Irrigation
- Trellis Systems and Row Covers

Utilities & Support Infrastructure

- 3 water meters serving the property
- 4 electric meters — residential and agricultural loads separated
- Propane: 2 underground propane tanks at each residence + 1 above-ground propane tank at the Spore Store — all owned, no lease obligations
- Septic: 2 septic tanks — one dedicated system serving each residence
- Full perimeter fencing — hog wire / no-climb construction
- WiFi-controlled smart irrigation system — fully automated growing operation

THE LAND

The property consists of 7.695 surveyed acres in Rains County, Texas, situated in the heart of East Texas's agricultural belt. The land has been thoughtfully configured and improved to support both the residential homestead and the full commercial agricultural operation.

Land & Site Specifications

- **Total Acreage:** 7.695 surveyed acres (survey completed by By-Line Surveying LLC)
- **Road Frontage:** Dual road frontage — FM 515 (primary highway frontage) and CR 3332 (secondary road access) — providing two independent entry points and high property visibility
- **Fencing:** Full perimeter-fenced with hog wire / no-climb fencing — livestock-ready
- **Flood Zone:** No floodplain per FEMA — no flood insurance requirement
- **Deed Restrictions:** No known deed restrictions
- **Location:** Outside Emory city limits and ETJ — reduced regulatory burden
- **Agricultural Tax Valuation:** Agricultural tax valuation in place, significantly reducing annual property tax obligation
- **Hemp Cultivation:** Property is eligible for hemp cultivation under the Texas Department of Agriculture (TDA) program
- **USDA Financing:** USDA financing programs may be available for qualified agricultural buyers

LOCATION & MARKET POSITION

Emory, Rains County is positioned at the intersection of two compelling market forces: a growing demand for locally sourced specialty food products among DFW-area consumers, and the availability of affordable, productive East Texas agricultural land. Emory Market Gardens LLC has already established the brand, routes, and customer relationships to serve both markets simultaneously.

- 70 miles east of the Dallas-Fort Worth Metroplex — within practical commuting and delivery range of one of the nation's largest consumer markets
- Active vendor relationships at four farmers markets across East Texas and DFW — routes already established
- FM 515 provides excellent highway visibility and access, supporting direct farm sales, agri-tourism, and workshop traffic
- Rains County agricultural environment supports diverse specialty crop production including mushrooms, row crops, herbs, vegetables, and fruit
- Growing consumer demand for locally grown, specialty, and organically produced foods creates a favorable long-term market environment

IDEAL BUYER PROFILE

This property is offered as a combined real estate and going-concern package, or as real property only. It is ideally suited for:

- **Owner-Operators:** Individuals or families seeking a fully operational homestead and market garden business with established revenue, infrastructure, and brand — ready to move in and scale.
- **Agri-Business Investors:** Investors seeking a specialty agricultural platform with diversified revenue streams, an established brand and multiple revenue streams, with significant room for growth in premium mushroom cultivation and market garden production.
- **Specialty Crop Producers:** Growers looking for a fully built-out growing infrastructure — mushroom cultivation facility, greenhouses, caterpillar tunnels, irrigated row crops — with existing market relationships.
- **DFW Lifestyle Buyers:** Dallas-Fort Worth area buyers seeking an income-producing rural property within 70 miles of the Metroplex, with dual residential improvements and a working homestead aesthetic.
- **Multi-Generational Families:** Buyers seeking a homestead property with two separate residences, shared agricultural infrastructure, and the ability to sustain a self-sufficient or semi-self-sufficient lifestyle.

FINANCIAL INFORMATION

Complete financial information for the operating business — including revenue, subscriber metrics, market sales data, and operational cost structure and equipment list — is available under a signed Non-Disclosure Agreement (NDA). The property may be acquired as:

- Combined Real Estate & Going-Concern Package — includes land, improvements, all agricultural infrastructure, business assets, brand, customer relationships, and operational systems
- *USDA financing programs may be available for qualified agricultural buyers. Contact the listing agent for details.*

DUE DILIGENCE MATERIALS AVAILABLE

- NDA & Financial Package — contact listing agent to execute NDA and receive financials
- Property Survey — By-Line Surveying LLC
- Property Brochure — full-color marketing brochure available
- Video Tour — property and operation video available

INVESTMENT HIGHLIGHTS & GROWTH POTENTIAL

With a proven business model, established brand, and significant room for expansion, this is an exceptional investment for experienced growers, agricultural entrepreneurs, or investors looking for a scalable, revenue-generating business. This opportunity is ideally suited for an entrepreneur, investor, horticultural professional, family office, or strategic industry buyer seeking an established enterprise with significant upside potential.

- Expand online sales and e-commerce reach beyond current regional footprint
- Increase production capacity within existing mushroom cultivation facility
- Add additional greenhouses and covered growing structures on available acreage

- Grow workshop and agri-educational event revenue
- Capitalize on strong consumer demand for locally grown specialty foods, gardening, outdoor living, and experiential retail
- Hemp cultivation potential under existing Texas TDA program eligibility
- Agri-tourism development opportunity leveraging FM 515 highway visibility and dual road frontage

IMPORTANT NOTES — SALE TERMS

- Equipment is included in the asking price

The following items are **excluded** from the asking price and are available for separate purchase at closing:

- Operational and farming supplies, including seeds, fertilizers, packaging materials, and office/shed supplies
- Consumable growing media currently in stock (soil, compost, mulch)
- All produce inventory, whether unharvested, harvested, or packaged

SUPPORT & TRAINING

The Seller will train a new buyer in all facets of the business to ensure a smooth and successful transfer of operations, customer relationships, and institutional knowledge.

REASON FOR SELLING

Retiring owners are seeking the buyer to continue the business's legacy. After years of building Emory Market Gardens from the ground up, the sellers are ready to pass the torch to a motivated new owner who will carry the operation forward and realize its full potential.

HOURS OF OPERATIONS

SATURDAYS – 9AM – 3PM

**Contact Listing Agent For:
NDA, Financial Package, Brochure and Video**

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