

FOR SALE · MOTOCROSS TRAINING & EVENT RANCH

Sonoma MX

397 VZ County Road 3611 · Edgewood, Van Zandt County, TX · ±150 Acres

ROD
HOLLAND
Real Estate
GROUP



LAND

±150 AC

Two parcels, ¼-mi frontage

TRACKS

3

Incl. national-caliber

BUILDINGS

±21,517 SF

Built / renovated 2024-25

LODGING

40 RV + 10

Cabins, apts, hotel rooms

THE OFFERING

Sonoma MX is a purpose-built, national-caliber motocross training and event ranch on 150 acres in Edgewood, Texas, just 1 hour east of Dallas. The Ranch has three track layouts, which include a Training Track, a Main Track, designed for all skill levels, and a National-level Track, for advanced riders. All tracks boast of three distinct soil types: clay, loam and very sandy sections. Overlooking a 23-acre lake is everything a serious training operation needs and rarely has in one place: a Rogue-equipped Gym, a Cafeteria with commercial kitchen, a Film room, a fantastic Conference room, trainer offices and two hotel rooms. Also surrounding the lake are six Lakeside Cabins, two Apartments, forty RV hookups, a Washateria and sixteen Lock-N-Leaves for riders' bikes and equipment. The facility also includes two deep water wells, four municipal water meters, and multiple electrical connections. Because every premier facility needs reliable Internet, this facility has a fiber-optic internet connection and a second redundant path. Various operational equipment can be included in this transaction, including Dozer, Skid-Steer, two Water Trucks with multiple drop-tank fill stations, Dump Truck, Tractors, Mowers, Rippers and sundry attachments.

The thesis is simple: the motocross sport travels between California and Florida. Currently Texas does not host a National Event, and this property was built to host one.

HIGHLIGHTS

- Conveniently located one hour east of DFW, between Interstate 20 and Interstate 30 on Texas State Highway 19
- Three motocross tracks built by Randy Poulter, one of which is national-level that must be ridden to be appreciated
- Sand, loam and clay: three distinct training surfaces on one property
- Rogue-equipped gym and cafeteria, film room, 2 hotel rooms, conference room and offices.
- On-site lodging: 6 lakeside cabins, 2 apartments, ~40 RV hookups, 16 rider lockers
- Two water wells plus municipal water, fiber-optic internet with redundancy

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Information deemed reliable but not guaranteed. All figures approximate. Buyer to verify all information. Broker: Keller Williams Rockwall.

Sonoma MX

Edgewood, Van Zandt County, TX



AERIAL OVERVIEW



SPECIFICATIONS

Location	397 VZ CR 3611
County	Van Zandt County, TX
Land	±150.22 ac, two parcels
Buildings	±21,517 SF, built 2024-25
Tracks	3
Track builder	Randy Poulter
Soil types	Sand, loam, clay
Gym / kitchen	Rogue gym + comm. kitchen
Lodging	6 cabins, 2 apts, 2 hotel
RV park	±40 hookups
Storage	16 lock-and-leave lockers
Water	2 wells + municipal; ±26 ac
Utilities	24 meters; 2 fiber lines
Equipment	±\$500K available

LOCATION

Sonoma MX is located 3 miles north of Edgewood on Texas State Highway 19, between Interstate 20 and Interstate 30 just one hour east of the DFW metro. Only a few minutes up the road is the World Famous "Canton First Monday Trade Days" hosting over 200,000 visitors once a month, so you know hotels and restaurants will be available on race days. This facility has multiple entrances and exits, one of which has a guard house for ticketed events. Fifteen acres on the north side of the lake with a private entrance could be developed into Lake View Home Sites. Full photo package, floor plans, track maintenance equipment list and income model made available to qualified buyers on request.

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Sonoma MX

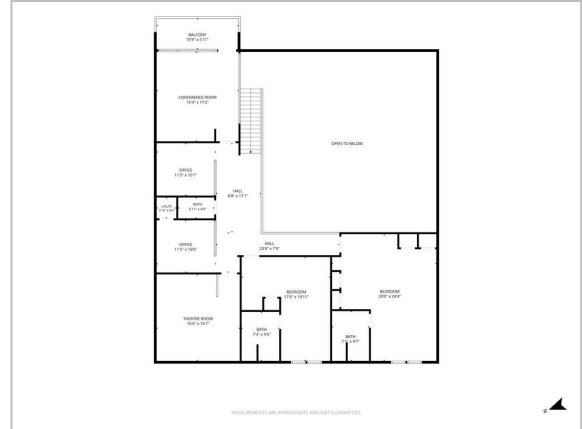
Measured floor plans, primary structures · Edgewood, TX

FLOOR PLANS

Measured plans for the primary structures. All dimensions approximate.



Main Building, 1st Floor (gym & cafeteria)



Main Building, 2nd Floor (hotel rooms, offices, film room)



Lakeside Cabin, 2 Bedroom



Lakeside Cabin, 1 Bedroom



Apartment 1



Apartment 2

Sonoma MX

Tracks & Training · Edgewood, Van Zandt County, TX

GALLERY



National track



Practice track



Tracks overview



Training gym



Conference room



Locker room



Film review room



Wash bays



Lock-and-leave storage

Sonoma MX

Facility & Grounds · Edgewood, Van Zandt County, TX

GALLERY



Central training building



Lakeside cabins (aerial)



Apartments & balcony



RV park



Podium Pond & water tower



Commercial kitchen



Conditioned equipment shop



Equipment (available)



Ticketed-event entrance



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Judy Kurtz	0436159	judy@judykurtzcre.com	(469)323-0485
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Buyer/Tenant/Seller/Landlord Initials _____

Date _____

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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