OFFERING MEMORANDUM

Old Mill Marketplace

562 E Dallas · Canton, Texas 75103

33.06± Acres
VAN ZANDT COUNTY

148,000± SF
7 STEEL WAREHOUSES

50 RV Sites
PLUS EXPANSIVE PARKING

±0.5 Mile
TO FIRST MONDAY TRADE DAYS

A large, improved commercial campus on the Hwy 64 corridor, built for vendors, visitors, and event-weekend crowds. A legacy opportunity for a buyer with vision.



Delanee Clark
Delanee Clark Land & Ranch Team · REMAX Landmark

TEXAS LAND, RANCH & COMMERCIAL REALTOR®
214-500-1641

OFFERING SUMMARY

The Offering

PROPERTY
Old Mill Marketplace (former)

ADDRESS
562 E Dallas, Canton, TX 75103

COUNTY
Van Zandt

LAND AREA
33.06± acres

WAREHOUSE SPACE
7 steel buildings, 148,000± SF

ADDITIONAL IMPROVEMENTS
Two-story front office, restaurant, The Village with food court / event venue, 4 bathrooms, 50 RV sites, gated entry

FRONTAGE
Hwy 64 (E Dallas St)

OFFERING PRICE
Contact listing agent

EXECUTIVE SUMMARY

A campus built for crowds, ready for its next chapter

The Old Mill Marketplace offers something that is very hard to recreate today: a large, improved commercial campus already built for crowds, vendors, and visitors, sitting in the backyard of one of the best-known shopping traditions in Texas.

For years, this property was part of the First Monday Trade Days experience in Canton. Shoppers parked in its fields, browsed its warehouses, ate at its diner, and wandered the antique shops of The Village. The vendors have moved on, but the bones remain: roughly 148,000 SF of steel warehouse space, a two-story office, a restaurant building, restrooms, RV sites, and acres of gravel parking are already in place.

That combination creates real flexibility. A buyer could restore the marketplace, reposition The Village, lean into events and RV hospitality, or put the warehouses to work for storage and flex users. The heavy lifting of site layout and vertical construction has largely been done.





WHY THIS PROPERTY

Investment Highlights

01 **Scale of Covered Space**
Seven steel warehouses totaling approximately 148,000 SF, each 400 feet long with 12 ft sidewalls rising to nearly 14 ft at center.

02 **Destination Location**
About half a mile from the First Monday Trade Days grounds, minutes from downtown Canton and I-20, and about one hour east of Dallas.

03 **Built for Visitors**
A restaurant building, a food court / event venue space, 4 bathrooms, 50 RV sites, a gated entry, and large gravel parking areas support high-volume event weekends.

04 **Operations Hub**
A two-story front office at the main entrance offers a reception counter and private offices, ready to run day-to-day operations.

05 **The Village**
A cluster of buildings with individually air-conditioned rental spaces, previously leased to antique tenants, anchored by a central food court / event venue space.

06 **Recognizable Name**
"Old Mill Marketplace" carries name recognition with longtime First Monday shoppers and vendors.

07 **Highway Presence**
Frontage on Hwy 64 (E Dallas St) with an existing pylon sign and gated main entrance.

33.06± Acres on the Hwy 64 Corridor

Approximate boundaries shown. Looking north toward downtown Canton and Hwy 19.



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Improvements Layout

Building locations, labels, and boundaries are approximate.



Boundary

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - landid.com

SITE & IMPROVEMENTS

The Improvements

7	148,000±	400 ft	12–14 ft
STEEL WAREHOUSES	COMBINED SQUARE FEET	BUILDING LENGTH	SIDEWALL TO CENTER HEIGHT

IMPROVEMENT	SIZE OR COUNT	NOTES
Warehouse (1)	70' × 400', approx. 28,000 SF	Steel frame; 12 ft sidewalls, nearly 14 ft at center
Warehouses (6)	50' × 400' each, approx. 20,000 SF each	Steel frame; 12 ft sidewalls, nearly 14 ft at center
Front Office	Two stories	Reception counter and private offices at the main entrance
Restaurant	1 building	Former on-site diner serving market shoppers
The Village	Multiple buildings	Individually air-conditioned rental spaces, previously leased to antique tenants
Food Court / Venue	Center of The Village	Food court or event venue space for vendors, gatherings, and events
Bathrooms	4	Serving vendors and visitors
RV Sites	50	Hookup type and capacity to be verified by buyer
Parking & Roads	Gravel	Gravel parking along the Hwy 64 frontage, with gravel drives throughout
Entrance	Gated	Gatehouse, entry gate, and pylon sign on Hwy 64

Improvements reportedly constructed circa 1994 to 1995. Dimensions, heights, and square footage are approximate; buyer to verify size, condition, and building systems.



WAREHOUSE INTERIOR



WORKSHOP FRONT

THE VILLAGE & FRONT OFFICE

Character That Is Hard to Recreate

The Village is a cluster of buildings with individually air-conditioned rental spaces, previously home to antique tenants, with a food court / event venue space at its center. Its rustic character lends itself to short-term rental, boutique lodging, or curated retail, subject to the buyer's verification of permitted uses.



THE VILLAGE


THE VILLAGE FROM ABOVE



FRONT OFFICE



RECEPTION

COMMERCIAL OPPORTUNITY · CANTON, TEXAS

At the Center of Canton's Commerce

Positioned along the Hwy 64 corridor, minutes from First Monday Trade Days, two I-20 interchanges, and the Hwy 243 retail hub.

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LOCATION HIGHLIGHTS

Nearby at a Glance

1	First Monday Trade Days	±0.5 mi
2	Canton Marketplace	±0.7 mi
3	Historic Downtown Canton	±0.5 mi
4	Walmart & Hwy 243 Retail	±0.9 mi
5	I-20 at Hwy 19	±1.4 mi
6	I-20 at FM 17	±1.5 mi
7	Interstate Storage	±1.3 mi

WHY IT MATTERS

First Monday has drawn traders to Canton since the 1850s, and its venues now stretch across the east side of town. Old Mill Marketplace sits right in that path. Monthly event traffic, two interstate connections, and established national retailers give this location a built-in audience that is hard to replicate.

Business names, locations, and distances are approximate (straight-line from the subject property) and shown for general reference only. Tenants and operations may change. Information deemed reliable but not guaranteed; buyer to verify. Aerial imagery: Land id®.

Texas Land, Ranch & Commercial REALTOR®

LOCATION & MARKET DRAW

In the Path of First Monday Traffic

The property sits on Hwy 64 just east of downtown Canton, the Van Zandt County seat and a Texas Main Street community. First Monday Trade Days, often called the world's largest flea market, has drawn traders to Canton since the 1850s and operates the Thursday through Sunday before the first Monday of every month.

The I-20 corridor continues to absorb the eastward growth of the Dallas-Fort Worth Metroplex, and recent investment includes the I-20 / FM 859 bridge replacement, completed 2024 to 2025.

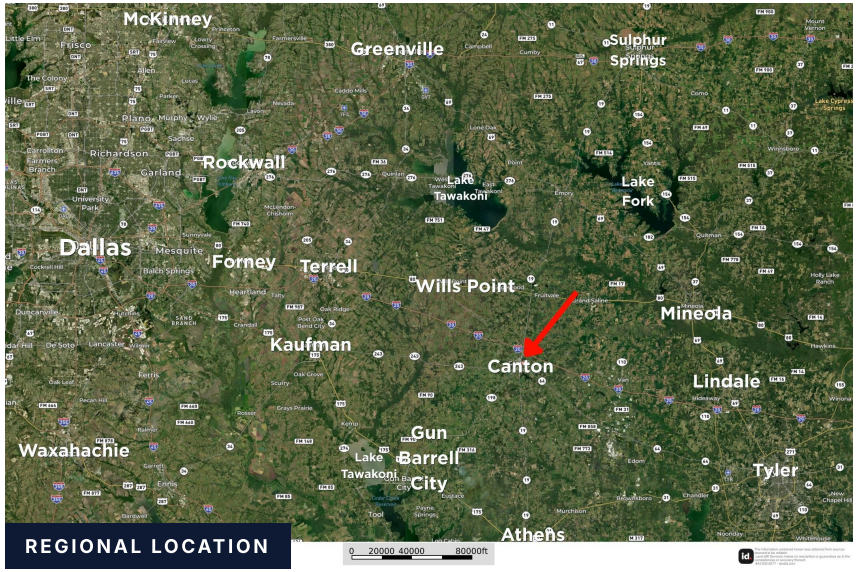
FIRST MONDAY TRADE DAYS

450±	5,000+	700,000±	100,000
ACRES OF MARKET GROUNDS	VENDORS	SF COVERED SHOPPING	SHOPPERS ON A BUSY WEEKEND

CANTON & VAN ZANDT COUNTY

66,994	+19.6%	$83,273	Type B
COUNTY POPULATION (2026)	COUNTY GROWTH SINCE 2010	5-MILE AVG. HOUSEHOLD INCOME	CANTON EDC INCENTIVES

Market figures are published third-party estimates that vary by season and source. Canton EDC programs include infrastructure grants, tax abatements, sales tax rebates, and low-interest financing for qualifying projects. Buyer to verify.



REGIONAL LOCATION

GETTING HERE

First Monday Trade Days	±0.5 mi
Historic Downtown Canton	±0.5 mi
Canton Marketplace	±0.7 mi
Walmart & Hwy 243 Retail	±0.9 mi
I-20 at Hwy 19	±1.4 mi
I-20 at FM 17	±1.5 mi
Dallas	About 1 hour

Approximate straight-line distances from the subject property.

Canton Area Aerial

Subject property outlined. Boundaries approximate.



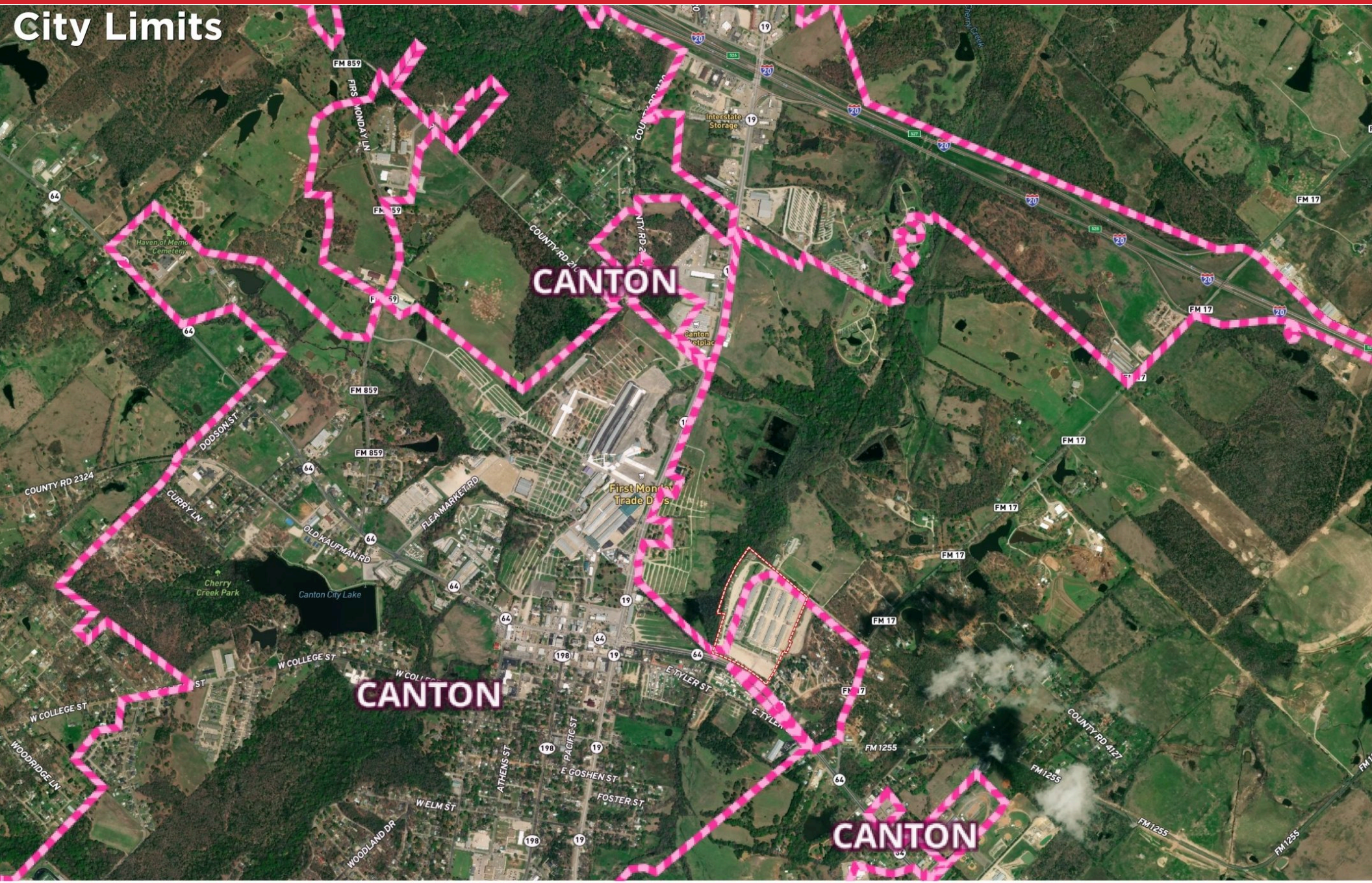
Boundary

0 1000 2000 3000 4000ft

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Canton City Limits

City limit lines are approximate. Buyer to verify jurisdiction, zoning, and permitted uses.



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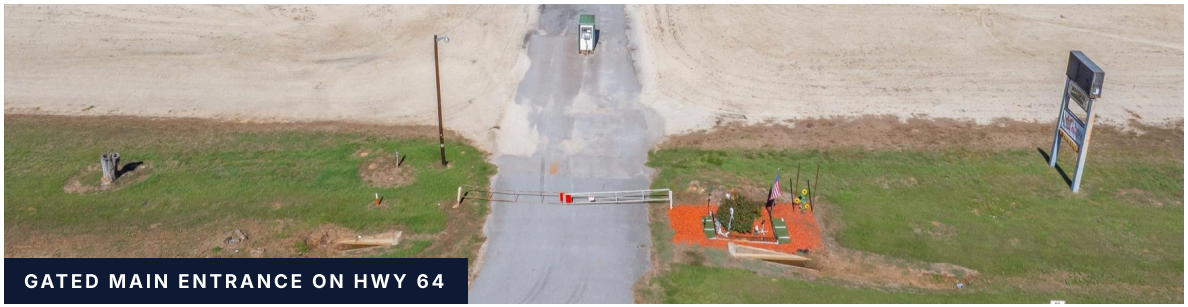
OPPORTUNITY

Potential Uses

The existing improvements support several paths, and the strongest plan may combine more than one. Each concept is a possibility for a buyer to evaluate, not a guarantee of approved use.

CONCEPT	ALREADY IN PLACE	BUYER CONSIDERATIONS
Marketplace Revival	Warehouses, parking, restaurant, food court, restrooms, name recognition	Vendor recruitment and an operating plan for Trade Days weekends
Short-Term Rental / Boutique Lodging	The Village suites	Building upgrades, platform rules, zoning, and local permitting
RV & Event Destination	50 RV sites, food court / event venue, gated entry, open acreage	Hookup capacity, event permitting, expansion potential
Storage & Flex Warehouse	148,000± SF of steel buildings	Door configuration, interior finish, zoning for intended user
Mixed-Use Destination	All of the above	Phasing, capital plan, and municipal coordination

A buyer who blends steady weekday income from storage or flex tenants with event-weekend revenue from vendors, RV sites, and food service can put the full campus to work year-round.



GATED MAIN ENTRANCE ON HWY 64

DUE DILIGENCE

Items for Buyer Verification

- ☐ Zoning and permitted uses, including city limits and the FMB-A1 First Monday Business District
- ☐ Utility service to each building and RV site; municipal water, sewer, electricity, natural gas, cable, internet, and phone reported available in the area
- ☐ Survey, boundaries, and easements
- ☐ Floodplain status (FEMA Panel 48467C0300C, effective December 17, 2010)
- ☐ Condition of roofs, structures, electrical, plumbing, and HVAC
- ☐ Requirements for short-term rental, event, or RV operations



PRESENTED BY

Delanee Clark

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CALL OR TEXT FOR PRICING & SHOWINGS

214-500-1641

Showings by appointment only.

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