

FOR SALE · RECREATION, EVENT & LODGING RANCH



Sonoma Ranch

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



LAND

±150 AC

Edgewood, Van Zandt Co.

WATER

±26 AC

Tillman Lake + ponds

LODGING

10 + 40 RV

Cabins, apts, hotel, RV

BUILDINGS

±21,517 SF

Gym, kitchen, event space

THE OFFERING

Sonoma Ranch is a rare, turnkey recreation, lodging and event property on 150 acres in Edgewood, TX, just one hour east of Dallas. Construction started in 2024, was completed in the fall of 2025 and visitors utilized the facility for one season; the new smell is still in the air. At its heart, in the Central Building, is a high-end Rogue gym, men's and women's locker rooms and a Cafeteria with a commercial kitchen. The second floor of this building has two Hotel rooms, a Theatre room, two Professional offices and a Conference room overlooking the 23-acre lake. The Central Building has outdoor covered dining that overlooks a 40-yard fenced turf field. Lodging includes six custom Lakeside Cabins, two Apartments, 40 RV hookups and a Laundromat. This Ranch has 26-acres of water, anchored by the 23-acre Tillman Lake winding through the property, along with ponds, and capped off with an island putting green. 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.

Whether your vision is a Youth or Church Camp, an Equestrian operation, a Retreat Center, an Event Venue or Motorsports, the infrastructure is in place on day one.

HIGHLIGHTS

- 150 acres, effectively new construction (built 2024-2025), one season of use
- Lodging in place: 6 custom lakeside cabins, 2 apartments, 2 hotel rooms, ~40 RV hookups
- Gym, commercial kitchen and cafeteria, film room, offices, and conference rooms
- About 26 acres of water including the 23-acre Tillman Lake, ponds, and an island putting green
- Room to expand: homes, trails, arenas, or a separate camping and lodging wing
- Two wells plus municipal water; fiber-optic internet; operating info and financials available

Judy Kurtz

judy@rodholland.com
(469) 323-0485

Keller Herrin

keller@rodholland.com
(713) 248-7965

Rod Holland Real Estate Group

Keller Williams Rockwall

550 Vigor Way Ste 200, Rockwall TX 75087



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

Sonoma Ranch

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
Main facility	Gym, cafeteria, kitchen
Cabins	6 lakeside, custom, 600-800 SF
Apartments	2 (1-bed + 2-bed)
Hotel rooms	2, above the cafe
RV park	±40 hookups
Water	±26 ac; 23-ac Tillman Lake
Wells	2, plus municipal water
Connectivity	2 fiber lines
Equipment	±\$500K available
Uses	Camp, equestrian, events

THE PROPERTY



Lakeside cabins



Central building



Both main buildings

LOCATION & UPSIDE

Sonoma Ranch 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 Ranch

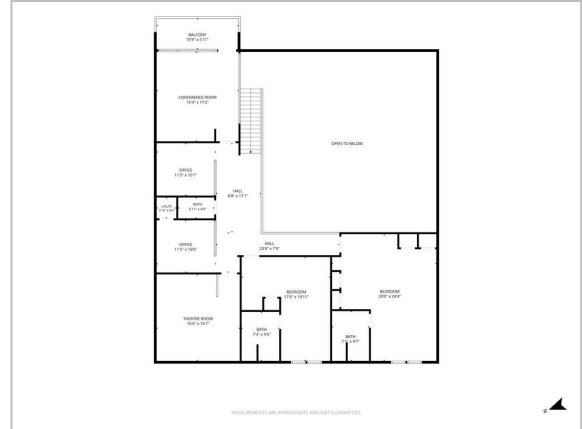
Measured floor plans, primary structures · Edgewood, TX

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 Ranch

Lodging & Lake · Edgewood, Van Zandt County, TX

GALLERY



Cabins on Tillman Lake



Cabin patio over the lake



Cabin interior



Apartments & balcony



Shared apartment balcony



Hotel room



On-site laundromat



Road across the lake



Band stage area for concerts

Sonoma Ranch

Facility, Event & Grounds · Edgewood, Van Zandt County, TX

GALLERY



Central building



Gym



Commercial kitchen



Offices



Conference room over the lake



Turf & event lawn



Equipment & tractors (available)



RV park



±15-acre development parcel



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.

Keller Williams Rockwall	0535327	klrw552@kw.com	(972)772-7000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Russell Ratterree	0688529	russellr@kw.com	(214)448-0247
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Sherry Price	0562555	sherryprice@kw.com	(972)772-7000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Judy Kurtz	0436159	judy@judykurtzcre.com	(469)323-0485
Name of Sales Agent/Associate	License No.	Email	Phone

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

Rod Holland Real Estate, Keller Williams Rockwall, 505 Vigor Way, Ste. 200 Rockwall TX 75087
Judy Kurtz

Phone: 4693230485

Fax _____

AECOM -

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com